



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: 2 Osceola Ave

Kenneth O'Connor (the "Applicant" and "Owner") is seeking Site Plan approval to complete interior alterations, build an addition within the existing building footprint, replace the existing deck, and make alterations to the existing roof line. The property is located at 2 Osceola Ave, Section Block and Lot 3.50-14-1 ("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 Land Use and 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. The Applicant provided a zoning table and will meet the requirements of the zone.
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.

6. **Floodplain.** This project is located within the 500-year floodplain. This area does not meet the definition of a special flood hazard area and therefore does not require a floodplain development permit.

SITE PLAN COMMENTS

1. **Wetlands Pond, and Watercourse.** The Applicant is seeking consultation from NYSDEC concerning the wetlands. While the Applicant notes that the proposed deck is located in “generally the same footprint” as the existing deck, the Applicant is proposing to expand the area of the deck closer to the pond. This pond is part of the Wickers Creek stream complex. The Dobbs Ferry Land Use and Zoning chapter has a specific provision for protecting natural resources. Section 300-46(A) states:

(1) To the maximum extent practicable, where significant natural features or areas of historic or cultural value exist on a property or an adjacent property, an applicant shall give priority to their preservation by locating new development away from those features or areas;

(2) Priority for protection shall be given to the features listed below. These features have not been listed in any order of significance. The relative significance of individual features shall be determined by the Planning Board.

- a) Slopes of greater than 25%;*
- b) Views to the Hudson River and other significant view corridors;*
- c) Mature trees, specimen trees, and significant stands of trees and vegetation;*
- d) **Floodplains, watercourses and natural drainage ways;***
- e) **Wetlands;***
- f) Historic, cultural or archaeological sites, buildings, or areas recognized by the Village or another government agency as significant; and*
- g) Other significant and/or unique features.*

It does not appear that the Applicant has prioritized the natural resources on the property when designing its deck expansion.

SUBMISSION MATERIALS

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

- Land Use Approval Application prepared by Nicholas Faustini R.A, undated
- AHRB Application dated December 12, 2022

- Coastal Assessment Form, undated
- Short EAF form Part 1, dated December 12, 2022
- Site Plans by Nicholas L Faustini, dated October 11, 2022, last revised January 19, 2023
 - T-1 Prop Plot Plan, Zoning Info & Notes
 - T-2 Zoning, Aerial, Wetland & Flood Plane Maps
 - T-3 Streetscape & Existing House Photos
 - A-4 Site Details & Sky Exposure Plane
 - A-1 Exist Basement Plan
 - A-2 Exist 1st Floor Plan
 - A-3 Exist 2nd Floor Plan & Roof Plan
 - A-4 Exist Elevations & Sections
 - A-5 Proposed Basement Plan
 - A-6 Proposed 1st Floor Plan
 - A-7 Proposed 2nd Floor Plan
 - A-8 Proposed Roof Plan
 - A-9 Proposed Patio Foundation Plan & Floor Plan
 - A-10 Proposed Elevations
 - A-11 Proposed Elevations
 - A-12 Proposed Cross Sections
 - A-13 Proposed Cross Sections
 - A-14 Details, Window & Door Schedule
 - A-15 Proposed Partial First Flr Elec Plan
 - A-16 Proposed Partial Second Flr Elec Plan