



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: 39 Riverside Place

Gregory Sharp (the “Applicant” and “Owner”) is seeking Site Plan approval to replace an existing single-family house with a new single-family house. The property is located at 39 Riverside Place, Section Block and Lot 3.80-36-26 (“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 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 MDR-1 district.
 - a. The property has a preexisting nonconforming lot width, where the Project Site’s lot width is 44.24 feet, and 50 feet is required.
 - b. The property has a preexisting nonconforming side yard setback (each), where the side yard setback is 8.5 feet, and 10 feet is required.
 - c. The property has a preexisting nonconforming both side yard setback, where the both side yard setback is 18.5 feet, and 20 feet is required

The Applicant was before the Zoning Board of Appeals on February 9, 2022, and received the following area variances:

- Eight (8) feet and six (6) inches for the minimum required combined side yard setback, where 20 feet is required; and
 - One (1) foot and six (6) inches for the one side yard setback, where 10 feet is required.
4. **Architectural and Historic Review Board.** This application will require Architectural and Historic Review Board approval.
 5. **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. **Lighting.** Is the Applicant proposing any exterior lighting? The Applicant should provide a lighting plan and all lighting must comply with §300-41 of the Zoning chapter.
2. **Landscaping.** The Applicant provided a landscaping plan per §300-44 of the Zoning chapter. The proposed plants are non-invasive.
3. **Stormwater Management Plan.** The Applicant provided a stormwater management plan. The Village Engineer will review and provide comment.
4. **Erosion and Sediment Control.** The Applicant provided a proposed erosion and sediment control plan. The Village Engineer will review and provide comment.

SUBMISSION MATERIALS

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

- Site Plans by Gregory Sharp Architect, P.C., dated March 14, 2022
 - T-001 Title Page
 - Survey
 - T-002 Existing Conditions
 - T-003 Details
 - A-001 Proposed Site & Landscape Plan
 - A-002 Proposed Floor Plans
 - A-003 Propose Roof Plan & Neighbors Views

- A-004 Proposed Elevations
- A-005 Proposed Elevations
- A-006 Perspectives
- A-007 Perspectives
- Site Plan Application prepared by Gregory Sharp, dated March 15, 2022
- Short EAF form Part 1 prepared by Gregory Sharp, dated March 15, 2022
- Coastal Assessment Form prepared by Gregory Sharp, undated