



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: February 28, 2022

RE: 50 Judson Avenue

Steven Secon Architect
Responses 03 08 22

Jonathan Newman & Michelle Perillo ("Applicant" and "Owner") are seeking Site Plan approval to construct additions to a one family residence. The additions include a new first floor addition, a rear deck addition, interior alterations, driveway widening, and drainage alterations ("Project"). The property is located at 50 Judson Avenue, Section Block and Lot 3.120-116-5 ("Project Site") and is located in the OF-3, One Family 3, 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 has provided a zoning table for the OF-3 district.
 - a. The Project has an existing nonconformity for minimum lot width, where the Project Site's lot width is 78.5 feet, and 100 feet is required.
 - b. Per the Building Inspector's December 23, 2021, zoning review letter, the Project will have a side yard setback of 13 feet and nine (9) inches where 15 feet is required. The zoning table needs to be updated to reflect this determination.

change bubbled
drwg A-1

- c. The Project will have a combined side setback of 30 feet 7 inches where 40 feet is required.

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

- Nine (9) feet and three (3) inches for the minimum required combined side yard setback; and
 - One (1) foot and three (3) inches for the one side yard setback.
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

- all exterior lights shall be shielded and "dark-sky" compliant see A6
1. **Lighting.** Does the Applicant propose any exterior lighting on the addition? 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. **only restoration nothing new planted**
 3. **Trees.** Is the Applicant proposing to remove any trees? **yes 4**
 4. **Stormwater Management Plan.** The Applicant provided stormwater management details. The Village Engineer will review and provide comment on this information.
 5. **Erosion and Sediment Control.** The Applicant provided erosion and sediment control details. The Village Engineer will review and provide comment on this information.
- changes bubble see A1

SUBMISSION MATERIALS

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

- Site Plan Application by Steven Secon Architect, dated February 16, 2022
- Survey Map by NY Land Surveyor PC, undated
- Coastal Assessment Form by Steven Secon Architect, dated February 16, 2022
- Site Plans by Steven Secon Architect, last revised February 14, 2022



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MEMORANDUM

TO: Stephen Hunter, Planning Board Chairman

CC: Planning Board Members
Melissa Gilbon Ferraro, Village Administrator
Dan Roemer, Building Inspector
Dan Pozin, Planning Board Attorney
Valerie Monastra, Village Planner

FROM: Anthony Oliveri, P.E.

DATE: February 23, 2022

RE: Site Plan Review
50 Judson Avenue
Village of Dobbs Ferry

With regard to the above-mentioned project, this office has reviewed the following plans and submittals:

- Survey, prepared by NY Land Surveyor PC, not dated
- Site Plan and plan set, Created by Stevens Secon Architect, last dated 2/14/2022
- Sit Plan application, dated 2/16/2022

This plan has not been reviewed by this office for compliance with the zoning code.

Project Description: Rear deck and addition, driveway widening, drainage and interior alterations.

Our comments are as follows:

1. It is noted on the plan that the Zoning board approval of the 9.3' side yard variance was granted on 2/9/22.
2. "Storm water Calculator" seen on Plan sheet A-1 shows a 2 c.f./s.f./day percolation rate. Perc Test data, and test pit data need to be provided for stormwater review.

see drwg
7/A1

changes bubbled
see A1

3.

At least one inspection port per row of infiltrators must be provided for each of the proposed infiltration systems.

changes bubbled
drwg A1

4.

Show all proposed piping on the plan and provide rims/inverts/sizes for all associated drainage structures.

The applicant should provide annotated responses to each of the comments outlined herein with any subsequent submissions. We will be happy to continue our review once responses are provided.

Thank you

- A-1. Site Plan, Zoning Data, Notes and Legend
 - A-1.1 Outline Specifications
- A-2. Existing Plands and Elevations
- A-3 Proposed Basement Plan
- A-4 Demo & Proposed 1st Fl Plans
- A-5. Proposed Attic and Roof Plans
- A-6. Exterior Elevations
- A-7. Exterior Elevations
- A-8. Proposed Section
- A-9. Interior Elevation
- A-10. Details and Schedules