



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: 86 Main Street

86 Main Street LLC 001 (the “Applicant” and “Owner”) is seeking Site Plan approval for rear yard alterations. The Applicant is proposing a retaining wall, paved terraces, and fencing. The property is located at 86 Main Street, Section Block and Lot 3.80-44-13 (“Project Site”) and is located in the DB, Downtown Business, 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 Old Croton Aqueduct Trailway State Park.
2. **SEQR.** This application is categorized as a Type II action under SEQR because it consists of the “construction, expansion or placement of a minor accessory/appurtenant residential structures.” No additional SEQR review is necessary.
3. **Site Plan Approval.** This application requires Site Plan approval by the Village Board of Trustees and a recommendation by the Planning Board per Section 300-52 of the Zoning chapter. A public hearing conducted by the Village Board will be required for Site Plan approval.
4. **Zoning.** The Applicant is located in the DB, Downtown Business zone. Details of the proposed retaining wall and fence should be provided to ensure that they comply with Section §300-42 of the Zoning chapter

5. **Architectural and Historic Review Board.** This application will require Architectural and Historic Review Board approval and falls within the Downtown Design Guidelines.
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. **Fences and Walls.** The Applicant should provide height and material details for the proposed fence and retaining wall. The proposed fence and retaining wall must meet the requirements of §300-42(B) of the Zoning chapter.
2. **Lighting.** The Applicant is proposing new exterior lighting. All lighting must comply with §300-41 of the Zoning chapter.
3. **Landscaping.** Is landscaping proposed? If so, the Applicant should provide a landscaping plan and a schedule of proposed planting per §300-44 of the Zoning chapter.
4. **Stormwater Management Plan.** The Applicant should provide a stormwater management plan for the Village Engineer to review and provide comment on.
5. **Erosion and Sediment Control.** The Applicant should provide a proposed erosion and sediment control plan for the Village Engineer to review and provide comment on.

SUBMISSION MATERIALS

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

- Site Plans by De La Garza Architecture LLC dated December 6, 2021, containing the following sheets:
 - Surveys, Site Plan, Selections
 - Drainage Engineering Plans
- Site Plan Application by Javier De La Garza, AIA, LEED AP, undated
- Short Environmental Assessment Form,
- Coastal Assessment Form by Frank Porco, dated March 16, 2022