



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: April 3, 2023

RE: 87 Lefurgy Avenue

Pratik Anand (the “Applicant” and “Owner”) is seeking Site Plan approval to construct a new one-family residence on a vacant lot. The property is located at 87 Lefurgy Avenue, Section Block and Lot 3.50-17-2.2 (“Project Site”) and is located in the OF-2, One Family Residential 2, zoning district.

GENERAL AND PROCEDURAL COMMENTS

1. **House Number.** The application submitted to the Village was designated as “0 Lefurgy Avenue” while the application notes the house number as “87 Lefurgy Avenue.” We note that Westchester County GIS Municipal Tax Parcel Viewer has the property address as “Lefurgy Ave” without a house number. This should be clarified and made consistent.
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 Zoning chapter. A public hearing will be required for Site Plan approval.
4. **Zoning.** The Applicant provided a zoning table for the OF-2 district. The Applicant provided a zoning table. This application received the following variance from the Zoning Board of Appeals at its February 8, 2023, meeting:
 - a. Side yard setback variance of 6.1 feet.

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. The following information needs to be provided to complete this application:
 - a. Materials list, including finishes and color schedule.
 - b. Specifications sheet for lighting, windows, doors etc.
 - c. Show the building in relation to neighboring properties.
 - d. Calculations for sky exposure plan.
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.
7. **Bald Eagles.** The Applicant submitted a SEAF part 1, but it does not correctly reflect the appropriate response for #15. The EAF Mapper identified that the site has the potential to contain the species or associated habitat of the Bald Eagle. Given that the site is essentially undisturbed trees, it will have to be reviewed by the NYSDEC for the occurrence of these animals.

SITE PLAN COMMENTS

1. **Site Plan.** We note that Sheet A1 of the architectural plan set has a screenshot of a land survey by Summit Land Surveying P.C. A plat should be provided that includes the locations and setbacks of the proposed house.
2. **Grading Plan.** A grading plan should be provided.
3. **Lighting.** Is exterior 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.
4. **Trees.** Will tree removal be required for the project? The proposed project seems to be located where there are currently trees. The Village of Dobbs Ferry recently adopted new tree removal regulations. Please identify if any tree removal is required and submit a planting plan that meets §300-51(i), Tree Valuation, by providing the total aggregate diameter of trees proposed for removal and the total aggregate diameter of trees proposed to be planted.
5. **Landscaping.** The Applicant has not provided a landscaping plan per §300-44 of the Zoning chapter, and one will need to be provided.

6. **Stormwater Management Plan.** The Applicant has not yet provided a Stormwater Management Plan. As per §262-4E of the Village Code, a stormwater management and erosion and sediment control permit must be obtained for any development or land-disturbing activity. Once provided, the Village Engineer will review the plan and comment on this information.
7. **Erosion and Sediment Control.** The Applicant has not provided soil erosion and sediment control notes. Once provided, 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:

- AHRB Application by Pratik Anand, dated March 14, 2023
- Land Use Approval Application by Pratik Anand, dated March 16, 2023
- LWRP Consistency Review Coastal Assessment Form by Pratik Anand, dated March 14, 2023
- Short Environmental Assessment Form Part 1, by Pratik Anand, dated March 14, 2023
- Architectural Plan set by LR Lerner Architecture PC, dated August 24, 2022
 - A1- Site Plan, Notes
 - A2- Topographic Section, Zoning Analysis, Riser Diagram
 - A3- Steep Slope Calculations
 - A4- Attic Plan, Lower Level Plan
 - A5- Floor Plans, Main Levels & Upper Level
 - A6- Sections A & B
 - A7- Sections C & D
 - A8- Exterior Elevations
 - A9- Electrical Plans- Attic & Lower Level
 - A10- Electrical Plans- Main Levels & Upper Level
 - A11- Interior Elevations
 - A12- Specifications
 - A13- Renderings