



## 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, Village Attorney

**DATE:** February 28, 2022

**RE:** 145 Judson Avenue

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Jacob Onufrychuk (“Applicant” and “Owner”) is seeking preliminary Site Plan approval to widen an existing driveway, add a section of sidewalk, add a three (3) feet stone retaining wall, and regrade the rear yard (“Project”). The property is located at 145 Judson Avenue, Section Block and Lot 3.170-151-3 (“Project Site”) and is located in the OF-3, One-Family Residential 3, zoning district.

## GENERAL AND PROCEDURAL COMMENTS

1. **SEQR.** This application is categorized as a Type II action under SEQR because it consists of the “construction, expansion or placement of minor accessory/appurtenant residential structures, including garages, carports, patios, decks, swimming pools....” No additional SEQR review is necessary.
2. **Site Plan Approval.** This application requires Site Plan approval by the Planning Board per Section 300-52 of the Zoning chapter. A public hearing will be required for this application.
3. **Zoning.** The Applicant has provided a bulk table for the OF-3 Zoning District. The Project will meet the zoning requirements. However, the required maximum development coverage is incorrect and needs to be updated based upon the sliding scale per Table B-3 as required in Section 300-35(3) of the Zoning chapter.
4. **Architectural and Historic Review Board.** This application will require Architectural and Historic Review Board approval.
5. **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. **Retaining walls.** The proposed retaining walls will meet the requirements of §300-42 of the Zoning chapter.
2. **Lighting.** The Applicant is proposing to install one light. Please provide details on the light being proposed for the Project. All lighting should comply with the residential standards of §300-41 of the Zoning chapter.
3. **Landscaping.** The Applicant shall provide a landscaping plan, per §300-44 of the Zoning chapter. A schedule of proposed plantings should also be provided.
4. **Trees.** Is the Applicant proposing to remove any trees?
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:

- Plan Submittal Form, prepared by Daniel Sherman, L.A., dated February 1, 2022
- Survey Map by Ronald Persaud, L.S., dated July 13, 2021
- Site Plan Sheet L-1 by Westover Landscape Design, last revised February 8, 2022