



MEMORANDUM

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

FROM: Valerie Monastra, AICP

RE: 49 Clinton Avenue, The Masters School

DATE: June 21, 2021

CC: Ed Manley, Building Inspector
George Pommer, P.E., Village Engineer
Dan Pozin, Planning Board Attorney
Richard Leins, Esq. Village Administrator
Lori Lee Dickson Esq. Village Attorney
Mayor Rossillo and Members of the Village Board of Trustees

The Masters School (the “Applicant”) is seeking Site Plan approval to construct a three-story (plus cellar), approximately 22,361 square foot Innovation and Entrepreneurship Center (“IEC”) on its campus in front of the Middle School Building. The IEC would be a new, educational and workshop building for the School’s engineering and computer science curriculum. The engineering and computer science classes are already offered at the Masters School, and therefore, the development of IEC is for existing students and the project would not increase the student body population or faculty. The project would not require additional new parking because the building is being built to centralize these classes into one building.

The project would also include the installation of green stormwater management practices, including a bioretention pond and subsurface controlled-flow stormwater detention. The project proposes new landscaping and a vegetated buffer along the nearby parking area. Views to and from the nearby historically designated Estherwood Mansion and Carriage House would be preserved.

The project also proposes to merge the six (6) tax lots comprising the property into a single tax lot and this is being undertaken administratively by the Town of Greenburgh.

The property is located at 49 Clinton Avenue, Section Block and Lot 3.90-66-1 (“Project Site”) and is located in the EI, Educational/Institutional, zoning district.

This Application is before the Planning Board for a recommendation and the Village Board for Site Plan approval. This planning review covers the site plan approval process and planning considerations for both the Village Board and Planning Board.

General and Procedural Comments

1. SEQR. The Village Board declared itself Lead Agency and designated the project as an Unlisted action under SEQRA at its April 13, 2021, Village Board meeting. Uncoordinated SEQR review is being conducted. See SEQR comments below.
2. Site Plan Approval. This application requires Site Plan approval by the Village Board of Trustees and a recommendation by the Planning Board per Section 300-52 of the Zoning chapter. A public hearing conducted by the Village Board will be required for Site Plan approval and a public hearing by the Planning Board is scheduled for July 1, 2021.
3. Zoning. The Applicant provided a zoning table demonstrating compliance with the Zoning chapter.
4. Architectural and Historic Review Board. This application will require Architectural and Historic Review Board approval and falls within the area covered by the Downtown Design Guidelines.
5. 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 the final Site Plan approval. The Applicant has provided a Coastal Consistency Form.

SEQR/Environmental Review Comments

1. EAF Revisions. The following revisions are recommended:
 - a. The applicant has confirmed that 0.33 acres of impervious area will be created from the project. Question E.1 still states 0.2 acres – Please update the EAF form to ensure consistency regarding the amount of impervious surface area created from the project.
2. Threatened or Endangered Species. As requested, the applicant is seeking NYS DEC consultation. EAF identified the following threatened or endangered species: Shortnose Sturgeon and Atlantic Sturgeon. These species are related to the Hudson River and not the Project Site. A consultation with the NYS DEC is recommended as part of this SEQR review.
3. Archaeological Site. As requested, the applicant is seeking SHPO consultation. The Project Site is substantially contiguous to the Estherwood and Carriage House and is within an archaeologically sensitive area. Consultation with SHPO is required as part of this SEQR review. It is also required for preparation of the SWPPP and coverage under a SPDES for General Construction Activities.
4. Construction. As requested, the Applicant has provided a construction schedule. The construction staging area and all construction equipment will be located on the Project Site. It is anticipated that construction trucks will travel to the Project Site using Broadway and Clinton Avenue. The construction schedule estimates a peak of 15 daily construction

deliveries anticipated from months 6-12. The truck traffic for months 12-18 will average about 4-8 daily deliveries. The Applicant did not provide the anticipated truck trips for months 2-5 when excavation and construction of the foundation will be taking place. Please provide that information. What is the anticipated size of the construction delivery trucks?

5. Excavation. Question D.2 of the EAF has been updated to include the excavation cut amount during construction, which is estimated to be 2,950 cubic yards.
6. Stormwater. The project will disturb more than one (1) acre. The Applicant has provided a stormwater report and the Village Engineer will review it for compliance with Chapter 262, Stormwater Management and Erosion and Sediment Control.

Site Plan Comments

1. View Protection. The Applicant provided a view protection analysis as required by §300-46(D). The analysis shows minimal view impacts to and from Estherwood Mansion and Carriage House. The proposed IEC would also be set back a substantial distance from Clinton Avenue (approximately 500 feet) and would not be visible from the surrounding public roadways.
2. Parking. Parking requirements for educational uses are determined by the Board of Trustees during site plan review (Table C-1). The Applicant indicates that the current use is being conducted in an area previously used for student reception, gathering, and recreation space. Once these uses are transferred to the proposed IEC building, the original purpose for this area will be restored. Thus, the proposed project will not impact student enrollment or a demand for additional parking.
3. Emergency Access. The Applicant has submitted the site plan to emergency services to confirm the building access and fire hydrants are adequate.
4. Lighting. The Applicant provided a lighting plan. It is noted that §300-41(C) requires that lighting for building entries cannot exceed 5.0 foot candles and lighting for pedestrian walkways cannot exceed 3.0 foot candles. Several light fixtures appear to exceed footcandle limits and the Applicant should consider revising their lighting plan to comply with §300-41(C) or request a waiver per §300-52 of the Zoning chapter.
5. Landscaping. The Applicant provided a landscaping plan per §300-44 of the Zoning chapter. The Applicant proposes numerous native species in its planting plan and has removed species that are included on the Lower Hudson Partnership for Regional Invasive Species Management list. The proposed quantities have not been provided for the perennials and groundcover plantings. Please provide those, especially for the bioretention area.
6. Trees. Tree removal will be required as a result of the proposed project and therefore, the Applicant will need a tree permit.

Submission Materials

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

- Project narrative prepared by Zarin & Steinmetz and dated June 17, 2021
- Updated Site Plan Application Form dated June 16, 2021
- Updated Full Environmental Assessment Form, dated June 16, 2021
- Memorandum to the Village Planning Board in response to engineer comments, prepared by Jennifer Olson, AIA, LEED AP, dated June 17, 2021
- Memorandum to the Village Planning Board in response to planning comments, prepared by Jennifer Olson, AIA, LEED AP, dated June 17, 2021
- Memorandum to the Village Board of Trustees regarding stormwater, prepared by Marvel, Zarin & Steinmetz, dated June 15, 2021
- Revised Site Plan Designs prepared by Marvel, all dated June 17, 2021
 - Zoning Map
 - Campus Plan and Site Selection
 - Landscape Plan
 - Building and Landscape Elevations: west and east
 - Building and Landscape Elevations: south and north
 - Neighborhood Context
 - Building Site Context
 - Site Context Renderings
- Revised Site Plan Drawings, all dated June 17, 2021
 - Survey, prepared BY Kenneth B. Salzmann
 - Civil Drawings, prepared by MFS Engineers & Surveyors
 - Architectural and Landscape Drawings, as well as Cross Sections and Elevations, prepared by Marvel
 - Lighting Plan, prepared by Dot Dash Lighting Design
 - View Analysis by Marvel

The following materials were previously submitted by the Applicant and examined by our office:

- Site Plan Application Form dated April 1, 2021
- Full Environmental Assessment Form February 16, 2021
- Coastal Assessment Form dated April 1, 2021
- Stormwater Memorandum, prepared by MFS Engineers & Surveyors
- Site Plan Drawings all dated February 17, 2021
 - Survey, prepared by Kenneth B. Salzmann
 - Civil Drawings, prepared by MFS Engineers & Surveyors
 - Architectural and Landscape Drawings, as well as Cross Sections and Elevations, prepared by Marvel
 - View Analysis by Marvel
 - Lighting Plan, prepared by Dot Dash Lighting Design