



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: February 23, 2023

RE: 34 Clinton Ave

John Saraiva (the “Applicant” and “Contract Vendee”) is seeking Site Plan approval to build an addition on an existing 3-story residential building to create a 3-story multi-family building with 11 residential units. The property is located at 34 Clinton Ave, Section Block and Lot 3.80-46-4 (“Project Site”) and is located in the MDR-H, Mixed Density Residential- Historic, zoning district.

GENERAL AND PROCEDURAL COMMENTS

1. **County Board Referral.** This Project required a referral to the Westchester County Planning Board per sections 239 L, M, and N of the New York State General Municipal Law and section 277.61 of the County Administrative Code because the project is within 500 feet of New York State Route 9. The County provided a response dated February 14, 2023. The Applicant should respond to the County’s comments.
2. **SEQR.** This application is categorized as an Unlisted Action under SEQR.
3. **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.
4. **Zoning.** The Applicant provided a zoning table for the MDR-H district along with two schemes for the site plan, Scheme A and Scheme B. Our comments on these schemes are as follows:
 - a. **Scheme A.** This submission of the project will require a waiver from the Planning Board in accordance with Section 300-52(E) of the Land Use and Zoning chapter or approval from the Zoning Board of Appeals for the max building coverage. The MDR-H zoning district with the sliding scale applied allows 20.1% lot coverage by buildings. When calculating the building

- coverage using net lot area, the coverage is 21.7%. This will require a variance or wavier of 1.6%.
- b. **Scheme B.** This submission of the project will require a waiver from the Planning Board in accordance with Section 300-52 (E) of the Land Use and Zoning chapter or approval from the Zoning Board of Appeals for the max building coverage. The MDR-H zoning district with the sliding scale applied allows 20.1% lot coverage by buildings. When calculating the building coverage using net lot area, the coverage is 23.4%. This will require a variance or wavier of 3.3%.
 - c. **Impervious Surface.** It appears the Applicant is compliant with the impervious coverage for both schemes. This is dependent on previous amendments to the impervious surface calculations done by the applicant. **45% of the area paved with permeable pavers was deducted from the impermeable coverage calculations. We defer to the Building Inspector to opine whether this is a sufficient deduction.**
5. **Architectural and Historic Review Board.** This application will require Architectural and Historic Review Board approval and falls within the Residential Design Guidelines in Appendix G of the Zoning and Land Use chapter.
6. **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.

SEQR/ENVIRONMENTAL REVIEW COMMENTS

- 1. **Archeological Site.** The EAF identified the site as being in or adjacent to an area designated as sensitive for archaeological sites. Consultation with SHPO is required as part of this SEQR review.
- 2. **Remediation Site.** The EAF identified this property or an adjoining property as having been subject to remediation. The Applicant should provide additional information on these records if they are available.

SITE PLAN COMMENTS

- 1. Given the double submission of site plans, the Planning Board should review both submissions and determine which scheme they find more appropriate for the site. If a scheme is chosen that does not reflect the original submission (Scheme B), then the applicant may need to resubmit certain aspects of the application, such as the Stormwater Management Plan, to reflect the updated site plan.
- 2. **Lighting.** Is lighting proposed for the site? If so, the Applicant should provide a lighting plan, and all proposed lighting must comply with §300-41 of the Zoning chapter.
- 3. **Tree Removal and Landscaping.** The Applicant is proposing the removal of five trees. The planting replacement plan has been submitted and appears to comply with §300-51(I). **Will the planting plan**

be the same for both site plans? If not, please clarify the differences between Scheme A and Scheme B.

4. **Affordable Housing.** In accordance with §300-40, Affordable Housing, the Applicant proposes to provide one affordable unit on the lower level of the apartment complex.
5. **Parking Area.** The Applicant has submitted revised landscaping plans which appear to comply with §300.48(E)(3)(a) regarding the parking screening.
6. **Emergency Access.** The Dobbs Ferry Fire Department should review and comment on compliance with all applicable fire safety codes and emergency access to the building.
7. **Stormwater Management Plan.** Stormwater runoff was a concern for the Planning Board, especially for the neighboring properties. The Applicant has provided a stormwater management plan. We defer to the Village Engineer to 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, 4 Sheets, stamped by Christina Marie Griffin, dated December 13, 2022, last revised February 15, 2023 including the following:
 - Title Sheet Title Sheet, Project Imagery, List of Drawings
 - S-1 Zoning Data & Area Map
 - S-4A Site Plan Scheme A
 - S-4B Site Plan Scheme B
- Landscape Drawings, 3 Sheets, stamped by Louis Charles Fusco, dated January 18, 2023 including the following:
 - SP-1A Landscape Site Plan Scheme A
 - PL-1A Planting Plan & Rendered Site Plan
 - SP-1B Landscape Site Plan Scheme B

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

- Plan Submittal Form, undated
- Unilock Permeable Paver Technical Guide, undated
- Stormwater Management Plan & Drainage Analysis by Hudson Engineering & Consulting, P.C. dated January 19, 2023
- Landscape Drawings, 2 Sheets, stamped by Louis Charles Fusco, dated January 18, 2023 including the following:
 - SP-1 Landscape Site Plan
 - PL-1 Planting Plan & Rendered Site Plan
 - PL-2 Rendered Views of the Site

- Survey Drawings, 2 Sheets, stamped by Rakesh R. Behal, L.S. dated September 3, 2022, including the following:
 - Topographical Survey
 - Slope Survey
- Civil Engineering Drawings, 2 Sheets, stamped by Michael F. Stein, dated January 19, 2023
 - C-1 Stormwater Management Plan
 - C-2 Details
- Site Plans, 14 Sheets, stamped by Christina Marie Griffin, dated December 13, 2022, last revised January 19, 2023, including the following:
 - A-0 Title Sheet, Project Imagery, List of Drawings
 - S-1 Zoning Data, Area Map, Photos Of Existing Conditions
 - S-2 Site Plan, Demolition Site Plan, Aerial Site Photos
 - S-3 Neighborhood Context
 - A-1 Basement Floor Plan
 - A-2 First Floor Plan
 - A-3 Second Floor Plan
 - A-4 Third Floor Plan
 - A-5 Roof Plan
 - A-6 East (Front) Elevation
 - A-7 North (Side) Elevation
 - A-8 West (Rear) Elevation
 - A-9 Existing Building South Elevation & Courtyard North Elevation
 - A-10 Courtyard South Elevation