



MEMORANDUM

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

FROM: Valerie Monastra, AICP

RE: 253 Judson Avenue

DATE: December 6, 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 adjust the location of the driveway, reduce the retaining wall height south of the driveway, amend the landscaping plan, and reduce impervious coverage. According to the architect, the new design eliminates the two (2) story stair tower, introduces a lower hipped roofline, and aligns the front façade. The impervious coverage has been reduced from 7,548 square feet (39.7%) to 5,254 square feet (27.7%), 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 or expansion of a single-family, a two-family or a three-family residence on an approved lot."
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 received Architectural and Historic Review Board approval on November 2, 2021.

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 provided a diagram demonstrating that this Project will meet the Table B-7 sky exposure plane requirements.

Outstanding Site Plan Comments

1. **Lighting.** The Applicant provided a lighting plan, it appears that all lighting will 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 stating that that of the five (5) assessed trees, 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.
 - b. According to the architect, as mitigation for the removal of three (3) healthy trees, the Applicant is proposing planting five (5) large deciduous trees, four (4) small deciduous/understory trees, ten (10) large deciduous shrubs, sixteen (16) small deciduous shrubs, and 2500 sf of herbaceous groundcover outside the limit of construction disturbance. Those species have not yet been defined. It is recommended, as a condition of approval, that the Applicant provides the plant species list of the trees and shrubs for review by the Village Planner prior to the issuance of the building permit.
3. **Engineering Drawings.** The Applicant provided new engineering drawings based on the revised plans, as well as details of the stone retaining walls. Those will be reviewed by the Village Engineer.

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., last revised December 1, 2021, and including the following sheets:
 - A-0 Title Sheet
 - R-1 Rendering of Proposed Building
 - M-1 Color Scheme/Materials
 - M-2-M-3 Color Elevations
 - S-1 Site Plan, Zoning Compliance, Coverage Calculations, Location Map, Photos of Existing Cond.
 - S-2 Streetscape, Context Are Site Plan, Context-Based Height Calculations

- S-3 Photos of Neighboring Properties, Aerial Site Map
- S-4 Sky Exposure Diagrams
- A-1 First Floor Plan
- A-2 Second Floor Plan
- A-3 Exterior Elevations
- A-4 Exterior Elevations
- E-1 Electrical Plan – Exterior Lighting
- L-1 Landscape Plan – Aspect 120 Landscape Architecture
- C-1 Demolition Plan – Hudson Engineering
- C-2 Site Plan – Hudson Engineering
- C-3 Stormwater Management and Sediment & Erosion Control Plan Hudson Engineering
- C-4 & C-5 Details – Hudson Engineering
- Letter to the Planning Board from Christina Griffin Architect, P.C. dated December 1, 2021
- Stormwater Management Plan & Drainage Analysis by Hudson Engineering & Consulting P.C., last revised December 1, 2021

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

- 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