



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: January 28, 2023

RE: 143 Ashford Ave

Marco Fishor (the “Applicant” and “Owner”) is seeking Site Plan approval to build an addition and expansion of the 2nd floor. The property is located at 143 Ashford Ave, Section Block and Lot 3.90-55-14 (“Project Site”) and is located in the MDR-1, Mixed Density Residential 1, 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 MDR-1 district. This property received zoning variances at the November 9, 2022, Zoning Board of Appeals meeting for the west side yard setback, the east side yard setback, and the combined side yard setback. The Project will meet all other MDR-1 district bulk requirements.
4. **Architectural and Historic Review Board.** This application will require Architectural and Historic Review Board approval and falls within the Residential Design Guidelines found in Appendix G of the Zoning and Land Use chapter.
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.** The Applicant states on the proposed site plan that there are no new proposed exterior light fixtures.
2. **Trees.** The Applicant does not appear to be proposing the removal of any trees on site.
3. **Landscaping.** The Applicant has provided a landscaping plan. However, Japanese Burberry has been identified by the NYSDEC as an invasive species and is not allowed to be planted. The Applicant should pick from the list provided by the Tree Commission's *List of Approved Native Evergreen and Flowering Trees, and Shrubs*.
4. **Stormwater Management Plan.** The Applicant has not provided a stormwater management plan but noted in the SEAF the addition of new gutters to the proposed new dormers. The Village Engineer will review and provide comments on this information.
5. **Erosion and Sediment Control.** The Applicant has provided details for strawbale sediment barriers and silt fence. The Village Engineer will 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 Plans, stamped by Rui F Arraiano, dated September June 3, 2022, last revised January 19, 2023 including the following sheets:
 - T-1 Title Sheet, Vicinity Map, Finishes Schedule and Streetscape
 - SP-1 Proposed Site Plans, Details, and Notes
 - LP-1 Landscape Plan
 - EC-1 Existing Floor Plans
 - EC-2 Existing Exterior Elevations
 - A-1 Proposed First and Second Floor Plans
 - A-2 Proposed Attic and Roof Plans
 - A-3 Proposed Exterior Elevations
 - A-4 Sections and Details
 - SE-1 Sky Exposure Plane Diagrams
 - NS-1 Neighborhood Photo Study

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

- Land Use Approval Application, dated December 10, 2022
- Coastal Assessment Form, dated December 10, 2022
- Short EAF form Part 1, dated September 19, 2022
- Site Plans, stamped by Rui F Arraiano, dated September June 3, 2022, last revised December 5, 2022
 - T-1 Title Sheet, Vicinity Map, Finishes Schedule and Streetscape
 - SP-1 Proposed Site Plans, Details, and Notes
 - LP-1 Landscape Plan
 - EC-1 Existing Floor Plans
 - EC-2 Existing Exterior Elevations
 - A-1 Proposed First and Second Floor Plans
 - A-2 Proposed Attic and Roof Plans
 - A-3 Proposed Exterior Elevations
 - A-4 Sections and Details
 - SE-1 Sky Exposure Plane Diagrams
 - NS-1 Neighborhood Photo Study