



MEMORANDUM

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

FROM: Valerie Monastra, AICP
Sam Justiniano

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

DATE: November 28, 2022

RE: 0 North Mountain Drive

Tanya Giglio c/o Joseph LoCascio, Esq. (the “Applicant” and “Owner”) is seeking Site Plan approval to construct a single-family home. The property is located at 0 North Mountain Drive, Section Block and Lot 3.10-1-3 (“Project Site”) and is located in the OF-2, One Family Residential 2, 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-2 district. This property was before the Zoning Board of Appeals (ZBA) for a variance from the minimum lot area. The ZBA referred this application to the Planning Board. The Project will require an in-depth zoning review.
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.

OUTSTANDING SITE PLAN COMMENTS

While this application is before the Planning Board for an initial review, the extent of regrading that will be necessary for the construction of the proposed house will require more detailed drawings to adequately review the proposed site plan.

1. **Regrading.** A regrading plan will need to be submitted, including information on the anticipated cut and fill. The November submission did not address this comment.
2. **Retaining Walls.** An extensive amount of retaining walls will be required for the construction of the house. The Applicant provided construction details for the “dry boulder retaining wall with railing.” The Applicant also notes the possible use of rock ledge. However, the Applicant did not provide the proposed retaining wall heights as requested. Please provide that information.
3. **Utilities.** A utilities plan was not provided, and the November submission did not address this comment.
4. **Lighting.** Is lighting proposed for the site? If so, the Applicant should provide a lighting plan, and all proposed lighting must comply with §300-41 of the Zoning and Land Use chapter.
5. **Landscaping.** The Applicant should provide a landscaping plan per §300-44 of the Zoning chapter. Sheet SP-1.3, Tree Removal Plan, is not a landscaping plan.
6. **Trees.** The Applicant is now proposing the removal of eight trees. The Village of Dobbs Ferry recently adopted new tree removal regulations. The Applicant will need to provide a tree replacement plan that meets §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. Fifty percent of the total aggregate diameter of trees proposed for removal must be replaced.
7. **Stormwater Management Plan.** The Applicant provided stormwater management plan after the Planning Board deadline. The Village Engineer will need to review and provide comments on this information.
8. **Erosion and Sediment Control.** The Applicant has provided a proposed erosion and sediment control plan after the Planning Board deadline. The Village Engineer will need to 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, dated October 13, 2022
- Coastal Assessment Form, dated June 17, 2022

- Short EAF form Part 1, dated June 17, 2022
- Site Plans by Gotham Design and Community Development LTD, dated October 13, 2022
 - CS Cover Sheet
 - SP-1.0 Proposed Site Plan
 - SP-1.1 Slopes Analysis
 - SP-1.2 Slopes Analysis
 - SP- 1.3 Tree Removal Plan (Revised November 14, 2022)
 - SP-2 Floor Plans
 - SP-3 Elevations
- Site Plans by Gotham Design and Community Development LTD, dated November 14, 2022
 - SP-1.4 Permeable Paving Plan