



MEMORANDUM

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

FROM: Valerie Monastra, AICP

RE: 11 Myrtle Avenue

DATE: May 24, 2021

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

Gregory Sharp (the "Applicant") is seeking Site Plan approval to undertake a renovation of a one-family dwelling and installation of new patio and walkways. The property is owned by Nathan and Margaret Munits and is located at 11 Myrtle Avenue, Section Block and Lot 3.50-17-11 ("Project Site"). The property is located in the OF-2, One family Residential, zoning district.

General and Procedural Comments

1. SEQR. This application is categorized as a Type II action under SEQR because it consists of the "construction or expansion of a single-family residence on an approved lot."
2. Site Plan Approval. This application requires Site Plan approval by the Planning Board per Section 300-52. A public hearing will be required for this application.
3. Zoning. This application received the following area variances at the May 12, 2021, Zoning Board of Appeals meeting: 5.5% for lot coverage, 0.2 feet for the side yard setback, 3.6 feet for the combined side yard setback.
4. Architectural and Historic Review Board. This application will need Architectural and Historic Review Board approval and falls within the Residential Design Guidelines.
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 approval. A coastal assessment form has been submitted.

Site Plan Comments

1. The Applicant provided a complete zoning table.
2. Lighting. All proposed lighting must comply with §300-41 of the Zoning chapter. It is recommended that the Applicant provide the additional details of the lighting proposed to document that it will comply with those requirements with their next submission.
3. Trees. It does not appear that any tree removal will be required as a result of the proposed project and therefore, the Applicant does not need a tree permit. The Applicant should confirm this information.
4. Grading and Erosion and Sediment Control. The Applicant has provided topographic information and proposed erosion and sediment control measures. The Village Engineer will review this information and provide comment.
5. Stormwater. The Applicant provided a stormwater plan. The Village Engineer will review this plan and provide comment.
6. Landscaping. A landscaping plan is required by §300-44 as part of this project. Please submit a landscaping plan with plant species and quantities. The regulations recommend indigenous plantings.
7. Fencing. Will there be any fencing installed as part of this project?

Submission Materials

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

- Site Plans by Gregory Sharp Architects last revised January 14, 2021
- Stormwater Management Plan by Hudson Engineering and Consulting P.C. last revised April 1, 2021
- Planning Board application dated May 20, 2021
- Coastal Assessment Form dated May 20, 2021