



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: February 23, 2023 **MICHAEL LEWIS ARCHITECT - RESPONSES - 3.20.23**

RE: 164 Palisade Street and 87 Cedar Street

Michael Lewis Architects (the “Applicant” and “Contract Vendee”) is seeking Site Plan approval for additions and improvements to two houses on the property. For building 1, located at 164 Palisade Street, the Applicant is proposing to build an addition on the existing 2 ½ -story residential building to create three residential units instead of the previous two, as well as new stairs, windows, siding, and a roof. The project also includes improvements to building 2, located at 87 Cedar Street, consisting of the removal of the front porch and new windows, siding and roof. The property is located at the corner of Palisade and Cedar Streets, Section Block and Lots 3.80-40-31, 23, and 24 (“Project Site”) and is located in the MDR-2, Mixed Density Residential 2, zoning district.

GENERAL AND PROCEDURAL COMMENTS

1. **County Board Referral.** This Project requires a notification to the Westchester County Planning Board per sections 239 L, M, and N of the New York State General Municipal Law and section 277.61 of the County Administrative Code because the project is within 500 feet of the Old Croton Trailway State Park.
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 Land Use and Zoning chapter. A public hearing will be required for Site Plan approval.

MLA - yes - our public Planning Board - AHRB Meeting is 4.6.23

4. **Zoning.** The Applicant provided a zoning table for the MDR-2 district. The current submission of the project is in agreeance with the application that went before the Zoning Board of Approvals on January 11, 2023, for the following variances:
- a. A front yard variance of 13 feet 5 inches (164 Palisade Street)
 - b. A side yard setback variance of 4 feet 10 inches (164 Palisade Street)
 - c. A combined (both) side yard setback variance of 4 feet and 10 inches (164 Palisade Street)
 - d. A rear yard setback of 19 feet and 2 inches (87 Cedar Street)
 - e. A side yard setback of 7 feet 4 inches (87 Cedar Street)
 - f. A maximum lot coverage by building of 1.8%

The proposed project is otherwise compliant with the bulk regulations of the MDR-2 zoning district.

5. **Architectural and Historic Review Board.** This application will require Architectural and Historic Review Board approval and falls within the Residential Design Guidelines in Appendix G of the Zoning and Land Use chapter.
MLA - yes - our public Planning Board - AHRB Meeting is 4.6.23
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.

SEQR/ENVIRONMENTAL REVIEW COMMENTS

The applicant has submitted a SEAF Part 1 for our review. As a check, we ran the property through the NYSDEC EAF Mapper and found multiple inconsistencies between the submitted EAF and the EAF formed automatically by the NYSDEC. Of note, the SEAF notes the following:

1. **Remediation Site.** The SEAF identified this property, or an adjoining property, as having been subject of remediation. Does the Applicant have any information on this issue?
MLA - we will revise our SEAF form to match the EAF Mapper. Remediation - a few years ago 2 small oil tanks were encapsulated in the Sub-Cellar - we propose to remove these as part of our work

SITE PLAN COMMENTS

1. **Lighting.** The Applicant has provided a lighting plan which appears to comply with §300-41 of the Zoning chapter.
MLA - we will provide spec's on the exterior lighting
2. **Tree Removal and Landscaping.** The Applicant is not proposing the removal of any trees. A planting plan has been submitted and appears to comply with §300-51(I).
MLA - no plants or trees exist on site - only "grass-weeds
3. **Stormwater Management Plan.** The Applicant has provided a stormwater management plan. We defer to the Village Engineer to review and comment on this information.
MLA - stormwater engineer has revised drawings, responmded to engineer, and provided calculations

4. **Erosion and Sediment Control.** The Applicant has provided proposed erosion and sediment details. We defer to the Village Engineer to review and comment on this information.

MLA - stormwater engineer has revised drawings

5. **Minimum Parking Required.** The applicant is not proposing to provide on-street parking for the additional units. Section 300-48(G) provides an applicant three options:
- Off-street parking spaces shall be provided in accordance with Table C-1, Minimum Parking Required.
 - The Planning Board can modify parking as allowed by §300-48(G), Alternative parking standards.
 - The Planning Board can determine the parking during the site plan review.

The Applicant's project is unable to meet the first two criteria. Therefore, the Planning Board can determine the amount of required parking during the site plan review. It is recommended that the Applicant provide the Board with information as to alternative parking options and the potential parking demand of their prospective tenants.

MLA - not physically possible to add parking to site, we are across the street from a large public parking lot

Submission Materials

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

- Cover Letter by Michael Lewis Architects, dated February 7, 2023 **MLA - revised**
- Architectural Drawings and Stormwater Management Plan **MLA - revised**
- Land Use Approval Application signed by Michael Lang dated February 7, 2023
- LWRP- Coastal Assessment Form signed by Michael Lewis dated February 7, 2023
- Short Environmental Assessment Form signed by Michael Lewis dated February 8, 2023 **MLA - revised**
- Site Survey by Summit Land Surveying P.C. dated February 1, 2023 **MLA - signed**
- Material Specs, 10 Sheets, dated February 7, 2023 **MLA - revised**
- Architectural Drawings and Stormwater Management Plan, 16 sheets, stamped by Michael Lewis, dated February 7, 2023 **MLA - revised**
 - T-000.00 Title Sheet, Plot Plan, General Notes
 - T-000.01 Streetscape - Site Photos
 - S-001.00 Site Plans - Existing + Proposed, Zoning
 - S-002.00 Proposed Site Landscape + Lighting Plan
 - A-101.00 Sub Cellar Floor Plans - Existing and Proposed
 - A-102.00 Basement Floor Plans - Existing and Proposed
 - A-103.00 1st Floor Plans - Existing and Proposed
 - A-104.00 2nd Floor Plans - Existing and Proposed
 - A-105.00 3rd Floor Plans - Existing and Proposed
 - A-106.00 Roof Plans - Existing and Proposed
 - A-500.00 North Elevations (Cedar St) - Existing and Proposed
 - A-501.00 West Elevations - (Palisade St) Existing and Proposed
 - A-502.00 South Elevations - Existing and Proposed
 - A-503.00 East Elevations - Existing and Proposed
 - A-504.00 AHRB Materials, Cedar + Palisade St Elevations

- SW-1 Stormwater Management Design Plans by: Community Designs Engineering D.P.C.
MLA - revised