



## MEMORANDUM

**TO:** Stephen Hunter, Chair and Members of the Village of Dobbs Ferry Planning Board

**FROM:** Valerie Monastra, AICP  
Sam Justiniano, Planning Analyst

**CC:** Dan Roemer, Building Inspector  
Anthony Oliveri, P.E., Village Engineer  
Dan Pozin, Village Attorney

**DATE:** April 28, 2023

**RE:** 87 Lefurgy Avenue

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Pratik Anand (the “Applicant” and “Owner”) is seeking Site Plan approval to construct a new one-family residence on a vacant lot. The property is located at 87 Lefurgy Avenue, Section Block and Lot 3.50-17-2.2 (“Project Site”) and is located in the OF-2, One Family Residential 2, zoning district.

### GENERAL AND PROCEDURAL COMMENTS

1. **House Number.** As previously noted, the application submitted to the Village was designated as “0 Lefurgy Avenue” while the application notes the house number as “87 Lefurgy Avenue.” We note that Westchester County GIS Municipal Tax Parcel Viewer has the property address as “Lefurgy Ave” without a house number. This should be clarified and made consistent. **The most recent submissions from the Applicant continued this inconsistency with the architectural plans having 0 Lefurgy Ave and the engineering plans having 87 Lefurgy Ave.**
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-2 district. The Applicant provided a zoning table. This application received the following variance from the Zoning Board of Appeals at its February 8, 2023, meeting:
  - a. Side yard setback variance of 6.1 feet.

5. **Architectural and Historic Review Board.** As previously noted, this application will require Architectural and Historic Review Board approval and falls within the Residential Design Guidelines found in Appendix G of the Zoning and Land Use chapter. **As of the most recent submission the following information still needs to be provided to complete this application:**
  - a. Materials list, including finishes and color schedule.
  - b. Specifications sheet for lighting, windows, doors etc.
  - c. Show the building in relation to neighboring properties.
6. **Local Waterfront Revitalization Consistency.** The Planning 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.
7. **Bald Eagles.** The Applicant submitted a SEAF part 1, but it does not correctly reflect the appropriate response for #15. The EAF Mapper identified that the site has the potential to contain the species or associated habitat of the Bald Eagle. Given that the site is essentially undisturbed trees, it will have to be reviewed by the NYSDEC for the occurrence of these animals. **Has the applicant received correspondence from the NYSDEC?**

#### **OUTSTANDING SITE PLAN COMMENTS**

1. **Grading Plan.** As previously noted, a grading plan should be provided.
2. **Lighting.** Is exterior lighting proposed for the site? If so, the Applicant should provide a lighting plan, and all proposed lighting must comply with §300-41 of the Zoning chapter.
3. **Trees.** Will tree removal be required for the project? The proposed project seems to be located where there are currently trees. The Village of Dobbs Ferry recently adopted new tree removal regulations. Please identify if any tree removal is required and submit a planting plan that meets §300-51(i), Tree Valuation, by providing the total aggregate diameter of trees proposed for removal and the total aggregate diameter of trees proposed to be planted.
4. **Landscaping.** As previously noted, the Applicant has not provided a landscaping plan per §300-44 of the Zoning chapter, and one will need to be provided.
5. **Stormwater Management Plan.** The Applicant has not yet provided a Stormwater Management Plan. As per §262-4E of the Village Code, a stormwater management and erosion and sediment control permit must be obtained for any development or land-disturbing activity. Once provided, the Village Engineer will review the plan and comment on this information.

6. **Erosion and Sediment Control.** The Applicant has not provided soil erosion and sediment control notes. Once provided, we defer to the Village Engineer to review and provide comments on this information.

#### **SUBMISSION MATERIALS**

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

- Engineering Plan Set by Paul Gdanski, PE, PLLC, dated March 27, 2023 including the following:
  - 1 of 2 Plot Plan
  - 2 of 2 Detail Sheet
- Architectural Plan Set by LR Lerner Architecture PC, dated August 24, 2022, including the following:
  - A1- Site Plan, Notes, last revised April 13, 2023
  - A2- Topographic Section, Zoning Analysis, Riser Diagram
  - A4- Attic Plan, Lower Level Plan, dated September 1, 2022
  - A5- Floor Plans, Main Levels & Upper Level, last revised April 19, 2023
  - A6- Sections A & B
  - A7- Sections C & D
  - A8- Exterior Elevations
  - A13- Renderings
  - A14- Sky Exposure Plane