**VILLAGE OF DOBBS FERRY PLANNING BOARD**

**RESOLUTION GRANTING SITE PLAN APPROVAL**

**FOR THE CONSTRUCTION OF A SWIMMING POOL AND RELATED SITE IMPROVEMENTS AT**

**264 Clinton Avenue**

**WHEREAS**, James and Heather Rhyu, owners, have applied for site plan approval to construct an inground swimming pool in the rear yard of a single-family house and make related site improvements, including deck, pool patio, retaining walls, and stormwater mitigation system on the property at 264 Clinton Avenue, and denoted on the tax assessment maps as Section 3.160, Block 142, Lot 11, and located in the OF-3 zoning district, and

**WHEREAS,** the following plans and documents were submitted as part of the application:

“Site Plan”, Revised 4/15/21, Sheet S100.

“Specifications”, Dated 3/8/21, Sheet SP100.

“Schedules”, Dated 3/8/21, Sheet SP200.

“Demolition Plans”, Dated 3/8/21, Sheet D100.

“Plans”, Dated 3/8/21, Sheet A100.

“Structural Plans”, Dated 3/8/21, Sheet ST100.

“Mechanical Electrical Plans”, Dated 3/8/21, Sheet ME100.

“Exterior Elevation”, Dated 3/8/21, Sheet A201.

“Exterior Elevation”, Revised 4/7/21, Sheet A200.

“Building Section”, Dated 3/8/21, Sheet A300.

“Building Section”, Dated 3/8/21, Sheet A301.

“Pool Sections”, Dated 3/8/21, Sheet A302.

“Interior Elevations”, Dated 3/8/21, Sheet A400.

“View Analysis”, Revised 4/7/21, Sheet V100.

“Topographical Survey”, Dated 4/18/20.

Letters from Niall Cain, Dated 4/7/21 and 4/15/21.

Site Plan Application, Dated 3/24/21.

Short Environmental Assessment Form (EAF), Dated 3/24/21.

**WHEREAS**, the Planning Board is familiar with the site and surrounding area and the proposed improvement plans and at their meeting of May 6, 2021 held a duly noticed public hearing and all comments were considered, and

**WHEREAS**, the proposed retaining wall and related site improvements as herein proposed constitutes a type II action under the State Environmental Quality Review Act (“SEQRA”), and is therefore exempt from further environmental review.

**NOW THEREFORE BE IT RESOLVED,** that the Planning Board of the Village of Dobbs Ferry herein grants site plan approval for the subject application, conditioned on the following:

1. All applicable provisions of the Village, County, and State regulations shall be met.
2. Prior to the issuance of a Building Permit, all required site plan and Village consultants’ review fees shall be paid.
3. The following Language shall be added to the plan:

“Approved subject to all requirements and conditions of a May 6, 2021 resolution of the Planning Board of the Village of Dobbs Ferry, New York. Any change, erasure, modification, or revision of this plan, absent re-approval from the Planning Board, shall void this approval”.

**BE IT FURTHER RESOLVED**, that this Resolution shall have an effective date of May 6, 2021.

Motion By: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Seconded by: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Vote: In Favor Opposed Abstaining Absent

Chairman Hunter

Mr. Lane Mr. Brosnahan

Mr. Hale

Ms. Haupt

Mr. Winder, alternate

I hereby attest that the above Resolution was approved by the Planning Board at its May 6, 2021 Meeting, and that I have been authorized to sign this Resolution by decision of the Planning Board.

Chairman Hunter Date