



MEMORANDUM

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

FROM: Valerie Monastra, AICP

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

DATE: February 1, 2022

RE: 417 Broadway

RC Church of Sacred Heart ("Applicant") is seeking site plan approval to repave the parking lot and upgrade the exterior lighting and landscaping ("Project"). The property is located at 417 Broadway, Section Block and Lot number 3.90-49-1.1 ("Project Site") and is located in the DG "Downtown Gateway" district.

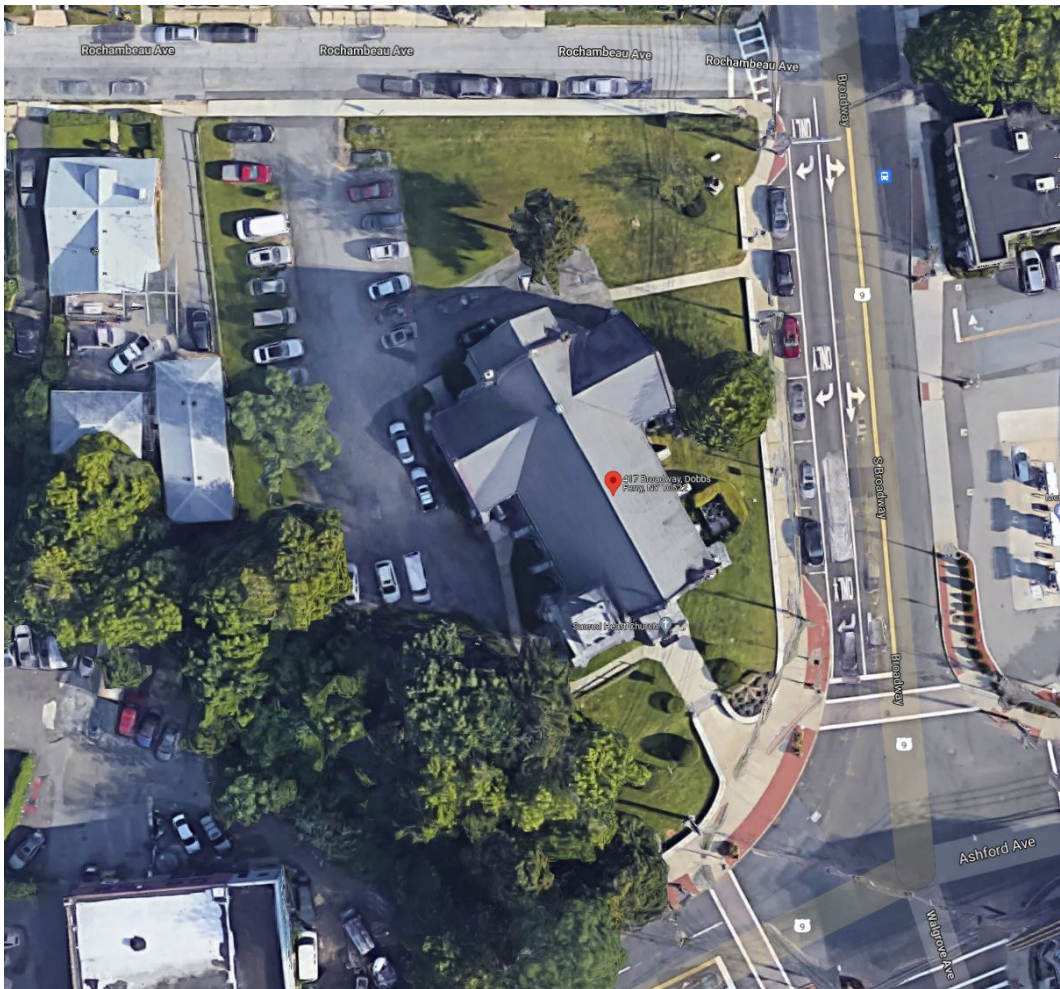
GENERAL AND PROCEDURAL COMMENTS

1. **SEQR.** This Application is categorized as a Type II under SEQR because the project will result in the "construction, or expansion of a primary or accessory/appurtenant, nonresidential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or use variance and consistent with local land use controls." The Applicant has provided a Short EAF Part 1.
2. **Site Plan Approval.** Per §300-52 of the Zoning chapter, this application requires Site Plan approval by the Village Board and a recommendation by the Planning Board.
3. **Zoning.** The Applicant provided a zoning table for the DG zone, and it appears the Applicant will meet all the requirements.
4. **County Board Referrals.** This project will require a notification to the Westchester County Planning Board per Section 239 L, M and N of the New York State General Municipal Law and Section 277.61 of the County Administrative Code as it is less than 5,000 square feet and within 500 feet of Broadway, NYS Route 9.

5. **Local Waterfront Revitalization Consistency.** The Village 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. **Parking.** The Applicant is proposing to repave and repaint the existing parking lot, as well as add two (2) cobble curves. The Project will add additional parking spaces. It is noted that in recent aerial photographs it appears that cars are already utilizing the grass area as parking spaces. The proposed site plan would improve the current parking situation. The site plan should be updated to include the dimensions of the parking spaces, parking aisle, and curb cuts. Standards for parking lots can be found in §300-48(D) of the Zoning chapter.



2. **Lighting.** The Applicant provided a lighting plan. The Applicant should also provide lighting details. All lighting must comply with §300-41 of the Zoning chapter.

3. **Landscaping.** The Applicant provided a landscaping plan per §300-44 of the Zoning chapter. The landscape plan appears to include almost exclusively native plant species.
4. **Stormwater Management Plan.** The Applicant provided a stormwater management details. The Village Engineer will review and provide comment on this information.
5. **Erosion and Sediment Control.** The Applicant should provide a proposed erosion and sediment control plan. The Village Engineer will review and provide comment 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 Plan Application by Reverend Christopher Montauro, dated January 20, 2022
- Site Plan by AZ Associates LTD., stamped and dated August 2, 2021
- Planting Plan by AZ Associated LTD., stamped and dated September 15, 2021