



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: April 4, 2022

RE: 145 Judson Avenue

Jacob Onufrychuk (“Applicant” and “Owner”) is seeking preliminary Site Plan approval to widen an existing driveway, add a section of sidewalk, add a three (3) feet stone retaining wall, and regrade the rear yard (“Project”). The property is located at 145 Judson Avenue, Section Block and Lot 3.170-151-3 (“Project Site”) and is located in the OF-3, One-Family Residential 3, zoning district.

GENERAL AND PROCEDURAL COMMENTS

1. **Zoning.** The Applicant has provided a bulk table for the OF-3 Zoning District. The Project will meet the zoning requirements. However, the required maximum development coverage is incorrect and needs to be updated based upon the sliding scale per Table B-3 as required in Section 300-35(3) of the Zoning chapter.

SITE PLAN COMMENTS

1. **Lighting.** The Applicant is proposing to install one light. Please provide details on the light being proposed for the Project. 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.

SUBMISSION MATERIALS

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

- Plan Submittal Form, prepared by Daniel Sherman, L.A., dated February 1, 2022
- Survey Map by Ronald Persaud, L.S., dated July 13, 2021
- Site Plan Sheet L-1 by Westover Landscape Design, last revised March 15, 2022