



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: 86 Maple Street

Michael Lang (the “Applicant” and “Owner”) is seeking Site Plan and Subdivision approval for a proposed two-lot subdivision and new two-family dwelling. The property is located at 86 Maple Street, Section Block and Lot 3.90-51-2 (“Project Site”) and is located in the MDR-1, Mixed Density Residential 1, zoning district.

GENERAL AND PROCEDURAL COMMENTS

1. **SEQR.** This application is categorized as an Unlisted Action under SEQR.
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. **Subdivision Approval.** This application requires Subdivision approval by the Planning Board per Section 300-70 of the Land Use and Zoning Chapter. A public hearing will be required.
4. **Zoning.** The Applicant provided a zoning table for the MDR-1 district. The current submission of the project required approval from the Zoning Board of Appeals, which was given on December 14, 2022, for the following variances:
 - a. **Lot area.** The MDR-1 zoning district requires minimum lot areas of 5,000 square feet. Lot 1 is proposed as 3,932 square feet and Lot 2 is proposed as 3,902 square feet. Refer to Site Plan comment 2.
 - b. **Lot depth.** The MDR-1 zoning district requires a minimum lot depth of 100 feet. Lot 1 is proposed as 78.65 feet and Lot 2 is proposed as 77.45 feet.

- c. Front yard. Lot 2 is proposed as having an 18 feet front yard; the bulk requirement is 20 feet.
 - d. Rear yard. The required rear yard is 25 feet. Lot 1 is proposed as 21.8 ft, and Lot 2 is proposed as 16.83 ft.
 - e. First side yard. Lot 2 is proposed to have a seven (7) foot first side yard; the requirement is ten (10) feet.
 - f. Building coverage. The MDR-1 zoning district permits 27% building coverage. Lot 1 proposed 35.9 % and Lot 2 proposed 40.3%.
 - g. Impervious coverage. The MDR-1 zoning district allows for 54% impervious coverage. Lot 1 proposed 65.1%.
 - h. Lot area/unit. The required lot area per unit is 2,500 square feet for the MDR-1 district. Lot 1 is proposed with 1,966 square feet per unit and Lot 2 is proposed with 1,951 square feet per unit.
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. **State Energy Code Requirements.** The applicant selected "Yes" for question 9 in the SEAF Part 1. Please describe the design features and technologies of the application.
2. **Threatened or Endangered Species.** The EAF identified the following threatened or endangered species: Bald Eagle. However, upon review of the Project Site, this is not a habitat for the Bald Eagle.
3. **Archeological Site.** The EAF identified the site as being in or adjacent to an area designated as sensitive for archaeological sites. However, upon review of the Project Site, this site has been previously disturbed.

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.** The Applicant states “no trees to be removed” on the site development plan review checklist. A Google Street shows that there may be trees on site. Are these to remain, or are they being removed?
3. **Landscaping.** The Applicant has included a landscaping legend, tree planting detail, and tree protection detail. It appears that these are in compliance with §300-44 of the Zoning and Land Use chapter. The landscaping legend states, “proposed variety flowering shrubs.” These should be of native variety.
4. **Stormwater Management Plan.** The Applicant has provided a stormwater management plan. The Village Engineer will review and provide comments on this information.
5. **Erosion and Sediment Control.** The Applicant provided proposed erosion and sediment details. The Village Engineer will 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, dated January 31, 2023
- LWRP Consistency Review Costal Assessment Form, dated February 1, 2023
- Short Environmental Assessment Form Part 1, dated October 25, 2022
- Lot Survey, stamped by Richard J Domato, dated February 27, 2022,
- Subdivision Map, stamped by Richard J Domato, dated June 11, 2022
- Site/Subdivision Plans, 4 sheets, stamped by Marco Angelo Maiorano, dated February 2, 2023, including the following:
 - SP.1- Site Plan, Notes, & Details
 - SP.2
 - A-1
 - A.2