



## 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:** June 2, 2022

**RE:** 45 Northfield Avenue

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Harvinder Julka (the “Applicant” and “Owner”) is seeking Site Plan approval for the construction of a 584 square foot brick terrace to the rear yard of an existing single-family dwelling. The Applicant previously sought an area variance from the Zoning Board of Appeals that would have provided relief from the maximum lot coverage by building requirement of 27%, where the Applicant was proposing 36.77% and it was denied. The revised application before the Planning Board does not propose to change the existing lot coverage by building of the site. The property is located at 45 Northfield, Section Block and Lots 3.100-83-4 (“Project Site”) and is in the OF-6, One-Family Residential 6 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 because the project is within 500 feet of the boundary of the Village of Dobbs Ferry and within 500 feet of a County roadway (Saw Mill River Parkway).
2. **Village Clerk Notification.** Per Section 239 NN of the New York State General Municipal Law, this project will require notification to the Village Clerk of Ardsley as it is a site plan review and within 500 feet of the adjacent municipality. Notice shall be given by mail or electronic submission at least ten days prior to the public hearing(s).
3. **SEQR.** This application is categorized as a Type II action under SEQR because it consists of the “construction or expansion of a single-family, a two-family or a three-family residence on an approved lot including provision of necessary utility connections”. No additional SEQR review is necessary.

4. **Site Plan Approval.** This application requires Site Plan approval by the Planning Board per Section 300-52 of the Zoning chapter. A public hearing conducted by the Planning Board will be required for Site Plan approval.
5. **Zoning.** The Applicant provided a zoning table, and the proposed project would be zoning compliant.
6. **Architectural and Historic Review Board.** This application will require Architectural and Historic Review Board approval.
7. **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 is yet to provide a Coastal Consistency Form.

#### **SITE PLAN COMMENTS**

1. **Lighting.** Does the Applicant propose any exterior lighting on the addition? All lighting should comply with the residential standards of §300-41 of the Zoning chapter.
2. **Landscaping.** If any plantings are proposed, the Applicant should submit a landscaping plan, per §300-44 of the Zoning chapter.
3. **Stormwater Management Plan.** The Applicant should submit a stormwater management plan for review and comment by the Village Engineer.
4. **Erosion and Sediment Control.** The Applicant provided erosion and sediment control details. The Village Engineer will review and provide comments.

#### **SUBMISSION MATERIALS**

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

- Narrative Letter by Paddy Steinschneider, dated April 14, 2022;
- Short Environmental Assessment Form part 1, prepared by Paddy Steinschneider dated April 14, 2022;
- Site Plan Application, signed by Harvinder Julka, and dated April 14, 2022;
- Letter to the Village Building Department, prepared by Paddy Steinschneider, and dated April 14, 2022;
- Survey, prepared by Gerald T. O'Buckey, and dated January 18, 2022;

- Site Plans by Gotham Design, dated April 14, 2022, and including the following sheets:
  - CS: List of drawings, location maps, design criteria
  - EX-1: Existing First Floor Plan, North, West, and South Elevations
  - A-1: Existing Site Plan, Proposed Site Plan, and Zoning Table
  - A-2: Terrace Plan, Erosion and Sediment Control Plan, and Details
  - A-3: Proposed North, West, South Elevations, and Detail Section