

George Latimer  
County Executive

February 14, 2023

Melissa Ferraro, Village Administrator  
Village of Dobbs Ferry  
112 Main Street  
Dobbs Ferry, New York 10522

**County Planning Board Referral File DBF 23-002 – 34 Clinton Avenue  
Site Plan Approval**

Dear Ms. Ferraro:

The Westchester County Planning Board has received a site plan (revised January 19, 2023) and related materials for a site plan application for additions and alterations to an existing residential building located on a 0.687-acre site at 34 Clinton Avenue (SBL 3.80-46-4). The site is located in the MDRH – Mixed Density Residential – Historic district across from the Masters School campus, and is within walking distance to the Dobbs Ferry Metro-North train station and downtown.

The existing building is three stories and contains three residential units. The proposed alterations would add a new wing to the building, and divide the structure into eleven two-bedroom units. One of the units would be set aside as affordable affirmatively furthering fair housing (AFFH) at 80% the area median income (AMI). Ten of the units would be distributed amongst the three stories, with the affordable unit located in the basement with access to a private patio area in the rear yard. The new wing of the building will form a front courtyard that would provide outdoor amenity space for residents. 17 parking spaces would be provided, as required by the zoning code, with seven located in a basement garage. The remaining ten spaces would be split among two pervious parking areas that would flank the front courtyard, with a relocated entrance driveway centered on the street frontage. This driveway and parking scheme will utilize much of the footprint of an existing circular driveway. New landscaping, terrain terraces, and pathways would be installed throughout the property, though an existing hedge that runs alongside the sidewalk would remain.

We have no objection to the Dobbs Ferry Planning Board assuming Lead Agency status for this review.

We have reviewed this matter under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code and we have the following comments:

**1. Consistency with County Planning Board policies.**

The proposed development is consistent with the County Planning Board's long-range planning policies set forth in *Westchester 2025—Context for County and Municipal Planning and Policies to Guide County Planning*, adopted by the Board on May 6, 2008, amended January 5, 2010, and its recommended strategies set forth in *Patterns for Westchester: The Land and the People*, adopted

December 5, 1995, because it would create new housing near an existing center where infrastructure can support growth, where public transportation can be provided efficiently, and where redevelopment can enhance economic vitality. We commend the applicant for altering an existing building instead of demolishing and rebuilding, and for creating needed housing in a manner that aligns with the character of the neighborhood.

## **2. Affirmatively furthering fair housing (AFFH).**

We recognize the applicant for including an affordable AFFH unit into the development. However, we point out that to meet the County's affordable AFFH standards, rental units should be targeted for households at or below 60% AMI. 80% AMI is the standard used for for-purchase affordable AFFH units.

## **3. County sewer impacts.**

The proposed development will increase sewage flows from this site into the existing infrastructure. The increased flow will add to the volume of sewage flow requiring treatment at the Yonkers Joint Water Resource Recovery Facility operated by Westchester County. Since 2010, it has been the policy of the County Department of Environmental Facilities (WCDEF) that municipal governments require applicants identify mitigation measures that will offset the projected increase in flow. The best means to do so is through the reduction of inflow and infiltration (I&I) at a ratio of three for one for market rate units, and a ratio of one for one for affordable AFFH units.

The County Planning Board further recommends that the Village implement a program that requires inspection of sewer laterals from private homes for leaks and illegal connections to the sewer system, such as from sump pumps. These private connections to the system have been found to be a significant source of avoidable flows. At a minimum, we encourage the Village to enact a requirement that a sewer lateral inspection be conducted at the time property ownership is transferred and any necessary corrective action be enforceable by the municipal building inspector.

## **4. Parking.**

While we normally advise against locating parking in the front yard, we recognize that the site placement of the existing building as well as the site's terrain would prevent locating the parking in the rear. However, we commend the applicant for locating a portion of the required parking under the building, and for utilizing permeable pavement for the surface parking lots.

We also recommend the Village consider its parking requirements since zoning requires 17 parking spaces, but that may be in excess of the actual parking needs for a site that is so close to Dobbs Ferry's downtown and the train station. Perhaps the Village could consider allowing a portion of the parking to be landbanked and constructed later if there was a demand for it.

## 5. Recycling.

The applicant should verify that sufficient space will be available to store recyclables under the County recycling program which includes plastics numbered 1 through 7. County regulations for plastic recycling may be found at: <http://environment.westchestergov.com>.

## 6. Green building technology and bicycle parking.

Coupled with the permeable pavement of the parking lots, we encourage the applicant to include as much further green, or sustainable building technology as possible within the proposed development. We also recommend the applicant provide indoor bicycle parking for building residents within the garage area, in order to offer a full range of transportation opportunities. We note that the Old Croton Aqueduct trailway is located near the site, which provides separated cycling access to Yonkers and the northern river towns. Finally, we recommend the applicant consider including a power supply for the charging of e-bicycles within the bicycle storage room, and electric vehicle parking capabilities within the proposed garage.

## 7. Universal Design.

We encourage the Village to consider the principles of universal design in this development. Universal Design standards allow all residents and visitors to fully engage in our public and residential spaces. Universal Design is also an important means of allowing households to age in place as well as to allow for persons with mobility issues to visit. Information on Universal Design can be found at: <https://www.section508.gov/blog/Universal-Design-What-is-it>.

Please inform us of the Village's decision so that we can make it a part of the record.

Thank you for calling this matter to our attention.

Respectfully,  
WESTCHESTER COUNTY PLANNING BOARD

By:



Norma V. Drummond  
Commissioner

NVD/MV