



To:

Stephen Hunter,
Chair & Members of the
Village of Dobbs Ferry
Planning Board

From:

Gregory Sharp Architect, PC
145 Palisade Street, Suite 211
Dobbs Ferry, NY, 10522
gregsharp@casedevelopment.com
917.597.1982

Date:

January 19, 2022

Subject:

Response to;
– General & Procedural Comments, Site Plan Review
From Nelson Pope Voorhis
Owner/Applicant: Adam & Laura Hoffman
242 Clinton Avenue

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In response to the information requested on December 3rd 2021, letter signed by Valerie Monastra, AICP. We have prepared responses for points to aid the Planning Board in identifying the requested items.

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.”
2. **Site Plan Approval.** We will submit this application for approval by the planning Board per Section 300-52, and public hearing.
3. **Zoning.** See Sheet T-001, we provided a zoning table for the bulk regulation in the OF-3 zoning district.

- a) The Project has an existing nonconformity for minimum lot width, where 100' are required and there is 75 ft. existing.
 - b) The Project will have a side yard setback (both) of 35 ft. where 40 ft. is required. This Application has been before the Zoning Board of Approvals and had been granted an area variance of 5 feet for the minimum required combined side yard setback.
4. **Architectural and Historic Review Board.** This application was approved by AHRB.
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.

SITE PLAN COMMENTS

1. **Lighting.** Please see A-001, we have proposed exterior lighting. All lighting complies with the residential standards of §300-41 of the Zoning chapter.
2. **Landscaping.** See A-001 for landscaping plan, per §300-44 of the Zoning chapter. We provided a schedule of proposed plantings.
3. **Stormwater Management Plan.** We provided a stormwater management plan. The Village Engineer will review and provide comment on this information.
4. **Erosion and Sediment Control.** We provided a proposed erosion and sediment control plan. The Village Engineer will review and provide comment on this information.

We appreciate your time in reviewing this application. Please let us know if you have any questions or anything else that you need at this time.

Thank You,

Greg Sharp