



MEMORANDUM

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

FROM: Valerie Monastra, AICP

RE: 253 Judson Avenue

DATE: November 1, 2021

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

Michael Marfione ("Applicant") is seeking Site Plan approval to demolish an existing 1.5 story residence and to construct a 2.5 story residence in its place. The proposal also includes a pool in the rear yard, new landscaping and hardscaping, and the removal of several trees on-site. The property is located at 253 Judson Avenue, Section Block and Lot 3.170-151-18 ("Project Site") and is located in the OF-4, One family Residential 4, zoning district.

The Applicant has revised their design to reduce the impervious coverage on the site and the massing of the building. According to the architect, the new design eliminates the two (2) story stair tower, introduces a lower hipped roof line, and aligns the front façade. The impervious coverage has been reduced from 7,548 square feet (39.7%) to 5,343 square feet (28.1%), with a smaller building coverage (now 3,110 square feet). The use of permeable paving systems was incorporated into the overall design.

General and Procedural Comments

1. **SEQR.** This application is categorized as a Type II action under SEQR because it consists of the "construction, expansion or placement of minor accessory/appurtenant residential structures, including garages, carports, patios, decks, swimming pools...."
2. **Site Plan Approval.** This application requires Site Plan approval by the Planning Board per Section 300-52, and a public hearing is currently being conducted.
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 the final approval. The Applicant has provided a Coastal Consistency Form.
5. **Zoning.** The Applicant provided a complete zoning table, and the project will meet the zoning regulations. The Applicant should provide a diagram demonstrating that this Project will meet the Table B-7 sky exposure plane requirements.

Outstanding Site Plan Comments

1. **Lighting.** The Applicant is yet to confirm if any exterior lighting is proposed. All lighting should comply with the residential standards of §300-41 of the Zoning chapter.
2. **Landscaping.** The Applicant provided a landscaping plan as required by §300-44 of the Zoning chapter. It appears many of the species proposed are native to New York State, and none are prohibited or invasive to New York State.
 - a. The Applicant is proposing to remove eight (8) various small caliper evergreens, four (4) specimen trees (per §300-14), three (3) trees (per §300-14), and one (1) dead tree equaling (16) trees total. The Applicant submitted a letter from an arborist that noted the four (4) specimen trees and the 22-inch Norway Spruce, stating that two (2) are in good condition and three (3) of the trees are in poor condition. Two (2) of the three (3) trees in poor condition should be removed.
3. **Engineering Drawings.** The Applicant will need to provide new engineering drawings based on the revised plans. In addition, Plan S-1 notes that a retaining wall will be constructed, but no details have been provided. Details on the retaining wall should be submitted in the next submission.

Submission Materials

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

- Site Plan set prepared for 253 Judson Avenue by Christina Griffin Architect P.C., dated October 8, 2021, and including the following sheets:
 - A-0 Title Sheet
 - S-1 Site Plan, Zoning Compliance, Coverage Calculations, Location Map
 - S-2 Streetscape, Context Area Site Plan
 - A-1 First Floor Plan
 - A-2 Second Floor Plan
 - A-3 Exterior Elevations
 - A-4 Exterior Elevations
- Letter to the Planning Board from Christina Griffin Architect, P.C. dated October 28, 2021
- Arborist Assessment Letter by Tom Serpe, ISA Certified Arborist, Davey dated October 22, 2021
- Revised Topographic Survey by TC Merritts Land Surveyors last revised on October 27, 2021
- Techo-Bloc Pervious Concrete Pave Specification
- TrueGrid Pro Lite Gravel Infill Driveway Paving System Specification

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

- Letter from Hudson Engineering & Consulting, P.C. dated August 18, 2021;
- Stormwater Management Plan & Drainage Analysis prepared by Hudson Engineering & Consulting, P.C., and dated June 10, 2021;
- Site Plan set prepared for 253 Judson Avenue by Hudson Engineering & Consulting, P.C., dated June 10, 2021
- Elevation and floor plans prepared for 253 Judson Avenue by Evans Architects AIA
- Construction Drawings by Evans Architects AIA dated January 23, 2021
- Zoning Worksheet prepared by Michael F. Stein, PE, undated
- Coastal Assessment Form for Michael Marfione and dated June 10, 2021
- Short Environmental Assessment Form Part 1, prepared by Michael Stein and dated June 10, 2021
- Site Plan Application prepared for Michael Marfione and dated June 8, 2021
- Topography Survey prepared by TC Merritts Land Surveyors and dated June 2, 2021
- Landscape Plan prepared by Aspect 120 Landscape Architecture P.C. and dated June 10, 2021
- Stormwater Management Plan & Drainage Analysis prepared by Hudson Engineering & Consulting, P.C. and dated June 10, 2021
- Site Plan set prepared for 253 Judson Avenue by Hudson Engineering & Consulting, P.C., dated June 2, 2021