



## 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:** May 31, 2022

**RE:** 11 Bramley Lane

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Michael Ford and Lauren Herzog ("Owner") is seeking Site Plan approval to install a new front yard dry well and repairs to rear yard patio. The property is located at 11 Bramley Lane, Section Block and Lot 3.14-126-11 ("Project Site") and is located in the OF-4, One-family Residential 4, 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 the Saw Mill Parkway.
2. **SEQR.** This application is categorized as a Type II action under SEQR because it consists of the "construction or expansion of a "construction, expansion or placement of minor accessory/appurtenant residential structures, including garages, carports, patios, decks, swimming pools..." 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.** This application does not require a zoning table to be submitted.
5. **Architectural and Historic Review Board.** This application does require Architectural and Historic Review Board approval.

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. This application involves the installation a dry well and repairs to an existing patio. There are no planning comments associated with this application.

#### **SUBMISSION MATERIALS**

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

- Site Plan Application dated May 12, 2022
- Short EAF for Part 1 dated May 12, 2022
- Coastal Assessment Form dated May 12, 2022
- Engineering Plans by Grigg and David Engineers dated April 7, 2022
- Site Plans by MJ McGarvey PC dated July 30, 2021 sheets A-100, A-300, and A-400