



## 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:** 50 Judson Avenue

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Jonathan Newman & Michelle Perillo (“Applicant” and “Owner”) are seeking Site Plan approval to construct additions to a one family residence. The additions include a new first floor addition, a rear deck addition, interior alterations, driveway widening, and drainage alterations (“Project”). The property is located at 50 Judson Avenue, Section Block and Lot 3.120-116-5 (“Project Site”) and is located in the OF-3, One Family 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 or expansion of a single-family, two-family, or a three-family residence on an approved lot.” 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 Site Plan approval.
3. **Zoning.** The Applicant has provided a zoning table for the OF-3 district.
  - a. The Project has an existing nonconformity for minimum lot width, where the Project Site’s lot width is 78.5 feet, and 100 feet is required.
  - b. Per the Building Inspector’s December 23, 2021, zoning review letter, the Project will have a side yard setback of 13 feet and nine (9) inches where 15 feet is required. The zoning table needs to be updated to reflect this determination.

- c. The Project will have a combined side setback of 30 feet 7 inches where 40 feet is required.

This Application was before the Zoning Board of Appeals on February 9, 2022, and received the following area variances:

- Nine (9) feet and three (3) inches for the minimum required combined side yard setback; and
  - One (1) foot and three (3) inches for the one side yard setback.
4. **Architectural and Historic Review Board.** This application will require Architectural and Historic Review Board approval.
  5. **Local Waterfront Revitalization Consistency.** The Village 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.** Does the Applicant propose any exterior lighting on the addition? All lighting should comply with the residential standards of §300-41 of the Zoning chapter.
2. **Landscaping.** The Applicant shall provide a landscaping plan, per §300-44 of the Zoning chapter. A schedule of proposed plantings should also be provided.
3. **Trees.** Is the Applicant proposing to remove any trees?
4. **Stormwater Management Plan.** The Applicant provided stormwater management details. The Village Engineer will review and provide comment on this information.
5. **Erosion and Sediment Control.** The Applicant provided erosion and sediment control details. 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:

- Site Plan Application by Steven Secon Architect, dated February 16, 2022
- Survey Map by NY Land Surveyor PC, undated
- Coastal Assessment Form by Steven Secon Architect, dated February 16, 2022
- Site Plans by Steven Secon Architect, last revised February 14, 2022

- A-1. Site Plan, Zoning Data, Notes and Legend
- A-1.1 Outline Specifications
- A-2. Existing Plands and Elevations
- A-3 Proposed Basement Plan
- A-4 Demo & Proposed 1<sup>st</sup> Fl Plans
- A-5. Proposed Attic and Roof Plans
- A-6. Exterior Elevations
- A-7. Exterior Elevations
- A-8. Proposed Section
- A-9. Interior Elevation
- A-10. Details and Schedules