

February 15, 2023

Chairperson and Members of the Planning Board
Village of Dobbs Ferry
112 Main Street
Dobbs Ferry, NY10522

Re: Residences at 34 Clinton Avenue
Proposed 11-Unit Multi-Family Development
Tax ID: 3.80-46-4
Building Permit Application #A2022-0526

Dear Chairperson and Members of the Planning Board:

As the architect for a proposed multi-family residential development at 34 Clinton Avenue, engaged by the contract vendee for the property, Landmark Building & Development LLC, I am submitting the attached revisions to our proposal for an 11-unit multi-family development, prepared by our design team, for your review. Our submission consists of the following revised documents, dated February 15, 2023:

Architectural Drawings

A-0 Title Sheet
S-1 Zoning Data & Area Map
S-4A Site Plan for Scheme A & Demolition Site Plan
S-4B Site Plan for Scheme B & Demolition Site Plan

Landscape Drawings

SP-1A Landscape Site Plan Scheme A
PL-1A Planting Plan Scheme A
SP-1B Landscape Site Plan Scheme B

The revisions to the drawings and related documents are in response comments made by the Planning Board and Village Consultants at the February 2nd meeting and subsequent February 12th site meeting.

Please note that the letter from Village Planner, Nelson Pope Voorhris (NVP), dated December 29, 2022, states that the project will meet all MDR-H district bulk requirements. Since that date, our design team developed the drawings in greater detail, with the understanding that we were working on an as-of-right scheme. In the NVP letter dated January 30, 2022, and subsequent communication with the Building Department, we were notified that the building coverage is based on net lot area, not gross area, as shown on previous submissions. As a result, the building coverage calculations were changed to be based on net lot area. Please take this matter into consideration when reviewing the current schemes, which now require waivers for building coverage. Both review letters prepared by NPV are included in this submission for your reference.

Also please note that contrary to letter from the Village Planner, dated January 30, 2022, The Building Department has determined that impervious coverage is based on gross lot area, which is the method we used to calculate impervious surfaces in our current submission.

Two schemes have been provided for the site plan, as follows:

Site Plan - Scheme A

Scheme A is the same site plan submitted on January 19th 2023, except that the building coverage calculations have been modified, as requested by the Building Department, to indicate building coverage as a percentage of the building footprint relative to the net lot area. Due to this method of determining building coverage, Scheme A, previously developed to be an as-of-right scheme, now requires a waiver of 431 SF or 1.6% (calculated relative to net lot area.) The drawing for Scheme A identifies areas of the building that that overhang the building and do not touch the ground (bay window, tower element, gable wall overhangs, etc.) which tally up to 321 SF. In addition, the new front porch, which is a decorative design element referencing the architecture of the existing building is equivalent to 138 SF of building coverage.

The site plan for Scheme A shows the entire driveway in permeable pavers, and the impervious surfaces calculations revised to indicate 36.5% coverage relative to gross lot area (and 39.4% relative to net lot area).

Site Plan - Scheme B

Scheme B reduces the number of parking spaces along the two property lines in response to concerns raised by the Planning Board members. This scheme moves 4 outdoor parking spaces inside the building, located mostly under the new courtyard. Given that parking areas, even those under a courtyard, are considered building coverage, Scheme B increases the building coverage by 495 SF. Scheme B requires a waiver for 926 SF of building coverage or 3.3% (calculated relative to net lot area).

The impervious surfaces coverage in Scheme B is reduced to 35.2% relative to gross lot area (and 38.0% relative to net lot area). The reduced number of outdoor parking spots allows more flexibility for the parking layout on site. Our design team can envision alternate parking layouts if the Board is in favor of the required building coverage waiver.

In both schemes, in response to the concern of neighbors and the board regarding existing drainage flow from up slope properties, we are proposing the addition of a bio-retention / rain garden element to help mitigate runoff and improve site infiltration. Parking out front will be well screened by the proposed new planting, and in addition we are proposing privacy screening to shield any headlights. As recommended by the Planning Board members, we are now proposing all parking and driveway surfaces to be permeable pavers.

12 Spring Street
Hastings-on-Hudson
New York 10706
914.478.0799

christinagriffinarchitect.com

CGA
studio
ARCHITECTS

I look forward to presenting our latest drawings for the project at the Planning Board meeting on March 2nd. Thank you for your time and consideration to review our revised proposal.

Sincerely,

A handwritten signature in black ink, reading "Christina Griffin". The signature is fluid and cursive, with the first name "Christina" and last name "Griffin" clearly legible.

Christina Griffin AIA LEED AP CPHC
Principal
CGA Studio Architects



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: December 29, 2022

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 requires a notification 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.
2. **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.
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. The Project will meet all MDR-H district bulk requirements. However, the Applicant is proposing to please note that the porous asphalt has not been included in the impervious coverage calculation. Porous asphalt may not function as 100% pervious surfaces without proper care and maintenance. The Land Use and Zoning chapter defines impervious surface as “a surface that has been

compacted or covered with a layer of material so that it restricts infiltration of stormwater into the ground, including but not limited to parking areas, parking decks, driveways, streets, sidewalks, areas of concrete, asphalt, gravel or other compacted aggregate, swimming pools, and areas covered by the outdoor storage of goods or materials which do not absorb water.” We defer to the Building Inspector to opine whether this large surface area can be fully omitted from the impervious coverage calculations, as is the case currently.

5. **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.
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.

SITE PLAN COMMENTS

1. **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.
2. **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).
3. **Affordable Housing.** In accordance with §300-40, Affordable Housing, the Applicant proposes to provide one affordable unit.
4. **Parking Area.** In accordance with §300.48(E)(3)(a) “the view of parking areas from all abutting streets must be visually screened by permitted buildings, fences, walls, hedges, or by a combination thereof. Each fence, wall, or hedge shall be not less than 2.5 feet in height and not more than four feet in height.” The landscaping plan seems to meet this requirement, but the Applicant’s landscape architect should confirm that at full growth the landscaping will meet this provision.
5. **Stormwater Management Plan.** The Applicant must provide a stormwater management plan. The Village Engineer will review and provide comments on this information once provided.
6. **Erosion and Sediment Control.** The Applicant must provide a proposed erosion and sediment control plan. The Village Engineer will review and provide comments on this information once provided.

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 dated December 12, 2022
- Coastal Assessment Form, dated December 8, 2022
- Short EAF form Part 1, dated December 9, 2022
- Landscape Drawings, 2 Sheets, stamped by Louis Charles Fusco, dated December 12, 2022, including the following:
 - SP-1 Landscape Site Plan
 - PL-1 Planting Plan & Rendered Site Plan
- Survey Drawings, 2 Sheets, stamped by Rakesh R. Behal, L.S. dated September 3, 2022, including the following:
 - Topographical Survey
 - Slope Survey
- Site Plans, 14 Sheets, stamped by Christina Marie Griffin, dated December 13, 2022, 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



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 30, 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 requires 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.
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. The current 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 following variances:
 - a. Max lot coverage by buildings. The MDR-H zoning district with the sliding scale applied allows 20.1% lot coverage by buildings. The applicant calculated this amount using the

- gross lot area but should have used the net lot area. As a result, the building lot coverage calculates as $6,011/27,763 = 21.65\%$. This will require a variance of 1.55%.
- b. Max lot coverage by impervious surfaces. The MDR-H zoning district with the sliding scale allows 40.2% lot coverage by impervious surfaces. The applicant calculated this amount using the gross lot area but should have used the net lot area. As a result, the impervious surface coverage calculates as $8,284/27,763 = 43.0\%$. This will require a variance of 2.8%.
 - c. The Applicant is proposing to please note that the porous asphalt has not been included in the impervious coverage calculation. Porous asphalt may not function as 100% pervious surfaces without proper care and maintenance. The Land Use and Zoning chapter defines impervious surface as “a surface that has been compacted or covered with a layer of material so that it restricts infiltration of stormwater into the ground, including but not limited to parking areas, parking decks, driveways, streets, sidewalks, areas of concrete, asphalt, gravel or other compacted aggregate, swimming pools, and areas covered by the outdoor storage of goods or materials which do not absorb water.” **The Applicant has amended these calculations to deduct 45% of the area paved 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. **Threatened or Endangered Species.** The EAF identified the following threatened or endangered species: Shortnose Sturgeon and Atlantic Sturgeon. These species are related to the Hudson River and not the Project Site.
2. **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.
3. **Remediation Site.** The EAF identified this property or an adjoining property as having been subject of remediation. The Applicant should provide additional information on these records.

SITE PLAN COMMENTS

1. **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.
2. **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).
3. **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.
4. **Parking Area.** The Applicant has submitted revised landscaping plans which appear to comply with §300.48(E)(3)(a) regarding the parking screening.
5. **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.
6. **Regrading and Excavation.** The Applicant provided a regrading plan. The Applicant should provide any excavation calculations. There will be extensive regrading on the Project Site.
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.
8. **Erosion and Sediment Control.** The Applicant has provided a proposed erosion and sediment details. 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:

- 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

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 12, 2022
- Coastal Assessment Form, dated December 8, 2022
- Short EAF form Part 1, dated December 9, 2022
- Landscape Drawings, 2 Sheets, stamped by Louis Charles Fusco, dated December 12, 2022, including the following:

- SP-1 Landscape Site Plan
- PL-1 Planting Plan & Rendered Site Plan
- Survey Drawings, 2 Sheets, stamped by Rakesh R. Behal, L.S. dated September 3, 2022, including the following:
 - Topographical Survey
 - Slope Survey
- Site Plans, 14 Sheets, stamped by Christina Marie Griffin, dated December 13, 2022, 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