



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: March 31, 2023

RE: 11 Fairlawn Ave

Gregory Sharp (the “Applicant” and “Contract Vendee”) is seeking Site Plan approval to build a single family house with connecting garage and driveway, as well as landscaping on a currently vacant lot. The property is located at 11 Fairlawn Ave, Section Block and Lot 3.150-134-12 (“Project Site”) and is located in the OF-6, One Family Residential 6, 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 provided a zoning table for the OF-6 district, showing the need for two variances. The Applicant went before the Zoning Board of Appeals at its March 8, 2023, meeting and received the following variances:
 - a. Front yard setback. Variance of 30’ 9 ½”
 - b. Side yard setback. Variance of 3’ 4 ½”

4. **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.
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. **Lighting.** It appears that lighting is proposed for the site as the applicant has provided "exterior lights specs" and lighting schedule and detail. The Applicant should provide a lighting plan showing the light levels along the property lines. All proposed lighting must comply with §300-41 of the Zoning chapter.
2. **Trees.** Will tree removal be required for the project? It is unclear from the site plans and architectural plans which trees are to remain or be removed. 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.
3. **Landscaping.** The Applicant has not provided a landscaping plan per §300-44 of the Zoning chapter, and one will need to be provided. During the ZBA meeting, concerns were raised regarding the landscaping of the project site.
4. **Stormwater Management Plan.** The Applicant has provided a Stormwater Management. We defer to the Village Engineer to review the plan and provide comments.
5. **Erosion and Sediment Control.** The Applicant has provided soil erosion and sediment control notes on the Stormwater Management Plan Sheet C-2. We defer to the Village Engineer to review and provide comments.
6. **Solar Panels.** We note that the applicant is proposing to have solar panels across the majority of the roof of the proposed building. Do the renderings reflect the proposed roof panels?

SUBMISSION MATERIALS

The following materials were submitted by the Applicant and examined by our office for the preparation of this review:

- Land Use Approval Application prepared by Gregory Sharp, dated March 17, 2023
- AHRB Application prepared by Gregory Sharp, dated March 15, 2023
- Coastal Assessment Form, undated

- Short EAF form Part 1 prepared by Gregory Sharp, dated March 17, 2023
- Site Plans by Michael F. Stein, dated March 16, 2023, including the following:
 - C-1 Slope Analysis/Demolition Plan
 - C-2 Stormwater Management Plan
 - C-3 Details
- Architectural Plans by Gregory Sharp, dated March 15, 2023, including the following:
 - T-001 Title Page
 - Z-001 Zoning
 - A-001 Proposed Site Plan
 - A-002 Proposed Basement
 - A-003 Proposed First Floor
 - A-004 Proposed Roof Plan
 - A-005 Proposed Elevations & Sections
 - A-005.2 Proposed Materials
 - A-005.3 Windows, Doors & Exterior Lights Specs.
 - A-006 Conceptual Section
 - A-007 Perspectives
 - A-008 Perspectives
- Topographic Survey by Link Land Surveyors dated March 1, 2021, last revised July 21, 2021