



MEMORANDUM

TO: Stephen Hunter, Chair and Members of the Village of Dobbs Ferry Planning Board

FROM: Valerie Monastra, AICP

CC: Ed Manley, Building Inspector
Anthony Oliveri, P.E., Village Engineer
Dan Pozin, Planning Board Attorney

DATE: May 31, 2022

RE: 49 Cricket Lane

Allen D. Ross ("Applicant") is seeking Site Plan approval for the construction of a 308 square feet two-story addition to an existing one-family residential dwelling ("Project"). Additional work will include interior renovations to the kitchen and bathroom, replacement of exterior doors and windows, a front stoop, landscaping, and the re-paving of the existing driveway. The two-story addition will be constructed where an existing deck is located. The property is located at 49 Cricket Lane, Section Block and Lot 3.60-20-13 ("Project Site") and is located in the OF-2, One-family Residential 2 zoning district.

GENERAL AND PROCEDURAL COMMENTS

1. **SEQR.** This Project is classified as a Type II Action under SEQR because it consists of the "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.
2. **Site Plan Approval.** This application requires Site Plan approval by the Planning Board per Section 300-52, and a public hearing will be required.
3. **Zoning.** The Applicant has provided a zoning table for the bulk regulation in the OF-2 zoning district. The maximum lot coverage by buildings and impervious surface should be updated to reflect Table B-3, Residential Lot Dimensions and Coverage. In addition, a column should be added for maximum height. Regardless of these minor details, it appears the project will meet all zoning requirements.
4. **Architectural and Historic Review Board.** This application will require Architectural and Historic Review Board approval.

5. **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 has submitted a Coastal Assessment 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. **Limits of Disturbance.** Please show the limits of disturbance on Sheet A-001. In addition, the Applicant should confirm that no tree removal will occur as a result of the proposal.
3. **Landscaping.** The Applicant provided a landscaping plan as per §300-44 of the Zoning chapter. Based on what is provided on Sheet A-001, the Applicant has proposed appropriate plantings that are non-invasive.
4. **Stormwater Management Plan.** The Applicant should submit a stormwater management plan for review and comment by the Village Engineer.
5. **Erosion and Sediment Control.** The Applicant should submit an erosion and sediment control plan for review and comment by the Village Engineer.

SUBMISSION MATERIALS

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

- Site Plan Sets titled 49 Cricket Lane Residence prepared by Allen Ross Architecture, dated May 9, 2022, containing the following sheets:
 - T-001 Cover Sheet
 - RC-001 Code Requirements and Energy Compliance
 - A-001 Site Plan
 - D-100 Basement Removal Plan
 - D-101 First Floor Removals Plan
 - D-102 Second Floor Removals Plan
 - D-200 Elevations Removals
 - D-201 Elevations Removals
 - A-100 Basement Floor Plan
 - A-101 First Floor Plan

- A-102 Second Floor Plan
 - A-200 Elevations South & West
 - A-201 Elevations North & East
 - A-202 Renderings & Existing Photos
 - A-300 Building Sections
 - A-310 Building Section Details
 - A-312 Projecting Garage Roof Details
 - SCH-100 Schedules
- Property Survey Prepared by Edward T. Gannon, titled Survey Prepared for Nicholas L. & Kristin S. Willoughby, and dated May 5, 2022.
 - Site Plan Application, prepared by Allen D. Ross, and dated May 11, 2022.
 - Short EAF Part 1, prepared by Allen D. Ross, and dated May 10, 2022.
 - Coastal Assessment Form prepared by Allen D. Ross, and dated May 10, 2022.
 - Board Lawn Sign Deposit form, prepared by Nicholas Willoughby, and dated May 6, 2022.
 - Escrow Account form, prepared by Nicholas Willoughby, and stamped May 6, 2022.