



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 29, 2022

RE: 2 Summit Terrace

Lauren and Jason Baird (the “Applicant” and “Owner”) are seeking Site Plan approval for renovations and an addition to a one-family residence. The renovations include remodeling the kitchen, extending the laundry room, reconfiguring the garage and reducing the size of the garage door (“Project”). The property is located at 2 Summit Terrace, Section Block and Lot 3.60-27-8.2 (“Project Site”) and is located in the OF-4, One-Family Residential 4, 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 OF-4 district, and the proposed project will be compliant with the zoning requirements.
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 not provided a Coastal Consistency Form and needs to submit one.

SITE PLAN COMMENTS

1. **Lighting.** The Applicant provided a lighting plan. All lighting must comply with §300-41 of the Zoning chapter.
2. **Stormwater Management Plan.** The Applicant provided a stormwater management plan. The Village Engineer will review and provide comment on this information.
3. **Erosion and Sediment Control.** The Applicant has provided a proposed erosion and sediment control plan. The Village Engineer will review and provide comment on this information.

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 Jason Baird, dated April 14, 2022
- Short EAF Form part 1 by Jason Baird, dated April 14, 2022
- Site Plans by Mitchell Koch Architects last revised February 21, 2022
 - T1.0 General Notes, Legends, Site Plan, Zoning Table, Demolition Plans
 - A1.0 Plans
 - A2.0 Exterior Elevations
 - A3.0 Building Sections, Section Details
 - A3.1 Dining Room Details