



MEMORANDUM

TO: Stephen Hunter, Chair and Members of the Village of Dobbs Ferry Planning Board

FROM: Valerie Monastra, AICP

CC: Dan Roemer, Building Inspector
Anthony Oliveri, P.E., Village Engineer
Dan Pozin, Village Attorney

DATE: October 31, 2022

RE: 76 Ogden Place

Elizabeth Van Der Zandt (the “Applicant” and “Owner”) is seeking Site Plan approval to build an addition on the north end of the house, install a curb cut, and add permeable parking for one car on its property. The property is located at 76 Ogden Place, Section Block and Lot 3.130-119-3 (“Project Site”) and is located in the OF-6, One Family Residential 6, zoning district.

GENERAL AND PROCEDURAL COMMENTS

1. **SEQR.** This application is categorized as a Type II action under SEQR because it consists of the “construction or expansion of a single-family, two-family, or a three-family residence on an approved lot.” No additional SEQR review is necessary.
2. **Site Plan Approval.** This application requires Site Plan approval by the Planning Board per Section 300-52 of the Zoning chapter. A public hearing will be required for Site Plan approval.
3. **Zoning.** The Applicant provided a zoning table for the OF-6 district. This property will be before the Zoning Board of Appeals for a variance from the maximum building coverage. The Project will meet all other OF-6 district bulk requirements.
4. **Architectural and Historic Review Board.** This application will require Architectural and Historic Review Board approval.
5. **Local Waterfront Revitalization Consistency.** The Planning Board will need to make a consistency determination with the Village’s LWRP per §300-52(D) as part of its final Site Plan approval. The Applicant has provided a Coastal Consistency Form.

SITE PLAN COMMENTS

1. **Trees.** The Applicant is proposing the removal of two trees. The Village of Dobbs Ferry recently adopted new tree removal regulations. The site plan notes that the Applicant appeared before the Tree Commission and received permission for the removal of the trees. Please provide the planting plan that was approved to determine if the planting plan will meet §300-51(i), Tree Valuation. Please provide the total aggregate diameter of trees proposed for removal and the total aggregate diameter of trees that are proposed to be planted.
2. **Stormwater Management Plan.** The Applicant provided a stormwater management plan. The Village Engineer will review and provide comments on this information.
3. **Erosion and Sediment Control.** The Applicant has provided a proposed erosion and sediment control plan. The Village Engineer will review and provide comments on this information.

SUBMISSION MATERIALS

The following materials were submitted by the Applicant and examined by our office for the preparation of this review:

- Site Plan Application, undated
- Coastal Assessment Form, dated September 15, 2022
- Short EAF form Part 1, dated August 18, 2022
- Site Plans by Elizabeth Van Der Zandt Architect, dated October 20, 2022
 - A-000 Cover Sheet
 - A-0.1 Proposed Site Plan
 - A-1.0 Existing and Demolition and Construction Plans
 - A-1.1 Plans Structural
 - A-2.0 Existing Exterior Elevations
 - A-2.1 Existing Exterior Elevations