



COMMUNITY DESIGNS  
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March 22nd, 2023

To: Planning Board of Appeals- Village of Dobbs Ferry

Re: Seeking approval for a new two family dwelling and 2-lot subdivision

Address: 86 Maple St, NY 10522

**Section: 3.90 Block: 51 Lot: 2 Zone: MDR1**

As per the recent review memos by Nelson Pope Voorhis and AI Engineers, as well as the comments at the last Planning board meeting on March 2nd 2023. Please see the attached revised drawings with revision markers bubbled and labeled with revision marker 1 and response memo's attached. The proposed elevations have been updated with new design features and additional elements to enhance mainly the front elevation aesthetics as per the boards request.

Please feel free to contact the undersigned, should you have any questions or concerns about the application prior to the meeting.

Sincerely,

ADAMO MAIORANO  
B. ARCH, ASSOC. AIA



## 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

**RE:** 86 Maple Street

*NOTE: PLAN REVISIONS BUBBLED ON  
PLANS AND LABELED W/REVISION  
MARKER 1*

Michael Lang (the "Applicant" and "Owner") is seeking Site Plan and Subdivision approval for a proposed two-lot subdivision and new two-family dwelling. The property is located at 86 Maple Street, Section Block and Lot 3.90-51-2 ("Project Site") and is located in the MDR-1, Mixed Density Residential 1, zoning district.

### GENERAL AND PROCEDURAL COMMENTS

1. **SEQR.** This application is categorized as an Unlisted Action under SEQR.
2. **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.
3. **Subdivision Approval.** This application requires Subdivision approval by the Planning Board per Section 300-70 of the Land Use and Zoning Chapter. A public hearing will be required.
4. **Zoning.** The Applicant provided a zoning table for the MDR-1 district. The current submission of the project required approval from the Zoning Board of Appeals, which was given on December 14, 2022, for the following variances:
  - a. **Lot area.** The MDR-1 zoning district requires minimum lot areas of 5,000 square feet. Lot 1 is proposed as 3,932 square feet and Lot 2 is proposed as 3,902 square feet. Refer to Site Plan comment 2.
  - b. **Lot depth.** The MDR-1 zoning district requires a minimum lot depth of 100 feet. Lot 1 is proposed as 78.65 feet and Lot 2 is proposed as 77.45 feet.

- c. Front yard. Lot 2 is proposed as having an 18 feet front yard; the bulk requirement is 20 feet.
  - d. Rear yard. The required rear yard is 25 feet. Lot 1 is proposed as 21.8 ft, and Lot 2 is proposed as 16.83 ft.
  - e. First side yard. Lot 2 is proposed to have a seven (7) foot first side yard; the requirement is ten (10) feet.
  - f. Building coverage. The MDR-1 zoning district permits 27% building coverage. Lot 1 proposed 35.9 % and Lot 2 proposed 40.3%.
  - g. Impervious coverage. The MDR-1 zoning district allows for 54% impervious coverage. Lot 1 proposed 65.1%.
  - h. Lot area/unit. The required lot area per unit is 2,500 square feet for the MDR-1 district. Lot 1 is proposed with 1,966 square feet per unit and Lot 2 is proposed with 1,951 square feet per unit.
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.
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

1. **State Energy Code Requirements.** The applicant selected "Yes" for question 9 in the SEAF Part 1. Please describe the design features and technologies of the application. *THE PROJECT WILL 'MEET' STATE ENERGY CODE REQUIREMENTS AS REQUIRED, NOT EXCEED AS LABELED. QUESTION 9 CAN BE CHANGED TO NO*
2. **Threatened or Endangered Species.** The EAF identified the following threatened or endangered species: Bald Eagle. However, upon review of the Project Site, this is not a habitat for the Bald Eagle.
3. **Archeological Site.** The EAF identified the site as being in or adjacent to an area designated as sensitive for archaeological sites. However, upon review of the Project Site, this site has been previously disturbed.

#### SITE PLAN COMMENTS

1. **Lighting.** Is 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. *→ NOTE ON SITE PLAN: NO PROPOSED LIGHTING ON THE SITE, JUST LIGHTING ON THE DWELLING LABELED ON THE ELEVATIONS PAGE A.2*



2. **Tree Removal.** The Applicant states "no trees to be removed" on the site development plan review checklist. A Google Street shows that there may be trees on site. Are these to remain, or are they being removed? *THE TREES ARE LOCATED AT AND BEYOND PROPERTY LINE AT NEIGHBORING RESIDENCE. NO TREES TO BE REMOVED AS PER SITE PLAN.*
3. **Landscaping.** The Applicant has included a landscaping legend, tree planting detail, and tree protection detail. It appears that these are in compliance with §300-44 of the Zoning and Land Use chapter. The landscaping legend states, "proposed variety flowering shrubs." These should be of native variety. *LANDSCAPING LEGEND ON SP.1 MODIFIED.*
4. **Stormwater Management Plan.** The Applicant has provided a stormwater management plan. The Village Engineer will review and provide comments on this information.
5. **Erosion and Sediment Control.** The Applicant provided proposed erosion and sediment details. The Village Engineer will 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:

- Plan Submittal Form, dated January 31, 2023
- LWRP Consistency Review Costal Assessment Form, dated February 1, 2023
- Short Environmental Assessment Form Part 1, dated October 25, 2022
- Lot Survey, stamped by Richard J Domato, dated February 27, 2022,
- Subdivision Map, stamped by Richard J Domato, dated June 11, 2022
- Site/Subdivision Plans, 4 sheets, stamped by Marco Angelo Maiorano, dated February 2, 2023, including the following:
  - SP.1- Site Plan, Notes, & Details
  - SP.2
  - A-1
  - A.2



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March 17th, 2023

AI Engineers

Attn: Anthony Oliveri, P.E.

570 Taxter Road, Suite 300

Elmsford, NY 10523

Subject: Response to the Planning board review comments dated: 2/28/2023.

Location: 86 Maple Street Village of Dobbs Ferry, NY (Parcel no: 3.90-51-2) Site Plan review.

As requested please see our attached stormwater drainage design plans for the above subject location.

Stormwater:

(Note: All revisions bubbled with revision marker 1.)

1. Storm water calculations chart updated on Sp.1. Storm water calculations attached with percolation volume.
2. Distance shown on Sp.1. Pop-up emitter for overflow shown with distance from neighboring property/ROW.
3. Percolation testing chart and results on Sp.1. Pictures of test conducted and date on Sp.1.
4. Rim, invert and sump elevations shown on Sp.1 for trench drain and drywell inverts with unit elevations shown.
5. Spot elevations additionally added to retaining walls and steps on Sp.1. All proposed walls to be constructed are under 4 feet.
6. Note added to SP.1 No known drainage structures located on Lot 1.
7. Owner to complete for road opening curb cut on Devoe Street.

Sincerely,

*Adamo Maiorano*

Adamo Maiorano, Assoc. AIA.

CLIENT	MADE BY	CHECKED BY	PROJECT NO.	
PROJECT 86 MAPLE STREET # DEVEST.	MM	AM		
SUBJECT STORM-WATER CALCS.	DATE	DATE	REVISION	SHEET NO.
	3-18-23	3-18-23		1

(PERC #1) FRONT YARD.

(A) "SLOWEST" RATE OF PERC.  $(1.08 \frac{\text{MIN}}{\text{INCH}}) \rightarrow \frac{60 \text{ MIN/HR}}{1.08 \text{ MIN/IN}} = \underline{\underline{55.56 \frac{\text{IN}}{\text{HR}}}}$

(B) TIME OF CONCENTRATION  $T_c = 20 \text{ MIN.}$

$$T_{c20} = \text{RATE OF PERC.} = \frac{55.56 \frac{\text{IN}}{\text{HR}}}{3} = \underline{\underline{18.52 \frac{\text{IN}}{(20 \text{ MIN})}}}$$

(C) FRONT AREA TO MANAGE  $\approx \underline{\underline{405 \text{ FT}^2}}$

(D) ASSUME (1) CULTEC 330XL HD UNIT :  $\text{SIDE AREA} = 210 \text{ FT}^2$   
 $\text{BASE AREA} = \underline{\underline{110 \text{ FT}^2}}$   
 $320 \text{ FT}^2$

(E) DETERMINE VOLUME OF PERC.  $\frac{18.5 \frac{\text{IN}}{20 \text{ MIN}}}{[12''/\text{FT}]} \times 320 \text{ FT}^2 = \underline{\underline{493 \text{ FT}^3}}$

(F) DESIGN STORM = 7.56 INCHES

DETERMINE TOTAL VOLUME TO MANAGE :  $\frac{7.56}{[12''/\text{FT}]} \times 405$

DETERMINE TOTAL VOLUME TO MANAGE. =  $\underline{\underline{255.15 \text{ FT}^3}}$

(G) DETERMINE VOL. TO MANAGE w/ DRYWELLS =  $255.15 - 493$

DETERMINE VOL. TO MANAGE w/ DRYWELLS =  $\underline{\underline{(-237.9) \text{ FT}^3}}$

(H) DETERMINE NO OF DRYWELLS :  
 $330 \text{ XLHD} = 92.79 \text{ CF/UNIT}$

$$\text{NO. OF UNITS} = \frac{-237.9 \text{ FT}^3}{92.79 \text{ FT}^3/\text{UNIT}}$$

$$\text{NO OF UNITS} = \underline{\underline{-2.5 \text{ UNITS}}}$$

: USE (1) CULTEC UNIT 330XLHD



CLIENT	MADE BY	CHECKED BY	PROJECT NO.	
PROJECT 86 MAPLE STREET & DEVEST.	MM	AM		
SUBJECT	DATE	DATE	REVISION	SHEET NO.
(STORM-WATER) CALCS.	3-18-23	3-18-23		2

### (PERCOLATION #2) REAR YARD

① "SLOWEST" RATE OF PERC.  $3.03 \frac{\text{MIN}}{\text{INCH}} \rightarrow \frac{60 \frac{\text{MIN}}{\text{HR}}}{3.03 \frac{\text{MIN}}{\text{INCH}}} = \underline{\underline{19.8 \frac{\text{IN}}{\text{HR}}}}$

② TIME OF CONCENTRATION  $T_c = 20 \text{ MIN}$

$$T_{c20} = \text{RATE OF PERC.} = \frac{19.8 \frac{\text{IN}}{\text{HR}}}{3} = \underline{\underline{6.6 \frac{\text{IN}}{20 \text{ MIN}}}}$$

③ AREA TO MANAGE @ REAR PORTION = 1,576 FT<sup>2</sup>

④ ASSUME (6) CULTEC 330XL UNITS. SIDE AREA = 460 FT<sup>2</sup>  
 BASE AREA = 372.8 FT<sup>2</sup>  
832.8 FT<sup>2</sup>

⑤ DETERMINE VOL. OF PERC. =  $\frac{6.6 \frac{\text{IN}}{20 \text{ MIN}}}{[12 \text{ IN/FT}]} \times 832.8 \text{ FT}^2$

DETERMINE VOL OF PERC. = 458.04 FT<sup>3</sup>

⑥ DESIGN STORM = 7.56 INCHES

DETERMINE TOTAL VOLUME TO MANAGE:  $\frac{7.56}{[12 \text{ IN/FT}]} \times 1,576 \text{ FT}^2$

DETERMINE TOTAL VOLUME TO MANAGE = 992.88 FT<sup>3</sup>

⑦ DETERMINE VOL TO MANAGE W/ DRYWELLS =  $992.88 - 458.04$   
534.84 FT<sup>3</sup>

CLIENT	MADE BY	CHECKED BY	PROJECT NO.	
PROJECT 86 MAPLE STREET & DEVOE ST.	MM	AM		
SUBJECT (STORM-WATER) CALS	DATE	DATE	REVISION	SHEET NO.
	3-18-23	3-18-23		3

PERC. #2 (CONT.) - REAR YARD

④ DETERMINE NO. OF DRYWELLS:

330XLHD - 92.79 CF/UNIT

$$\text{NO OF UNITS} = \frac{534.84 \text{ FT}^3}{92.79 \text{ CF/UNIT}}$$

$$\text{NO. OF UNITS} = \underline{5.76 \text{ UNITS}}$$

∴ USE (6) CULTEC UNITS 330XLHD