



## 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:** 11 Fairlawn Ave

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Gregory Sharp (the “Applicant” and “Contract Vendee”) is seeking Site Plan approval to build a single family house with connecting garage and driveway, as well as landscaping on a currently vacant lot. The property is located at 11 Fairlawn Ave, Section Block and Lot 3.150-134-12 (“Project Site”) and is located in the OF-6, One Family Residential 6, zoning district.

## FINAL REVISIONS

1. **Zoning.** The Applicant provided a zoning table for the OF-6 district, showing the need for two variances. The Applicant went before the Zoning Board of Appeals at its March 8, 2023, meeting and received the following variances:
  - a. Front yard setback. Variance of 30’ 9 ½”
  - b. Side yard setback. Variance of 3’ 4 ½”

Upon further review of this application, the zoning table regarding steep slopes, building coverage, and impervious coverage are incorrect. While we believe the application as proposed will still be compliant, a correct zoning table should be resubmitted to the Building Department.