



MEMORANDUM

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

FROM: Valerie Monastra, AICP

RE: 16 Tiernans Lane

DATE: May 24, 2021

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

Nina Lesser and Stephen Sheng (the “Applicant”) are seeking site plan approval to undertake an addition to and a renovation of the second floor in an existing one-family dwelling. The property is located at 16 Tiernans Lane, Section Block and Lot 3.80-45-30 (“Project Site”) and the property is located in the B, Broadway zoning district.

General and Procedural Comments

1. SEQR. This application is categorized as a Type II under SEQR because it consists of the “construction or expansion of a single-family residence on an approved lot.”
2. County Board Referrals. This project will require 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 as it is less than 5,000 square feet and within 500 feet of an existing state or county park, the Old Croton Aqueduct.
3. 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.
4. Zoning. This application received the following area variances at the May 12, 2021 Zoning Board of Appeals meeting: 5.5% for lot coverage, 9 feet 6 inches for the left side yard setback, 7 feet 10.5 inches for the right side yard setback, 17 feet 4.5 inches for the combined side yard setback, 5 feet 0.75 inches for the prevailing front yards setback, and 3 feet 7.25 inches for the rear yard setback.
5. Architectural and Historic Review Board. This application will require Architectural and Historic Review Board approval and falls within the Residential Design Guidelines.

6. 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. This application involves a minor addition onto a one-family dwelling and a renovation of the second floor. There are no further comments.

Submission Materials

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

- Site Plans and Architectural drawings by Nina Lesser Architects last revised May 20, 2021
- Planning Board application dated May 20, 2021
- Coastal Assessment Form dated May 20, 2021