



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: 55 Livingston Avenue

Ron DiRusso ("Owner") is seeking Site Plan approval to install an overflow drain on their property. The property is located at 55 Livingston Avenue, Section Block and Lot 3.12-104-8 ("Project Site") and is located in the MDR-1, Mixed Density Residential 1, 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 New York State Route 9.
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 not 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 of an overflow drain. 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 April 21, 2022
- Short EAF for Part 1 dated April 21, 2022
- Coastal Assessment Form dated April 21, 2022
- Site Plan by NC Studio Architects dated January 6, 2022