



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: 21 Bellaire Drive

Catey Hill and Jay Robert (the “Applicant” and “Owner”) are seeking Site Plan approval for an addition over an existing garage and porch, a new retaining wall, and a rear deck expansion. The property is located at 21 Bellair Drive, Section Block and Lot 3.160-144-3 (“Project Site”) and is located in the OF-5, One Family Residential 5, zoning district.

GENERAL AND PROCEDURAL COMMENTS

1. **County Board Referral.** This Project requires a notification to the Westchester County Planning Board per section 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 boundary of the Village of Dobbs Ferry.
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-5 district.
 - a. The property has a preexisting nonconforming lot width, where the Project Site’s lot width is 50 feet, and 75 feet is required.

- b. The property has a preexisting nonconforming front yard setback, where the Project front yard setback is 19.2 feet, and 25 feet is required.
- c. The property has a preexisting nonconforming side yard setback (each), where the Project side yard setback is 4.3 feet on the left side and 6.7 feet on the right side, and 10 feet is required.
- d. The property has a preexisting nonconforming both side yard setback, where the side setback is 11 feet, and 25 feet is required

The Applicant was before the Zoning Board of Appeals on January 12, 2022, and received the following area variances:

- Five (5) feet and nine (9) inches for the minimum required side yard setback; and
 - Fourteen (14) feet and four (4) inches for the combined side yard setback.
5. **Architectural and Historic Review Board.** This application will require Architectural and Historic Review Board approval.
 6. **Local Waterfront Revitalization Consistency.** The Village 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. **Walls.** The Applicant should provide the height of the proposed retaining wall. The proposed retaining wall should meet the requirements of §300-42(B) of the Zoning chapter.
2. **Lighting.** Is the Applicant proposing new lighting? If so, a lighting plan should be provided, and all lighting must comply with §300-41 of the Zoning chapter.
3. **Landscaping.** The Applicant should provide a landscaping plan and a schedule of proposed planting per §300-44 of the Zoning chapter.
4. **Trees.** Is the Applicant proposing to remove any trees? If so, the Applicant will need a tree permit.
5. **Stormwater Management Plan.** The Applicant provided a stormwater management plan. The Village Engineer will review and provide comment on this information.
6. **Erosion and Sediment Control.** The Applicant has provided a proposed erosion and sediment control plan. The Village Engineer will review and provide comment on this information.

SUBMISSION MATERIALS

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

- Site Plan Application prepared by Daniel Contelmo dated March 15, 2022
- Short EAF for Part 1 prepared by Daniel Contelmo dated March 15, 2022
- Coastal Assessment Form prepared by Daniel Contelmo dated March 15, 2022
- Site Plans by Daniel Contelmo Architects dated March 15, 2022
 - S-1 Proposed Site Plan
 - S-2 Existing Site Plan
 - S-3 Survey prepared by Edward G. Mihalcsó, dated April 13, 2007