



MEMORANDUM

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

FROM: Valerie Monastra, AICP
Sam Justiniano, Planning Analyst

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

DATE: November 28, 2022

RE: 111 Bellair Drive

Alice Child and Gabriel Dabiri (the “Applicant” and “Owners”) are seeking Site Plan approval to build multiple additions and alterations to the owners’ single-family home, including a new porch, vestibule, landscaping, and retaining walls. The property is located at 111 Bellair Drive, Section Block and Lot 3.160/ 141/ 4&5 (“Project Site”) and is located in the OF-5, One Family Residential 5, 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 and Land Use chapter. A public hearing will be required for Site Plan approval.
3. **Zoning.** The Applicant provided a zoning table for the OF-5 district. The Applicant received a front yard variance of 9 feet 6 inches for the covered porch and 4 feet 10 inches for the vestibule. The variance was approved by the ZBA on October 12, 2022.
4. **Architectural and Historic Review Board (AHRB).** 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. **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 chapter. The Applicant refers to SP110 for the lighting schedule, but this document was not provided.
2. **Trees.** The Applicant is proposing the removal of one tree. 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 tree. 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.
3. **Landscaping.** The Applicant must provide a landscaping plan in compliance with §300-44 of the Zoning chapter. S100 is labeled under the drawing index as a landscape plan but notes that the species of planting will be determined. See the tree comments above. It is suggested that the landscaping plan be a separate sheet. The current sheet is very busy.
4. **Stormwater Management Plan.** The Applicant provided a stormwater management plan. The Village Engineer will review and provide comments on this information.
5. **Erosion and Sediment Control.** The Applicant has submitted an erosion and sediment control plan. The Village Engineer will review and provide comments on this information.
6. **Drawing Index.** The Drawing Index lists multiple drawings that were not submitted with the application. These may provide necessary missing information to the Planning Board and will be needed for AHRB approval. Note that some titles in the drawing index table are inconsistent with the titles on the sheets. Please correct those discrepancies.

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 24, 2022
- Coastal Assessment Form, dated September 15, 2022
- Short EAF form Part 1, dated October 24, 2022
- Architectural Survey stamped by Rakesh R. Behal, Land Surveyor, dated February 23, 2022
- Structural Evaluation by Neil B. Schmelkin, dated June 8, 2020
- Renderings stamped by Niall Christopher Cain, Architect, date July 14, 2022
 - T100 Title Sheet

- T101 Title Sheet
- Site Plans stamped by Niall Christopher Cain, Architect, dated October 11, 2022
 - S100 Site Plan Zoning Calculations Stormwater Management
 - S200 Diagrams Site Details
 - SP100 Specifications
 - SP101 Specifications
 - D100 Demolition Plans
 - A100 Floor Plans
 - A101 Floor Plans
 - A200 Exterior Elevations
 - A201 Exterior Elevations Stretched
 - A300 Building Section
 - A301 Building Section
 - A302 Building Section