



MEMORANDUM

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

FROM: Valerie Monastra, AICP

RE: 3 Crescent Lane

DATE: May 24, 2021

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

Richard and Cristina Lamendola (the “Owner” and “Applicant”) are seeking Site Plan approval to replace an existing patio, build a masonry retaining wall, install a hot tub and stormwater management system, regrade the south side yard to level the property, and install landscaping. No work is proposed to the existing one-family dwelling. The property is located at 3 Crescent Lane, Section Block and Lot 3.100-97-51 (“Project Site”) and the property is located in the OF-4, One-Ffamily Residential 4 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, expansion or placement of minor accessory/appurtenant residential structures, including garages, carports, patios, decks, swimming pools...”
2. Site Plan Approval. This application requires Site Plan approval by the Planning Board per Section 300-52 of the Zoning chapter. A public hearing on this application will take place at the June 3, 2021 Planning Board meeting.
3. Zoning. This application meets the Zoning chapter requirements for the OF-4 district. The Site Plan contains a note that reads “proposed outdoor kitchen”. No details have been provided on the outdoor kitchen. If the outdoor kitchen is to include a structure that would be defined as an accessory structure or building under §300-14 of the Zoning chapter, the plans will need to meet the regulations of Accessory Buildings (§300-54(A)) and additional details will be needed.
4. Architectural and Historic Review Board. This application is in front of the 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.

Planning Comments

1. Lighting. The Applicant noted in their response to comments by Gotham Design that no additional lighting will be installed as a result of this project.
2. Landscaping. The Applicant provided a landscaping plan. The proposed locations of the three trees are very close to the property line and one is proposed to be located within the planting bed. The locations of the trees may need to be adjusted. Japanese Holly is on the “watch plant list” for the Lower Hudson Partnership for Regional Invasive Species Management. The Planning Board may want to consider recommending the Applicant replace this species with a native Holly species. The Applicant is proposing to include several native species including the Redbud, White Flowering Dogwood, Inkberry, Sweetpire, Mountain Laurel, and Spicebush.
3. Trees. The Site Plan proposes to remove one tree that was already approved by the Tree Commission for a Tree Removal Permit.
4. Grading and Drainage. The Applicant has provided topographic information and proposed stormwater drainage improvements. The Village Engineer will review this information and provide comment. The submitted survey is a draft copy, and a final signed copy should be submitted.
5. Erosion and Sediment Control. The Applicant has provided proposed erosion and sediment control. The Village Engineer will review this information and provide comment.

Submission Materials

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

- Site Plan, Erosion and Sediment Control and Drainage Plans, Landscape Plans and Details, Detail Sheets by Gotham Design last revised May 17, 2021
- Topographic Survey (Draft Copy) by Summit Land Surveying P.C dated April 23, 2021
- Planning Board application dated May 18, 2021
- Coastal Assessment Form dated May 18, 2021
- Cover Letter by Gotham Design dated May 17, 2021
- Response to Comments by Gotham Design dated May 14, 2021