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## MEMORANDUM

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

**FROM:** Valerie Monastra, AICP

**RE:** 11 Myrtle Avenue

**DATE:** June 22, 2021

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

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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 is scheduled for July 1, 2021.
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.

### Outstanding Site Plan Comments

1. Lighting. The Applicant is proposing 11 light poles throughout the property. While the height of the poles, meets Section 300-41(B)(2), the Applicant should provide additional information that the proposed lighting will meet Section 300-41(B)(5)(d) and 300-41(C) of the Zoning chapter. The quantity of light fixtures proposed on the site plan seems more than necessary for a residential property. Will the lights be on timers or motion detectors?
2. Landscaping. The Applicant submitted a landscaping plan with information regarding plant species and quantities. Most of the species listed are native and none are invasive.

### Submission Materials

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

- Landscape plan prepared by Gregory Case Sharp, dated June 1, 2021.

The following materials were submitted previously by the Applicant and examined by our office in the preparation of the memo dated May 24, 2021:

- 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.