



## MEMORANDUM

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

**FROM:** Valerie Monastra, AICP

**CC:** Ed Manley, Building Inspector  
Anthony Oliveri, P.E., Village Engineer  
Dan Pozin, Village Attorney

**DATE:** November 1, 2021

**RE:** 156 Palisade Street

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156 Palisade Street LLC. ("Applicant") is seeking Site Plan approval to construct a three (3)-story, four (4) unit building which will be approximately 8,769 square feet and will provide four (4) on-site parking spaces ("Project"). The proposed Project is located at 156 Palisade Street, Section Block and Lot 3.60-21-17 ("Project Site") and is in the MDR-2, Mixed Density Residential 2, zoning district.

### GENERAL AND PROCEDURAL COMMENTS

1. **SEQR.** This Project is classified as an Unlisted project in accordance with Article 8 of the State Environmental Conservation Law and 6 NYCRR § 617. The Planning Board will be the Lead Agency for this application due to its site plan approval authority. An Uncoordinated SEQR review is being conducted. The Applicant has provided a Short Environmental Assessment Form, and the Planning Board should declare themselves Lead Agency.
2. **Site Plan Approval.** This application requires Site Plan approval by the Planning Board per Section 300-52 of the Zoning and Land Use chapter. A public hearing is being conducted by the Planning Board as required for Site Plan approval.
3. **Architectural and Historic Review Board.** This application will require Architectural and Historic Review Board approval.
4. **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.

5. **Zoning.** The Applicant provided a zoning table for the bulk regulation in the MDR-2 zoning district. As stated in our October 6, 2021, planning review memorandum, this application may need variances from the Zoning Board of Appeals or waivers by the Planning Board per Section 300-52(E) of the Zoning and Land Use chapter for the following:
- Lot width- Per Section 300-35(3), lot width should be calculated based on Table B-3. The required lot width is 86.75 feet. The Applicant is proposing 50 feet.
  - Height – Based on Table B-6, the maximum height is 37 feet, and the Applicant is proposing a building height of 40.33 feet.
  - Parking – Table C-1 requires one (1) space for each dwelling unit and 0.25 spaces for each additional bedroom. Six (6) parking spaces are required, and the Applicant is proposing to provide four (4) spaces on-site and two (2) on-street parking spaces.

The Building Inspector will make a final determination on all waivers or variances needed for this application.

#### OUTSTANDING SITE PLAN COMMENTS

1. **Lighting.** While the Applicant provided a lighting plan and noted on the plan that all “lighting shall comply with the residential standards of Section 300-11.4.” However, the note should refer to “Section 300-41” of the Zoning and Land Use chapter.
2. **Landscaping.** The Applicant provided a landscaping plan. However, tree and plant species were not provided. It is recommended that as a condition of approval, no invasive tree and plant species may be installed.

#### SUBMISSION MATERIAL

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

- Stormwater Management Plan & Drainage Analysis prepared by Hudson Engineering & Consulting, P.C. and revised October 27, 2021
- Short Environmental Assessment Form dated October 5, 2021
- Coastal Assessment Form dated October 5, 2021
- Letter prepared by Zarin & Steinmetz and dated October 28, 2021
- Engineering drawings prepared by Hudson Engineering dated September 29, 2021, and including the following sheets:
  - C-1 Existing Conditions and Demo Plan
  - C-2 Erosion and Sediment Control Plan
  - C-3 Stormwater Management Plan
  - C-4 and C-5 Details

- Architect drawings prepared by Christina Griffin, revised October 28, 2021, and including the following sheets:
  - Title Sheet
  - S-1 Site Plan and Zoning Table
  - S-2 Streetscape
  - L-1 Landscaping Plan
  - E-1 Exterior Lighting Plan
  - A-1 Garage Plan
  - A-2 First and Second Floor Plans
  - A-3 Third Floor and Roof Plans
  - A-4 West Elevation
  - A-5 South Elevation
  - A-6 East Elevation
  - A-7 North Elevation
  - A-8 Color Schemes

The following materials were previously submitted by the Applicant and examined by our office:

- Stormwater Management Plan & Drainage Analysis prepared by Hudson Engineering & Consulting, P.C. and dated September 29, 2021
- Letter prepared by Zarin & Steinmetz and dated September 30, 2021
- Plan Submittal Form, prepared by Christina Griffin, undated
- Revised drawings (Sheet 1 of 1) prepared by Christina Griffin and dated September 30, 2021
- Architect drawings for 156 Palisade Avenue, prepared by Christina Griffin, dated September 29, 2021
- Engineering drawings for 156 Palisade Avenue, prepared by Hudson Engineering & Consulting, dated September 29, 2021