

DRAFT MINUTES – NOT TO BE USED AS OFFICIAL DOCUMENT

PRESENT:

Stephen Hunter, Chairman
Stephen Brosnahan
Allen Hale
Laura Haupt
Peter Winder, 1st Alternate Member

ALSO PRESENT:

Dan Roemer/Assistant Building Inspector
John Stone/Assistant Building Inspector
Dan Pozin/Attorney for the Village
George Pommer/Village Consulting Engineer
Valerie Monastra/Village Consulting Planner
Mayor Vincent Rossillo
Trustee Liaison Deputy Mayor Donna Cassell/Board of Trustees
Trustee Maura Daroczy
Trustee Christy Knell
Trustee Michael Patino
Trustee Nicole Sullivan
Ms. Alissa Fasman/Secretary to the Village Administrator

EXCUSED: Rob Lane.

Chairman Hunter called the meeting to order.

Chairman Hunter welcomed members of the Board of Trustees who are present regarding agenda item #2 – 185-191 Ashford Avenue.

Chairman Hunter welcomed Valerie Monastra as the Village Consulting Planner.

1. Adopt minutes for Planning Board meeting of May 6, 2021

Motion by Chairman Hunter, seconded by Mr. Hale to adopt the minutes of May 6, 2021 as submitted.

CHAIRMAN HUNTER	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
STEPHEN BROSNAHAN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ROB LANE	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" type="checkbox"/> ABSENT/EXCUSED
ALLEN HALE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
LAURA HAUPT	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
PETER WINDER, 1ST ALTERNATE MEMBER	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	5 AYE	0 NAY	0 ABSTAIN	0 RECUSE	1 ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

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2. 185-191 Ashford Avenue – Continuation of Public Hearing & Joint Meeting with Board of Trustees and Architectural & Historic Review Board for site plan approval for proposed new multi-use building & paving area

Mayor Rossillo noted that there is a quorum for the Board of Trustees.

Motion by Deputy Mayor Cassell, seconded by Trustee Daroczy to open a Board of Trustees special hearing for the continuation of a public hearing.

MAYOR ROSSILLO	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
DEPUTY MAYOR CASSELL	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
TRUSTEE DAROCZY	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
TRUSTEE KNELL	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
TRUSTEE PATINO	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
TRUSTEE SULLIVAN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
TRUSTEE TAYLOR	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	AYE: 6	NAY: 0	ABSTAIN: 0	RECUSE: 0	ABSENT/EXCUSED: 1
RESULT:	MOTION PASSES				

Motion by Chairman Hunter, seconded by Mr. Brosnahan to open the public hearing and joint meeting with the Board of Trustees and the Architectural & Historic Review Board for site plan review for proposed new multi-use building at 185-191 Ashford Avenue.

CHAIRMAN HUNTER	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
STEPHEN BROSDAHAN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ROB LANE	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" type="checkbox"/> ABSENT/EXCUSED
ALLEN HALE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
LAURA HAUPT	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
PETER WINDER, 1ST ALTERNATE MEMBER	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	5 AYE	0 NAY	0 ABSTAIN	0 RECUSE	1 ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

Ms. Christina Griffin/Architect, Ms. Suzanne Levine/Project Architect and Mr. Andrew Cortese/Property owner were present to represent the application.

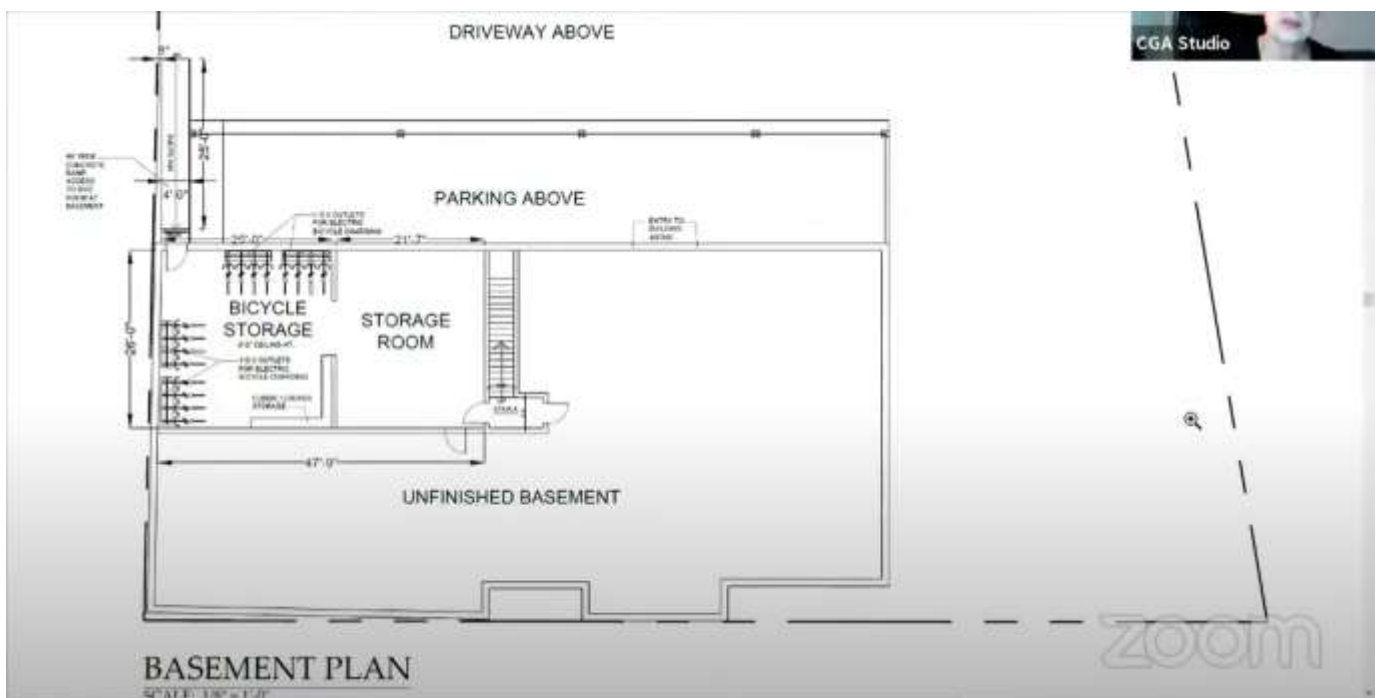
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Discussion:

- Ms. Griffin discussed changes made to the proposed application and displayed the following slides:



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PHOTOGRAPHS AT REAR OF EXISTING PROPERTY

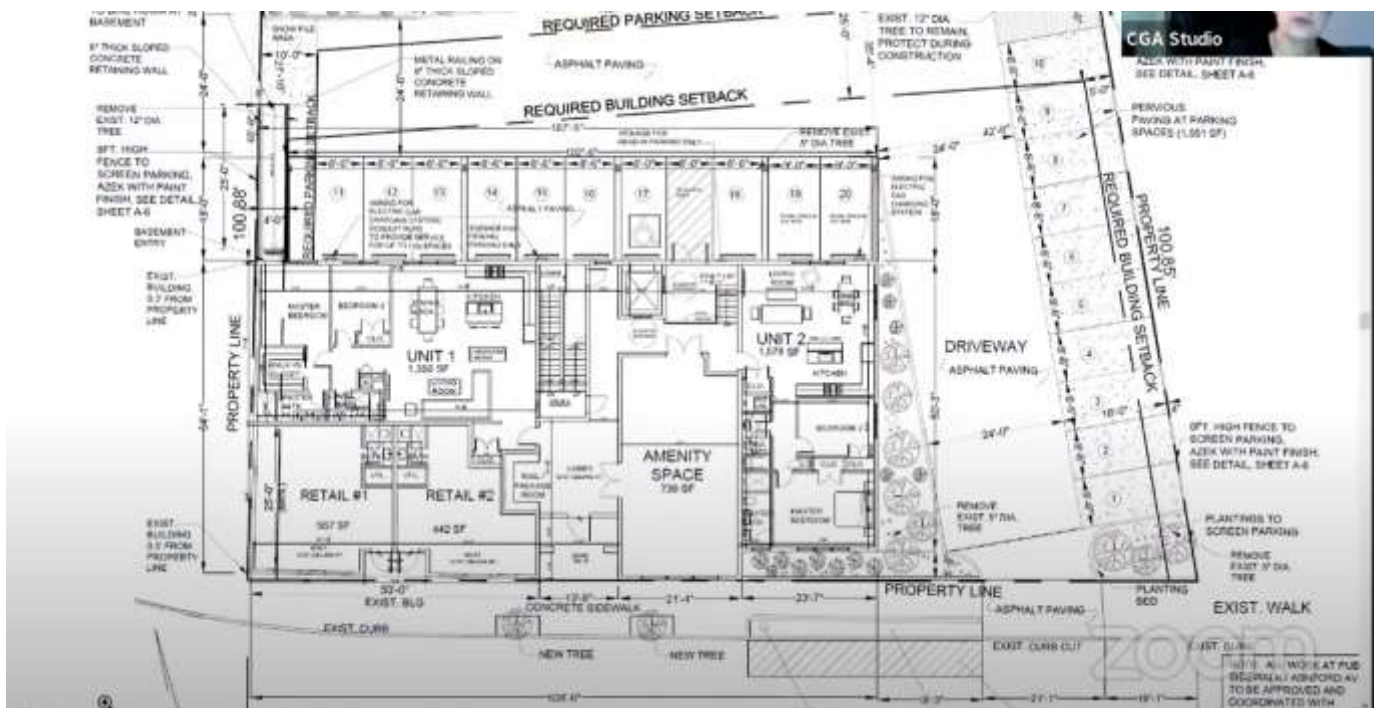
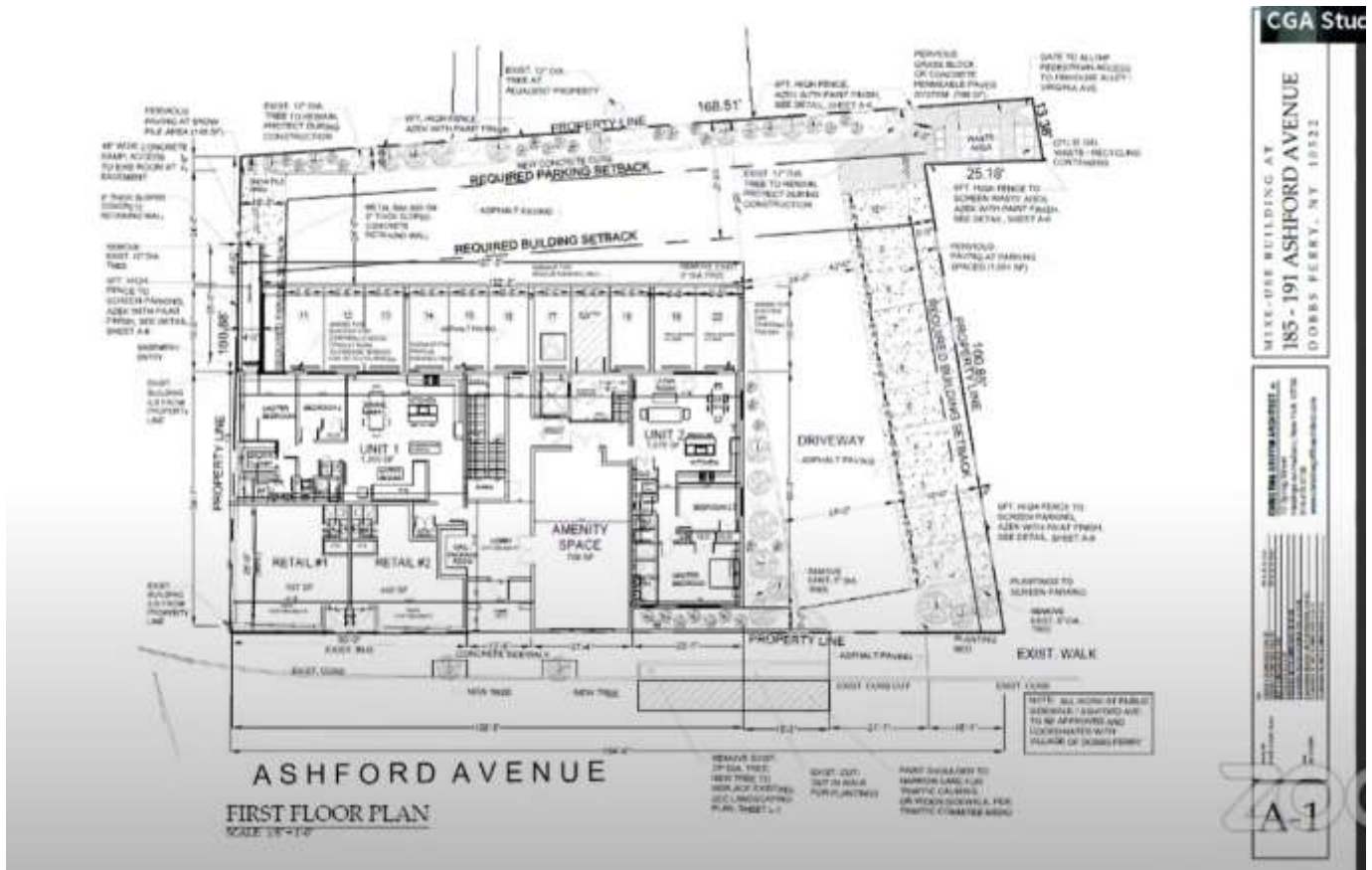
SCALE: 1/8" = 1'-0"



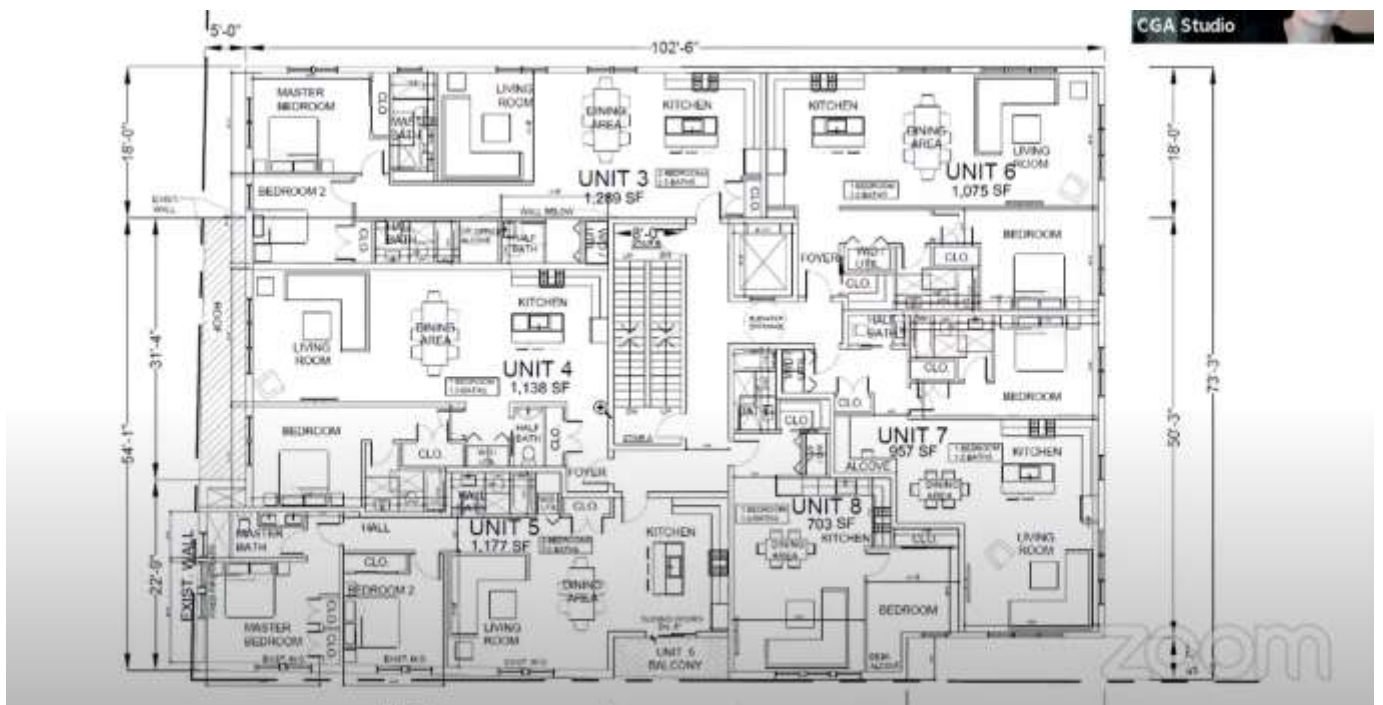
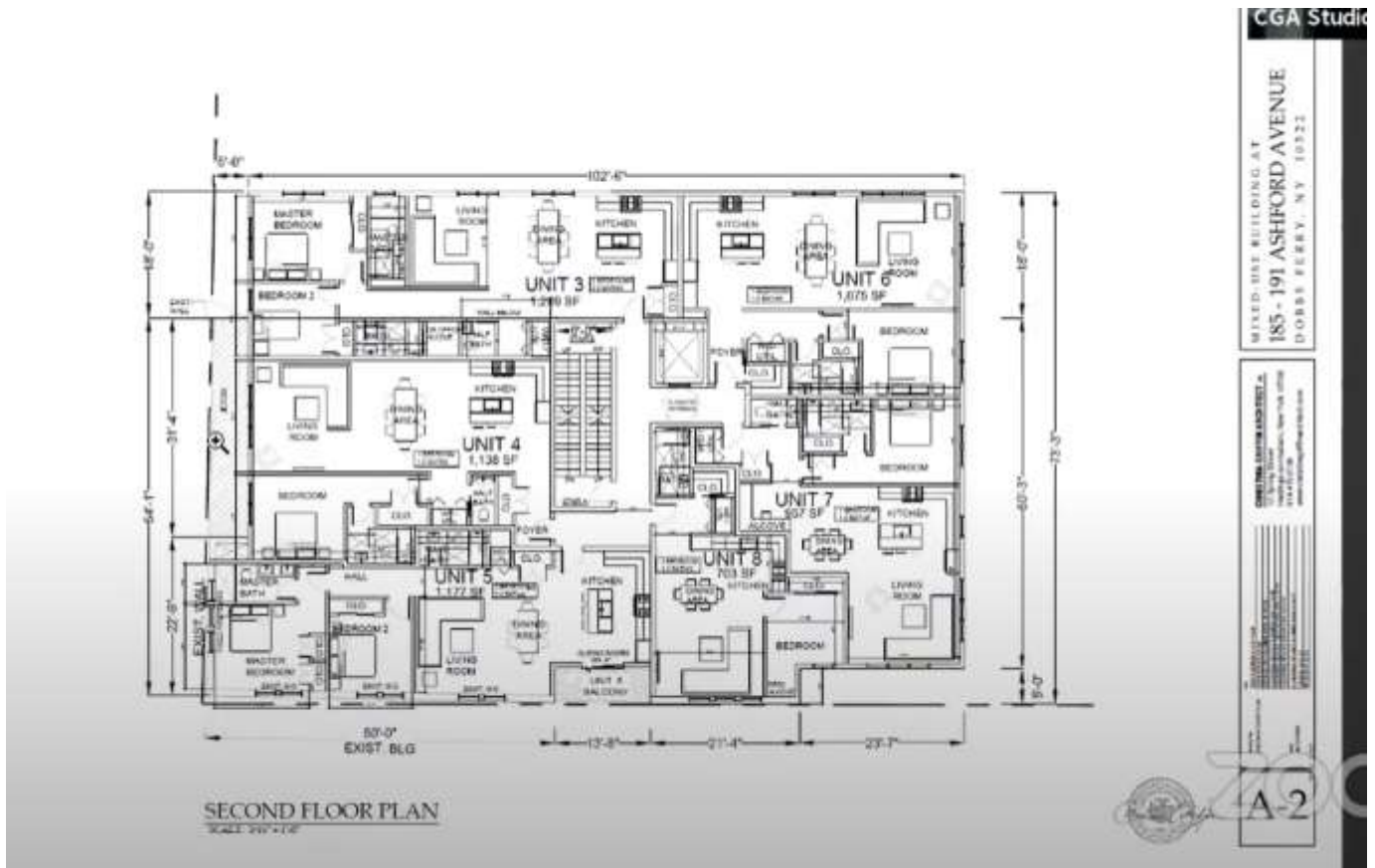
EXISTING PROPERTY



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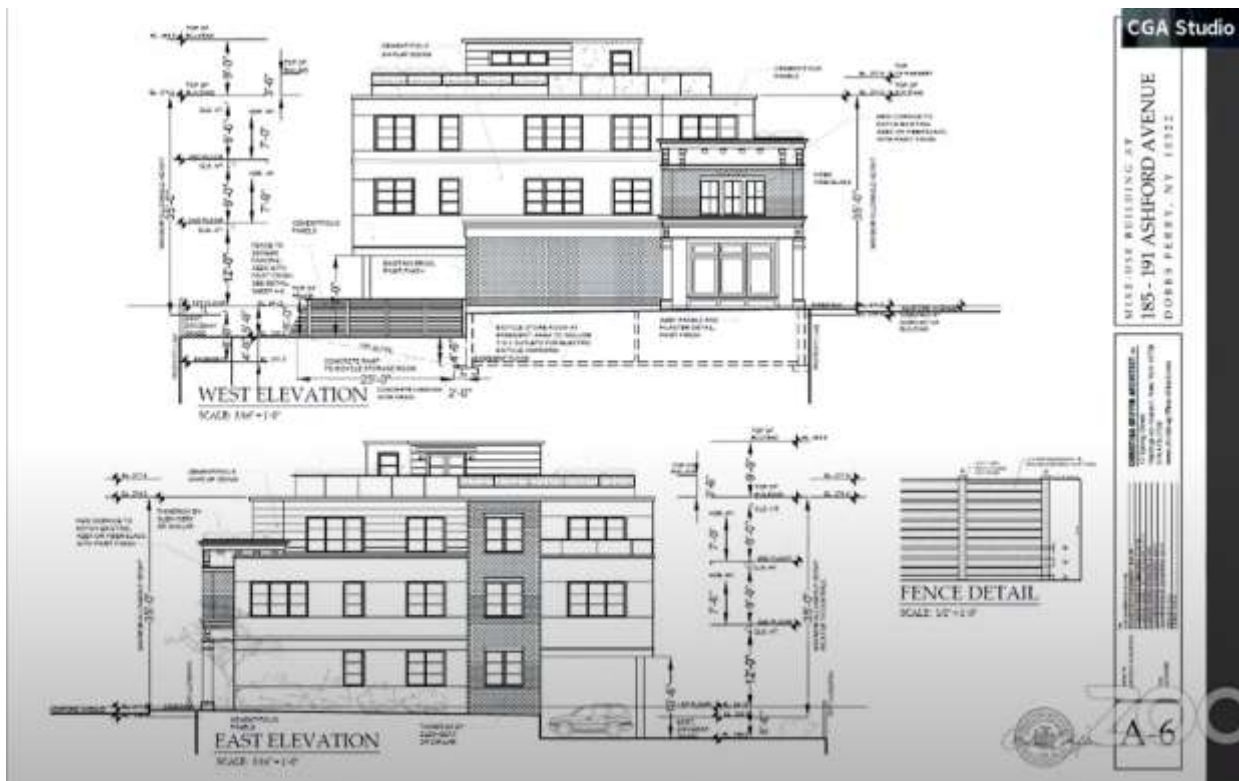
RENDERING OF PROPOSED BUILDING
SCALE 3/8"=1'-0"

CGA Studio

MULTI-USE BUILDING AT
185 - 191 ASHFORD AVENUE
DOBBS FERRY, NY 10322

ARCHITECTURAL ARCHITECT
1000 10th Ave, Suite 1000
New York, NY 10018
www.cga-studio.com

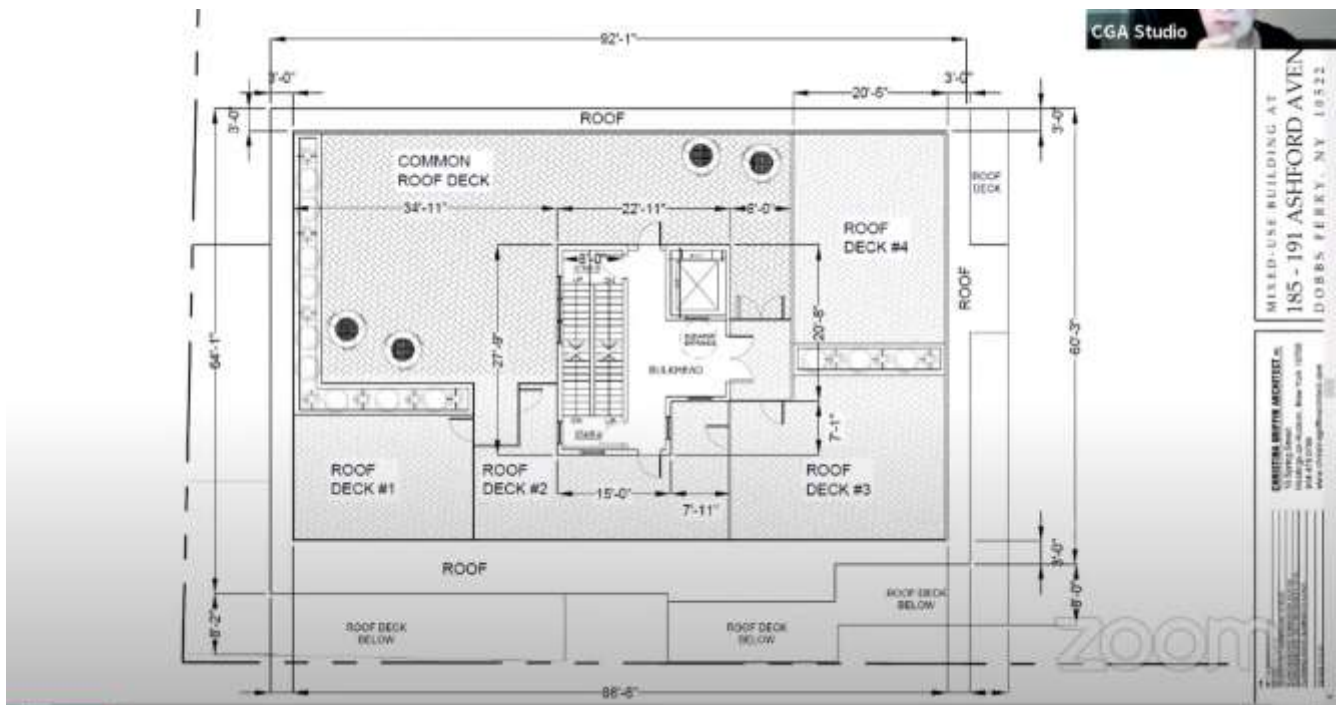
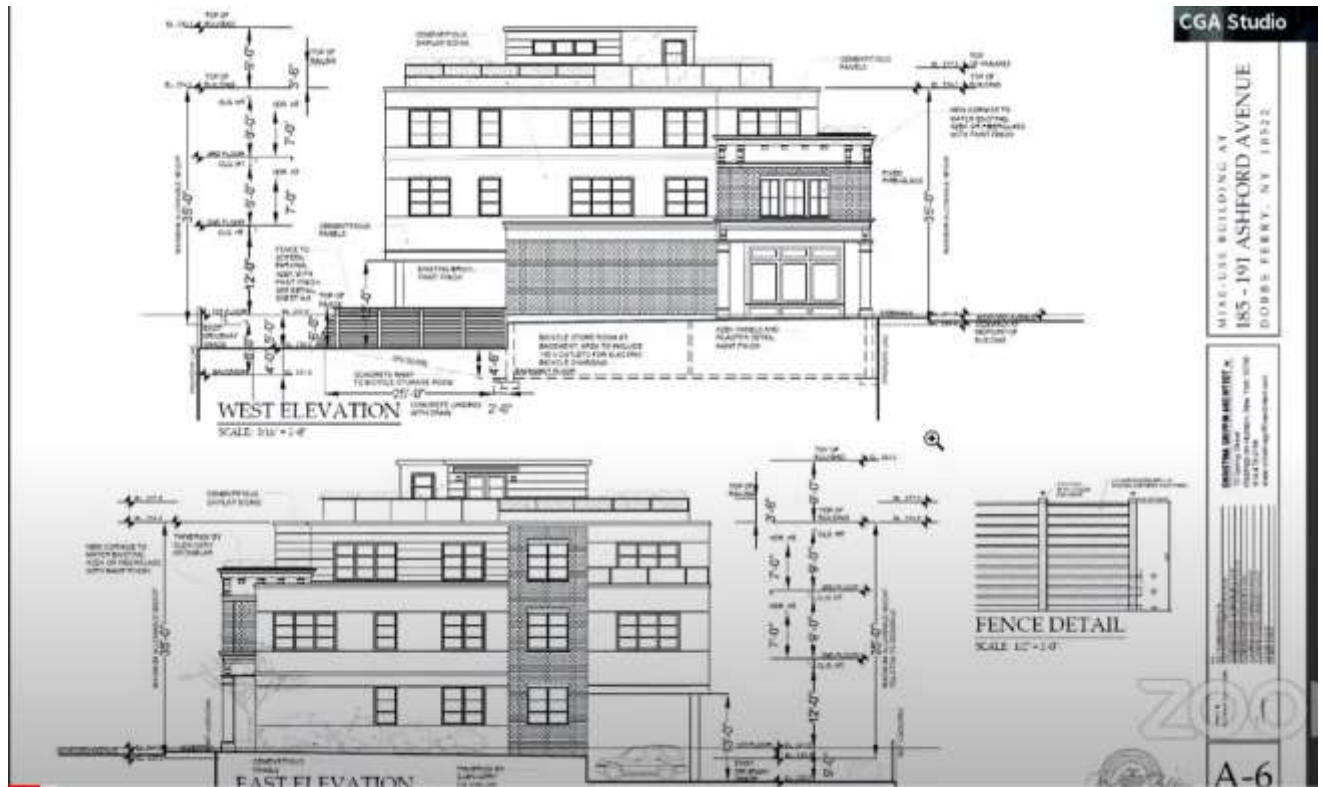
R-2



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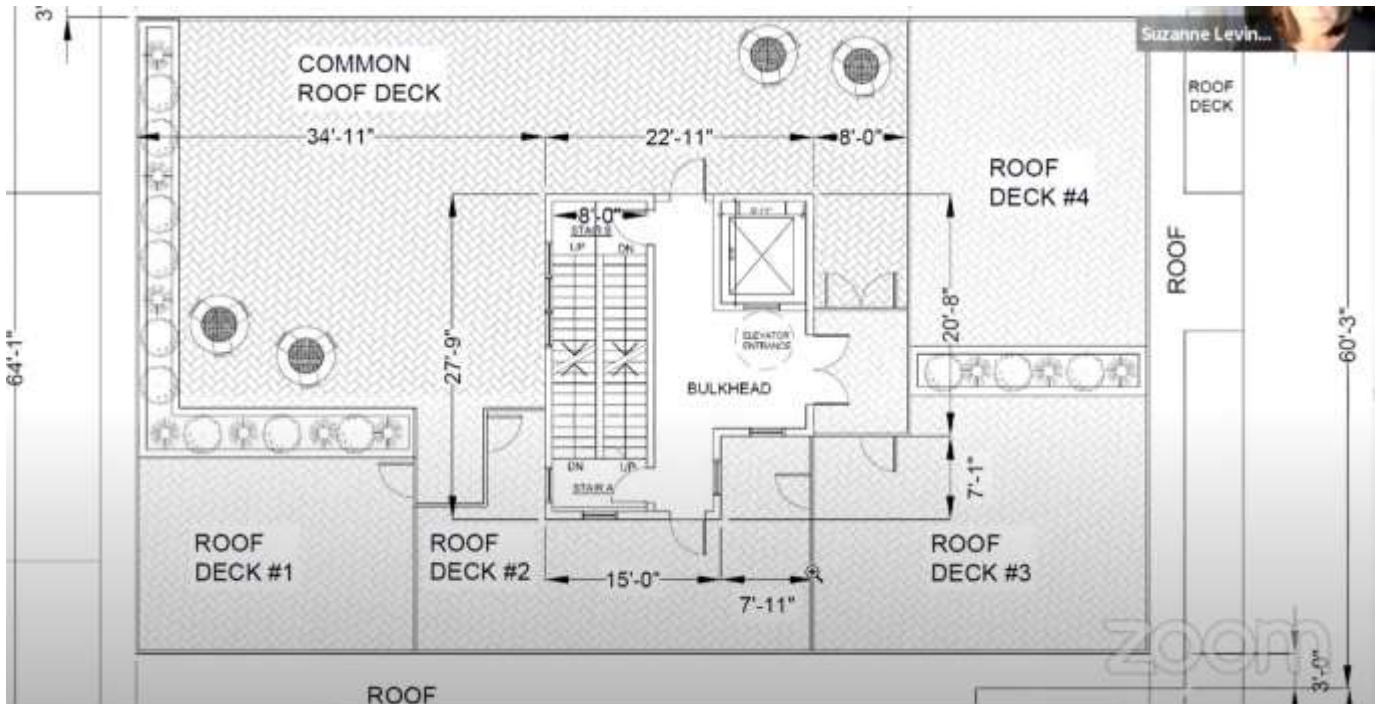


TABLE OF ZONING DATA		ZONING DISTRICT: DT TAX DESIGNATION: SECTION 3.99 BLOCK: 55, LOT 32.4	
	REQUIRED	EXISTING	PROPOSED
LOT AREA	NO MINIMUM LOT AREA	16,712 SF	16,712 SF
NUMBER OF DWELLING UNITS	N/A	2 RETAIL & 2 RESIDENTIAL	2 RETAIL, 11 LIVE/WORK & 12 RESIDENTIAL
MINIMUM RESIDENTIAL UNIT SIZE	600 SF PER UNIT	1,000 - 1,500 SF PER UNIT	700 - 1,307 SF PER UNIT
MAXIMUM BUILDING COVERAGE	60% (10,027 SF)	41.25% (4,428 SF)	40% (17,042 SF)
MAXIMUM IMPERVIOUS COVERAGE	80% (13,378 SF)	41.90% (4,412 SF)	80% (13,370 SF)
MINIMUM PERVIOUS COVERAGE	20%	41.35% (4,130 SF)	20% (3,349 SF)
MINIMUM LOT WIDTH/FRONTAGE	N/A	164.45 FT	164.45 FT
MAXIMUM BUILDING HEIGHT	3 STORIES / 35 FT	2 STORIES / 24.5 FT	3 STORIES / 34 FT
BULKHEAD AREA	MAX. 20% TOTAL ROOF AREA	N/A	AREA OF ROOF: 5,941 SF AREA OF BULKHEAD: 580 SF (9.7%)
FRONT YARD SETBACK	0 FT	0 FT	0 FT
REAR YARD SETBACK	25 FT	65.8 FT	27.8 FT
SIDE ONE	5 FT	6.3 FT	0.2 FT
SIDE TWO	5 FT	72.3 FT	42.6 FT
TOTAL OF TWO SIDES	10 FT	72.6 FT	42.2 FT
DRIVEWAY SLOPE	14%	8%	2% - 5%
PARKING REQUIREMENT	16 PARKING SPACES REQUIRED (PARKING CALCULATION)	15 PARKING SPACES	26 PARKING SPACES
RESIDENTIAL: 1 SPACE PER DWELLING UNIT + 1/2 PER BEDROOM	RESIDENTIAL: PROPOSED NUMBER OF UNITS: (16) 2-BEDROOM x 1.5 = 12 PARKING SPACES (4) 1-BEDROOM x 1.25 = 5 PARKING SPACES		
RETAIL: 1 SPACE PER 100 SF OF FLOOR AREA (OFFICE/RETAIL)	12 RESIDENTIAL PARKING SPACES REQUIRED RETAIL, LIVE/WORK: (2) SPACES AT 200 SF / 1,000 SF = 2 2 RETAIL, LIVE/WORK PARKING SPACES REQUIRED		
AFFORDABLE HOUSING:	10% AFFORDABLE HOUSING UNITS + 10% x 12 = 1.2 (OR 1) AFFORDABLE UNIT > AFFORDABLE UNIT MUST BE MIN. 80% OF FLOOR AREA OF COMPARABLE MARKET RATE UNIT SEE CALCULATION SHEET 5-2	N/A	(1) AFFORDABLE UNIT
8840 PER RESIDENTIAL DEVELOPMENTS CONTAINING 10 DWELLING UNITS OR MORE, NO LESS THAN 10% OF ALL UNITS IN SUCH DEVELOPMENT SHALL MEET THE DEFINITION OF AN AFFORDABLE HOUSING UNIT.			

MIXED-USE BUILDING AT
185 - 191 ASHFORD AVENUE
DOBBS FERRY, NY 10322

ARCHITECTURAL FIRM
150 W. 42ND STREET
NEW YORK, NY 10018
212.691.1000
www.levinlin.com

DATE: 05/20/21
BY: [Signature]
TITLE: [Signature]
SCALE: AS SHOWN
SHEET: 5-1

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N/A	3 RETAIL & 2 RESIDENTIAL	2 RETAIL / LIVE-WORK
600 SF PER UNIT	1,800 - 1,900 SF PER UNIT	703 -1,367 SF PER UNIT
60% (10,027 SF)	+/- 25% (+/-4,241 SF)	46% (7,643 SF)
80% (13,370 SF)	+/- 92% (+/-15,412)	80% (13,370 SF)
20%	+/- 8% (+/-1,300 SF)	20% (3,349 SF)
		1,501 SF PLANTINGS + 1,699 SF PERVIOUS PAV + 599 SF GRASS BLOCK OR CONCRETE PERVIOUS PAVERS WITH MIN. 25% PERVIOUS 25% X 599 SF = 149 SF 1,501 + 1699 + 149 SF = 3,349 SF
N/A	164.45 FT	164.45 FT
3 STORIES / 35 FT	2 STORIES / +/-26.5 FT	3 STORIES / 35 FT
MAX. 20% TOTAL ROOF AREA	N/A	AREA OF ROOF: 5,941 SF AREA OF BULKHEAD: 580 SF (9.7%)
0 FT	0 FT	0 FT
25 FT	45.8 FT	27.8 FT
5 FT	0.3 FT NON-CONFORMING	0.3 FT NON-CONFORMING
5 FT	72.3 FT	42.0 FT
10 FT	72.6 FT	42.3 FT
14%	5%	2% - 5%
19 PARKING SPACES REQUIRED	19 PARKING SPACES	20 PARKING SPACES
PARKING CALCULATION		
RESIDENTIAL:		
PROPOSED NUMBER OF UNITS:		

MIXED-USE BUILDING
185-191 ASHFORD AVENUE, DOBBS FERRY, NY 10522
CHRISTINA GRIFFIN ARCHITECT PC
10 Spring Street, Westport-Norfolk, NY 10786

Donna Cas



OWNER	ARCHITECT	CIVIL ENGINEER	DATES	LIST OF DRAWINGS
ASHFORD AVENUE APARTMENTS, LLC ANDREW CONTI 185 PALMADAY ST. SUITE 210 DOBBS FERRY NY 10522 914-439-6430 ANDREW@ASHFORDCONSTRUCTION.COM	CGA STUDIO CHRISTINA GRIFFIN ARCHITECT PC 80 SPRING STREET WESTPORT-NORFOLK, NY 10786 914-479-0724 CGA@CGASTUDIO.COM	HUTTON ENGINEERING & CONSULTING, P.C. KENNEDY ROAD SUITE 201 ELMSFORD, NY 10523 914-439-6430 HUTTON@HUTTON.COM	REV SUBMISSION 6-14-21 REVISED SUBMISSION 10-15-21 PLANNING BOARD SUBMISSION 12-13-21 PLANNING BOARD SUBMISSION 12-13-21 PLANNING BOARD / NOT REVISION 01-27-21 PLANNING BOARD SUBMISSION 03-24-21 PLANNING BOARD/NOT SUBMISSION 04-22-21 PLANNING BOARD SUBMISSION 05-18-21	401 TITLE SHEET, 10 REVISIONS, DATES, LIST OF DRAWINGS S-1 ZONING COMPLIANCE S-2 LOCATION MAP, PHOTOS OF EXISTING CONDITIONS, RESIDENTIAL UNIT AREA CALCULATION S-3 STREET SCENE, AERIAL, VERTICAL NEIGHBORHOOD PROPERTIES S-4 PHOTOS OF EXIST. CONDITIONS A-1 SITE PLAN / FIRST FLOOR PLAN A-2 SECOND FLOOR PLAN A-3 THIRD FLOOR PLAN A-4 ROOF PLAN A-5A-7 EXTERIOR ELEVATIONS A-8 EXTERIOR ELEVATIONS - COLOR SCHEME A-9 3D RENDERING L-1 LANDSCAPE PLAN HUTTON ENGINEERING DRAWINGS C-1 EXISTING UTILITIES PLAN C-2 EXISTING & PROPOSED UTILITIES PLAN C-3 STORMWATER MANAGEMENT PLAN C-4 DETAILS



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- Ms. Griffin said regarding the Hahn Engineering memo, she thinks they have already satisfied the comments related to the architectural drawings. Ms. Griffin said the comments relating to civil engineering will be addressed by Hudson Engineering and that they are also working on the environmental assessment form and will have that before the next meeting.
- Ms. Griffin said they read the memo from the Village Planner and she had quite a few comments relating to the buffer and compliance with the Zoning Code for green buffers. Ms. Griffin said we are aware that when a DT Zone abuts a Residential Zone, a ten foot buffer is required. Ms. Griffin said we have a five foot buffer and that's because that's an existing buffer. Ms. Griffin said on the right we have parking that goes all the way out to the property line and that's existing and has been there for years, but at some point we would like to make sure we are clear on any zoning variances that we might need. Ms. Griffin said she also brought up the setback on the left side, which is the west side of the property. Ms. Griffin said the existing building is right along the property line and even though we are cutting back part of the existing building for windows and we are moving more of the non-conforming part of the building. Ms. Griffin said we still have to clarify whether that needs a variance because it is an alteration to an existing non-conforming wall. Ms. Griffin said because of the layout and the opportunity for a ramp, we just a fence on this side of the property line.
- Ms. Griffin said she would like to see if they have satisfied the comments to date and see if the Board has any questions.
- A discussion was held and Ms. Griffin addressed questions from the Board.
- Trustee Daroczy said she is extremely disappointed to see that the tree which she specifically asked for at the last meeting is being considered to be removed and replaced with metal and cement. Trustee Daroczy said she feels this tree would provide additional privacy for the neighbor to the property right next to the property line. Trustee Daroczy said she encourages the applicant to reconsider the removal of the tree that is by the ramp where the bikes will be.
- Deputy Mayor Cassell said in one of Ms. Monastra's comments she was talking about light in unit #1 because of the overhang of the parking area. Deputy Mayor Cassell asked Ms. Griffin if she has looked at that at all. Ms. Griffin said they just got the memo a few days ago and they are going to think about it.
- Ms. Griffin said they added the electric car charging stations and can have up to ten cars.
- Ms. Haupt asked what the roof looks like now if decks were eliminated. Ms. Griffin said all the units will have the opportunity to use the roof decks if they want to.
- Trustee Knell asked if Ms. Griffin could display the tree that Trustee Daroczy was talking about.
- Ms. Griffin displayed the following pictures of the tree:

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- The discussion continued and Ms. Griffin and Ms. Levine addressed questions from the Board.
- Mayor Rossillo asked if the Board of Trustees had any further questions. There were no further question.
- The Board of Trustees felt there was no further need for a joint meeting.
- Mayor Rossillo thanked everyone for allowing us to participate.

Motion by Deputy Mayor Cassell, seconded by Trustee Patino to close the Board of Trustees special hearing for the continuation of a public hearing.

MAYOR ROSSILLO	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
DEPUTY MAYOR CASSELL	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
TRUSTEE DAROCZY	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
TRUSTEE KNELL	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
TRUSTEE PATINO	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
TRUSTEE SULLIVAN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
TRUSTEE TAYLOR	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	AYE: 6	NAY: 0	ABSTAIN: 0	RECUSE: 0	ABSENT/EXCUSED: 1
RESULT:	MOTION PASSES				

- Chairman Hunter thanked the Board of Trustees for attending the meeting.
- The discussion continued and Ms. Griffin and Mr. Cortese addressed questions from the Planning Board.
- Ms. Monastra said it would be helpful if the applicant would provide an official submission to the Village in terms of the Coastal Assessment Form, the Environmental Assessment Form and an official site plan application. Ms. Monastra said in terms of processing it would be helpful to do that before the next meeting, as well as work with the Building Inspector to identify which zoning variances are potentially required as a result of this particular project and that way if they have to go to the Zoning Board that process begins as well, as part of this.
- Mr. Cortese said in the last meeting Mr. Manley had mentioned that on the left side, because there was a non-conforming area that we were disturbing and lowering, that we might need a variance on that.
- Ms. Monastra said there are a couple of other areas that were highlighted in her memorandum that might need either a waiver from the Village Board or a zoning variance. Ms. Monastra said one of the things she highlighted was the height itself and an interpretation from the Building Inspector is probably necessary especially dealing the parapets, bulkheads and the overall height of the building.
- Ms. Griffin said they plan on reaching out to Mr. Manley to clarify the height and they will take a look at the items mentioned in Ms. Monastra's memo, and how we measure the parapet height, and how the bulkhead is included in the total height, questions about the buffer along parking areas and whether those areas need variances. Ms. Griffin said they are going to see if they can get clarification on the items in Ms. Monastra's memo and what they might need variances for.

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Action:

Motion by Chairman Hunter, seconded by Mr. Hale to continue the public hearing and joint meeting with the Board of Trustees and the Architectural & Historic Review Board for site plan review for proposed new multi-use building at 185-191 Ashford Avenue to the next meeting of the Board on July 1, 2021.

CHAIRMAN HUNTER	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
STEPHEN BROSNAHAN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ROB LANE	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" type="checkbox"/> ABSENT/EXCUSED
ALLEN HALE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
LAURA HAUPT	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
PETER WINDER, 1ST ALTERNATE MEMBER	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	5 AYE	0 NAY	0 ABSTAIN	0 RECUSE	1 ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

3. 30 Heather Way – Finalize Site Plan Resolution for proposed interior alterations, garage addition and expanded driveway

Chairman Hunter said we approved this application at our May 6th meeting, but we did not have a resolution available that night.

Chairman Hunter offered the following resolution which was seconded by Mr. Hale :

RESOLUTION 6-2021

VILLAGE OF DOBBS FERRY PLANNING BOARD RESOLUTION GRANTING SITE PLAN APPROVAL FOR THE CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE ADDITION WITH DRIVEWAY EXPANSION AND RELATED SITE IMPROVEMENTS AT 30 Heather Way

WHEREAS, Sarah Smith and Edward Schwartz, owners, has applied for site plan approval to construct an addition to a single-family residence and driveway expansion and make related site improvements, including a retaining wall and stormwater mitigation system, on the property at 30 Heather Way, and denoted on the tax assessment maps as Section 3.60, Block 27, Lot 15, and located in the OF-6 zoning district; and

WHEREAS, the following plans and documents were submitted as part of the application:

- “Outline Specifications, Site Plan, Zoning Data, Notes, & Legend”,
Revised 5/5/21, Sheet A-0.
- “Enlarged Site Plan with Landscaping and Zoning Data”, Revised 5/5/21,
Sheet A-0.1.
- “Existing Floor Plans and Elevations”, Revised 5/5/21, Sheet A-1.

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“Proposed Basement Floor Plan”, Revised 5/5/21, Sheet A-2.
“Proposed First Floor Plan”, Revised 5/5/21, Sheet A-3.
“Proposed North and West Elevations”, Revised 5/5/21, Sheet A-4.
“Proposed South and East Elevations”, Revised 5/5/21, Sheet A-5.
“Proposed Section”, Revised 5/5/21, Sheet A-6.
“Schedules & Details”, Revised 5/5/21, Sheet A-7.
“Proposed Electrical Floor Plans”, Revised 5/5/21, Sheet A-8.
Response Memorandum from Steven Secon, Dated 5/5/21.
Site Plan Application, Dated 2/16/21.
Coastal Assessment Form (CAF), Dated 2/16/21.
Short Environmental Assessment Form (EAF), Dated 2/16/21.

WHEREAS, the Planning Board is familiar with the site and surrounding area and the proposed improvement plans and at their meeting of May 6, 2021 held a duly noticed public hearing and all comments were considered; and

WHEREAS, the Planning Board has reviewed the staff reports prepared by James J. Hahn Engineering dated March 30, 2021, April 27, 2021, and May 13, 2021 for the subject application; and

WHEREAS, the proposed addition, driveway expansion, retaining wall, and related site improvements as herein proposed constitute a type II action under the State Environmental Quality Review Act (“SEQRA”), and is therefore exempt from further environmental review.

NOW THEREFORE BE IT RESOLVED, that the Planning Board of the Village of Dobbs Ferry herein grants site plan approval for the subject application, conditioned on the following:

1. All applicable provisions of the Village, County, and State regulations shall be met.
2. Prior to the issuance of a Building Permit, all required site plan and Village consultants’ review fees shall be paid and all items in the Village Consulting Engineer’s memoranda dated March 30, 2021, April 27, 2021, and May 13, 2021 shall be addressed to his satisfaction.

3. The following Language shall be added to the plan:

“Approved subject to all requirements and conditions of a June 3, 2021 resolution of the Planning Board of the Village of Dobbs Ferry, New York. Any change, erasure, modification, or revision of this plan, absent re-approval from the Planning Board, shall void this approval”.

BE IT FURTHER RESOLVED, that this Resolution shall have an effective date of June 3, 2021.

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CHAIRMAN HUNTER	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
STEPHEN BROSNAHAN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ROB LANE	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" type="checkbox"/> ABSENT/EXCUSED
ALLEN HALE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
LAURA HAUPT	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
PETER WINDER, 1ST ALTERNATE MEMBER	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	5 AYE	0 NAY	0 ABSTAIN	0 RECUSE	1 ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

Mr. Hale said he would not be present at the July 1, 2021 Planning Board meeting.

4. 49 Clinton Avenue – Continuation of Pre-submission Conference for proposed new classroom building on Masters Campus

Mr. Brad Schwartz/Attorney, Mr. Ed Biddle/The Masters School, Project Architects from Marvel, (Ms. Jennifer Olson and Ms. Lissa So), and the Project Engineers were present to represent the application.

Discussion:

- Mr. Schwartz discussed the proposed application and displayed the following slides:



THE MASTERS SCHOOL

**INNOVATION AND
ENTREPRENEURSHIP CENTER**

VILLAGE OF DOBBS FERRY SITE PLAN APPLICATION
PLANNING BOARD PRESUBMISSION MEETING

2021 0603

MARVEL

PROJECT ARCHITECT AND LANDSCAPE ARCHITECT
201 WEST 10TH STREET, SUITE 200
NEW YORK, NY 10011

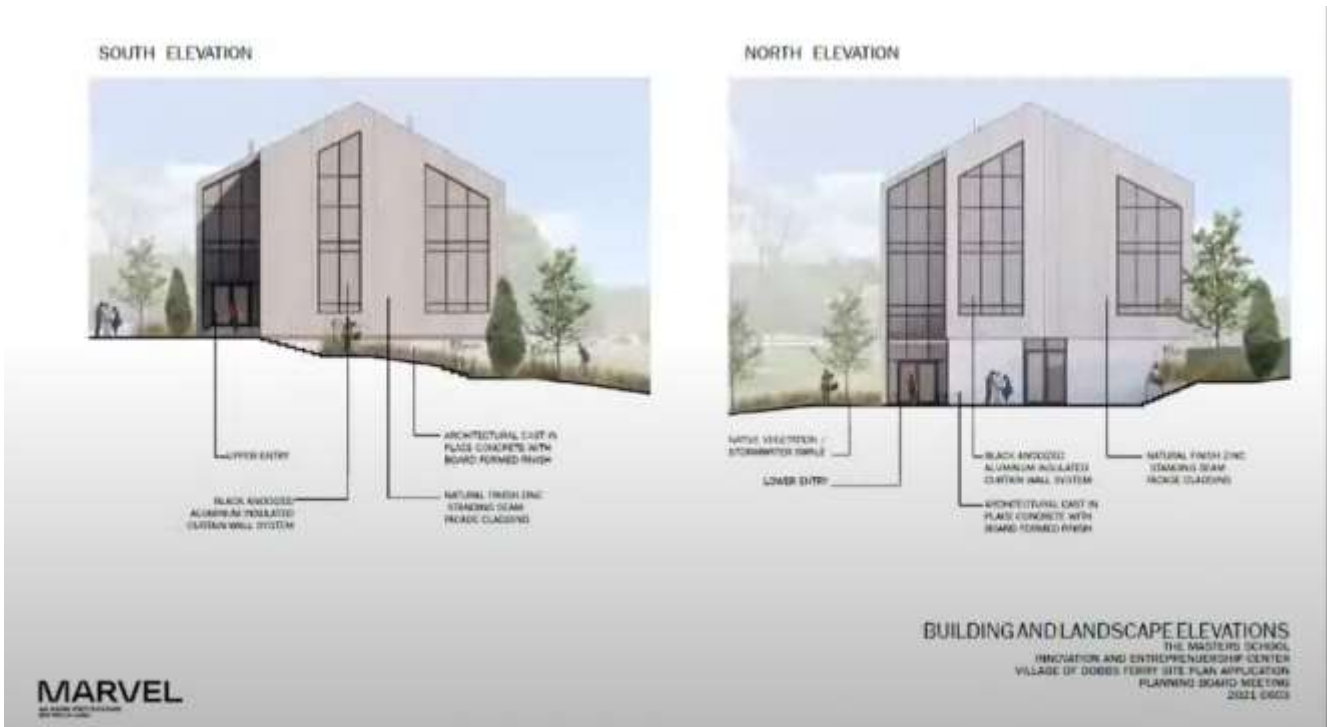
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SITE CONTEXT RENDERINGS
THE MASTERS SCHOOL
INNOVATION AND ENTREPRENEURSHIP CENTER
VILLAGE OF DOBBS FERRY SITE PLAN APPLICATION
PLANNING BOARD MEETING
2021-0603

MARVEL
ARCHITECTURAL
DESIGN



SITE CONTEXT RENDERINGS
THE MASTERS SCHOOL
INNOVATION AND ENTREPRENEURSHIP CENTER
VILLAGE OF DOBBS FERRY SITE PLAN APPLICATION
PLANNING BOARD MEETING
2021-0603

MARVEL
ARCHITECTURAL
DESIGN

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- Mr. Schwartz said in the last couple of days they have received the comments of the Village Engineer and Village Planner. Mr. Schwartz said they will address the comments in writing in advance of the July meeting.
- Mr. Schwartz said there will be no new parking or traffic, these are simple taking classes that already exist and centralizing them in this new location. Mr. Schwartz said there will be no new students, no new faculty and therefore no traffic or new parking required.
- Mr. Schwartz said the project will effect the first base line of the existing softball field. Mr. Schwartz said Masters did look at reorienting or relocating the field. Mr. Schwartz said at this point in the application Masters is just going to abandon the softball field and will re-seed the infield and it will all be grass. Mr. Schwartz said Masters will continue to evaluate whether to have a softball field elsewhere on the property and if they do they can come back with a site plan at some point in the future.
- Mr. Biddle said Masters is looking to site the field on the upper field section of the campus.
- A discussion was held and Mr. Schwartz and Mr. Biddle addressed questions from the Board.
- Mr. Schwartz asked the Board to schedule a public hearing at the July meeting, as well as authorize them to proceed with the AHRB whether separately or jointly with the Planning Board.
- Chairman Hunter said we need to receive more information from the applicant.
- Mr. Schwartz said they submitted full packages months ago.
- Ms. Monastra said she has the submission electronically and that she can send that to the Board.
- Ms. Fasman noted that the submission is on the Village website from the last meeting.
- Mr. Schwartz said they would like to keep the project moving forward.

Action:

Motion by Chairman Hunter, seconded by Mr. Brosnahan to schedule a public hearing for the application of 49 Clinton Avenue for proposed new classroom building on Masters campus on July 1, 2021.

CHAIRMAN HUNTER	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
STEPHEN BROSNAHAN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ROB LANE	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" type="checkbox"/> ABSENT/EXCUSED
ALLEN HALE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
LAURA HAUPT	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
PETER WINDER, 1ST ALTERNATE MEMBER	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	5 AYE	0 NAY	0 ABSTAIN	0 RECUSE	1 ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

Mr. Schwartz asked if it was ok for them to go to the AHRB or if the Board wanted to meet with them jointly or separately.

Chairman Hunter said to go to them separately.

Mr. Roemer said we will wait for that for the public hearing and then we can set a meeting with the AHRB and they can go to both at the same time.

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Mr. Schwartz thanked the Board for their time.

5. 35 Hillside Road – Public hearing for proposed landscaping and exterior spa

Mr. Niall Cain/Architect and Mr. Randy Meyer were present to represent the application.

Discussion:

- Mr. Cain discussed the proposed application and displayed the following slides:

35 Hillside Road

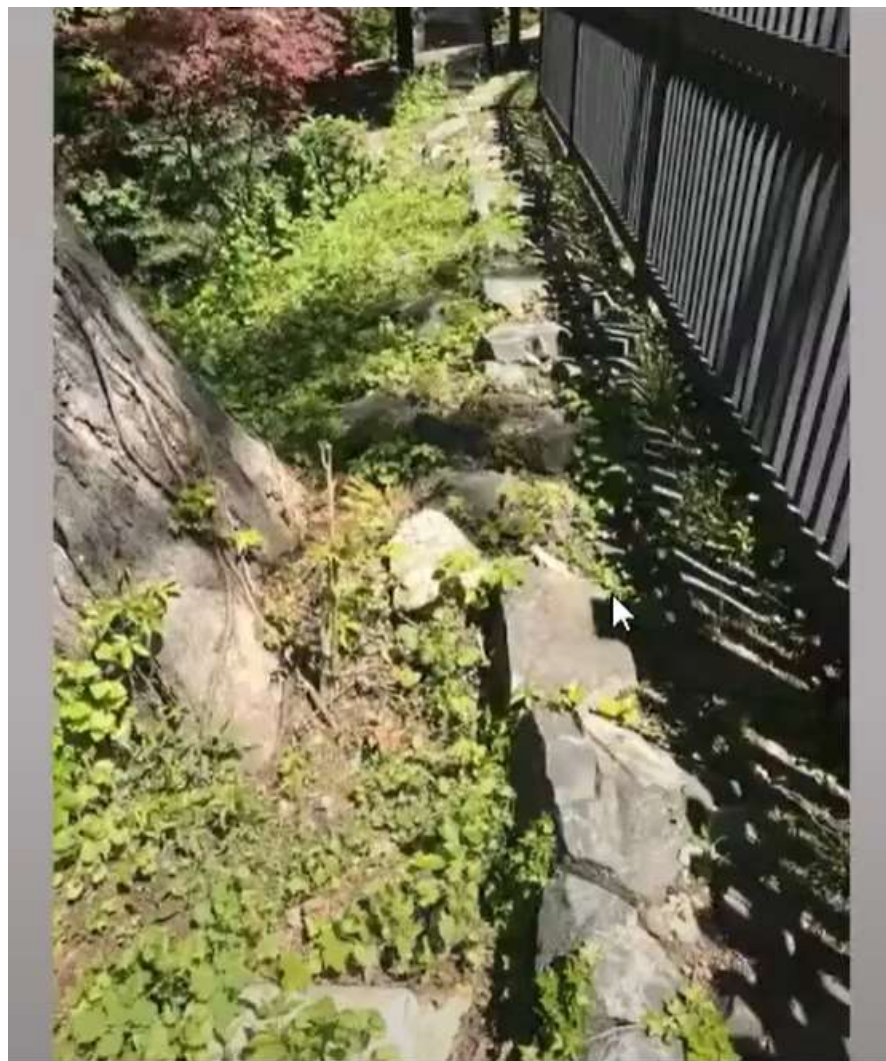
Landscaping and Spa



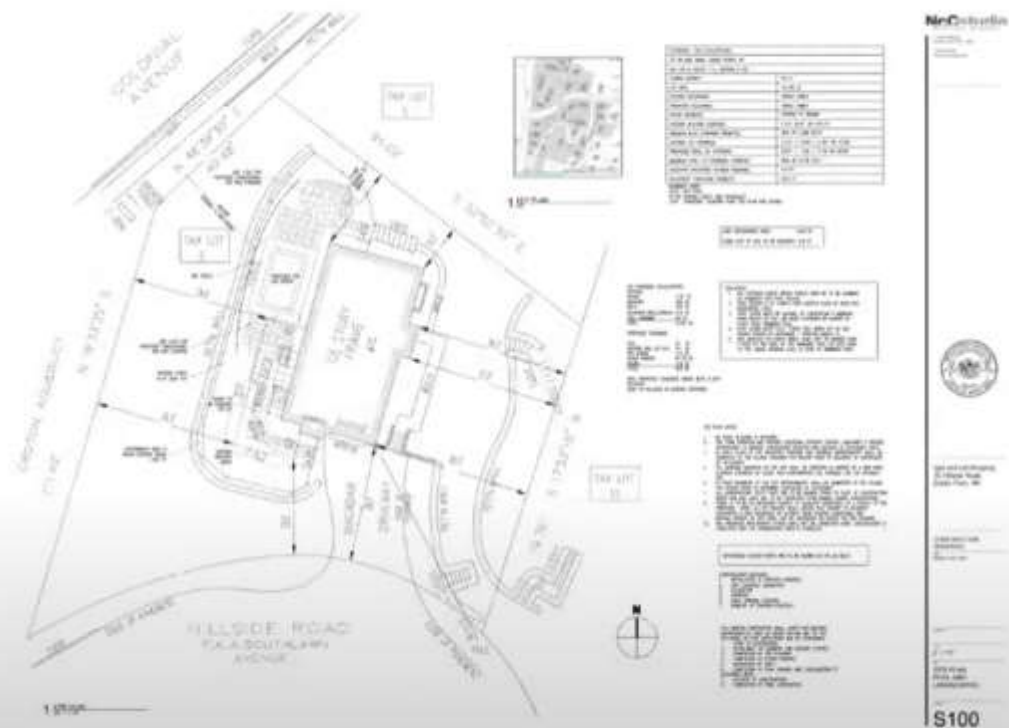
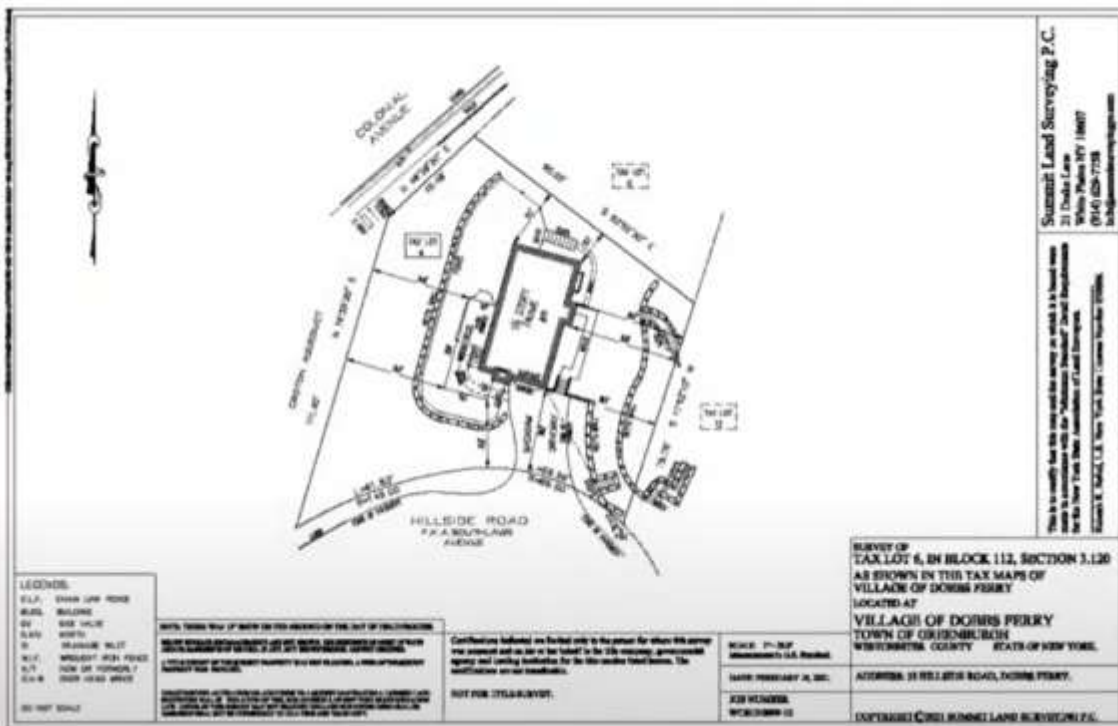
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- A discussion was held and Mr. Cain addressed questions from the Board.
- Mr. Cain said they have been to the AHRB and have gotten their approval.
- No one from the public addressed the Board regarding the proposed application.

Action:

Motion by Chairman Hunter, seconded by Mr. Ms. Haupt to close the public hearing for the application of 35 Hillside Road for proposed landscaping and exterior spa.

CHAIRMAN HUNTER	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
STEPHEN BROSNAHAN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ROB LANE	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" type="checkbox"/> ABSENT/EXCUSED
ALLEN HALE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
LAURA HAUPT	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
PETER WINDER, 1ST ALTERNATE MEMBER	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	5 AYE	0 NAY	0 ABSTAIN	0 RECUSE	1 ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

Chairman Hunter offered the following resolution which was seconded by Mr. Hale:

RESOLUTION 7-2021

**VILLAGE OF DOBBS FERRY PLANNING BOARD RESOLUTION
GRANTING SITE PLAN APPROVAL
35 Hillside Road (Section Block and Lot 3.120-112-6 and OF-5 Zone)**

Background

WHEREAS, Randall Meyer and Tim Newport (the “Owners”) are seeking Site Plan approval to construct a pool, new patio, and install landscaping at a one-family dwelling. The property is located at 35 Hillside Road, Section Block and Lot 3.120-112-6 (“Project Site”) and is located in the OF-5, One family Residential-5, zoning district.

WHEREAS, the Planning Board confirms that the project is categorized as a Type II action under NYS DEC 617.5 (c) as it is the “construction, expansion or placement of minor accessory/appurtenant residential structures, including garages, carports, patios, decks, swimming pools”.

WHEREAS, the Applicant had made a preliminary presentation to the Planning Board on May 6, 2021 and, thereafter, the Planning Board conducted a duly noticed public hearing on June 3, 2021.

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WHEREAS, The Planning Board has carefully examined the Application and the Applicant's materials as follows:

1. Site Plan, Pool, and Landscape (S-100 and Sp-100) by NcCstudio last revised May 14, 2021
2. Landscaping, Planting and Detail Plans (L-100) by NcCstudio last revised May 14, 2021
3. Planning Board application dated April 8, 2021
4. Coastal Assessment Form dated April 15, 2021

WHEREAS, the Planning Board has also reviewed and examined letters, reports, and memorandum from the Board's consulting engineer, and planner.

WHEREAS, the Planning Board closed the public hearing on June 3, 2021 and at the same meeting, the Board deliberated in public on the Applicant's request for approval.

Planning Board Determination

NOW THEREFORE IT BE RESOLVED, the Planning Board determines that based upon the findings and reasoning set forth below, the application for Site Plan Amendment is granted subject to the conditions set forth below.

I. Findings

1. The Planning Board is familiar with the Subject property and the general vicinity and has reviewed the application in accordance with Chapter 300, Zoning, of the Village Code.
2. The Planning Board has conducted an extensive review of the Applicant's proposal and finds that the Applicant has satisfactorily addressed the criteria for granting Section 300-52(D) of the Village Zoning chapter including the Village's Local Waterfront Revitalization Plan.
3. The Board considered, among other things, traffic access; circulation and parking; landscaping and screening; lighting; natural features; and whether these elements will exceed the capabilities of existing municipal roads or utility services.

II. Approved Plan

Except as otherwise provided herein, all work shall be performed in strict compliance with the plans submitted to the Planning Board and approved by the Planning as follows:

1. Site Plan, Pool, and Landscape (S-100 and Sp-100) by NcCstudio last revised May 14, 2021
2. Landscaping, Planting and Detail Plans (L-100) by NcCstudio last revised May 14, 2021

III. General Conditions

1. The following conditions must be met before the Planning Board Chair may sign the approved Site Plan ("Final Site Plan"):
 - a. The following Language shall be added to the plan:

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“Approved subject to all requirements and conditions of a June 3, 2021 resolution of the Planning Board of the Village of Dobbs Ferry, New York. Any change, erasure, modification, or revision of this plan, absent re-approval from the Planning Board, shall void this approval”.

- b. The Planning Board's approval is conditioned upon Applicant receiving all approvals required by other governmental approving agencies without material deviation from the Approved Plans and evidence of such must be submitted to the Village Building Department.
- c. The Applicant must address to the full satisfaction of the Village Engineer, all outstanding storm water, and engineering issues raised in the hearings and documents submitted to the Board.
- d. The Applicant shall pay all outstanding consultant review and legal fees in connection with the Planning Board review of this Application.

2. Force and Effect:

- a. No portion of any approval by the Planning Board shall take effect until (1) all conditions are met, (2) the final site plan is signed by the chair of the Planning Board and (3) the final site plan signed by the Planning Board has been filed with the Land Use Officer.
- b. Within 180 days after receiving approval of a site plan, with or without modifications, the applicant shall submit three copies of the site plan to the Board of Trustees and/or the Planning Board for stamping and signing. This time frame may be extended for a maximum of two ninety-day periods.

- 3. Landscaping: Required landscape improvements shall be installed prior to issuance of a certificate of occupancy for all structures. However, if the landscaping is not able to be installed prior to a certificate of occupancy being issued due to winter weather or other site limitations, the property owner shall post a financial guarantee for the improvements equal to 115% of the cost of improvements so that the certificate can be issued. Installation of the landscape improvements shall then be completed before June 30 of the following year. This guarantee shall be released upon acceptance by the Village of the completed landscaping.
- 4. Commencing Work: No work may be commenced on any portion of the site without first contacting the Building Inspector to ensure that all permits and approvals have been obtained and to establish an inspection schedule. The project must adhere to all applicable State and Village Codes.
- 5. Issuance of Certificate of Occupancy: No certificate of occupancy shall be issued until all improvements shown on the site plan are installed or a sufficient performance guaranty has been posted for improvements not yet completed. The performance guaranty shall be posted in accordance with the procedures specified in Village Law §7-725-a or 7-730, as

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applicable. The amount and sufficiency of such performance guaranty shall be determined by the Land Use Officer. The amount of such guaranty shall be in the form of 95% surety and 5% cash.

CHAIRMAN HUNTER	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
STEPHEN BROSNAHAN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ROB LANE	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" type="checkbox"/> ABSENT/EXCUSED
ALLEN HALE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
LAURA HAUPT	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
PETER WINDER, 1ST ALTERNATE MEMBER	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	<input type="text" value="5"/> AYE	<input type="text" value="0"/> NAY	<input type="text" value="0"/> ABSTAIN	<input type="text" value="0"/> RECUSE	<input type="text" value="1"/> ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

6. 3 Crescent Lane – Public hearing for proposed retaining wall and slate terrace

Mr. Paddy Steinschneider/Gotham Design and Richard Lamendola/Applicant were present to represent the application.

Discussion:

- Mr. Steinschneider discussed the proposed application and displayed the following slides:

[illegible]

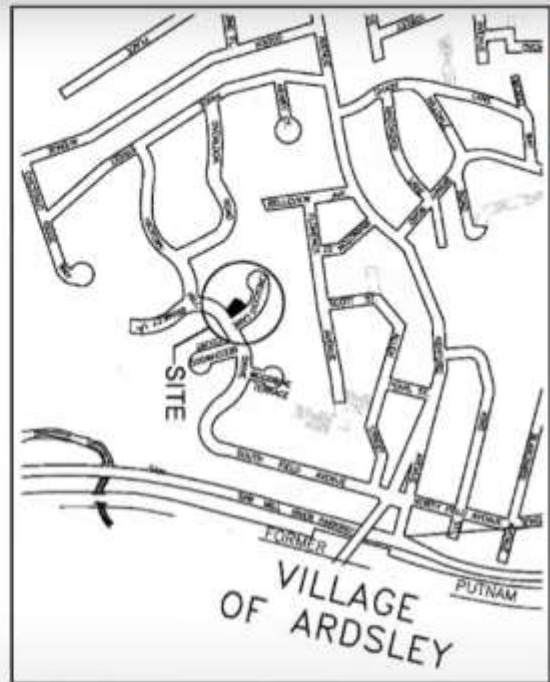
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AERIAL LOCATION MAP
NOT TO SCALE



SITE LOCATION MAP
NOT TO SCALE

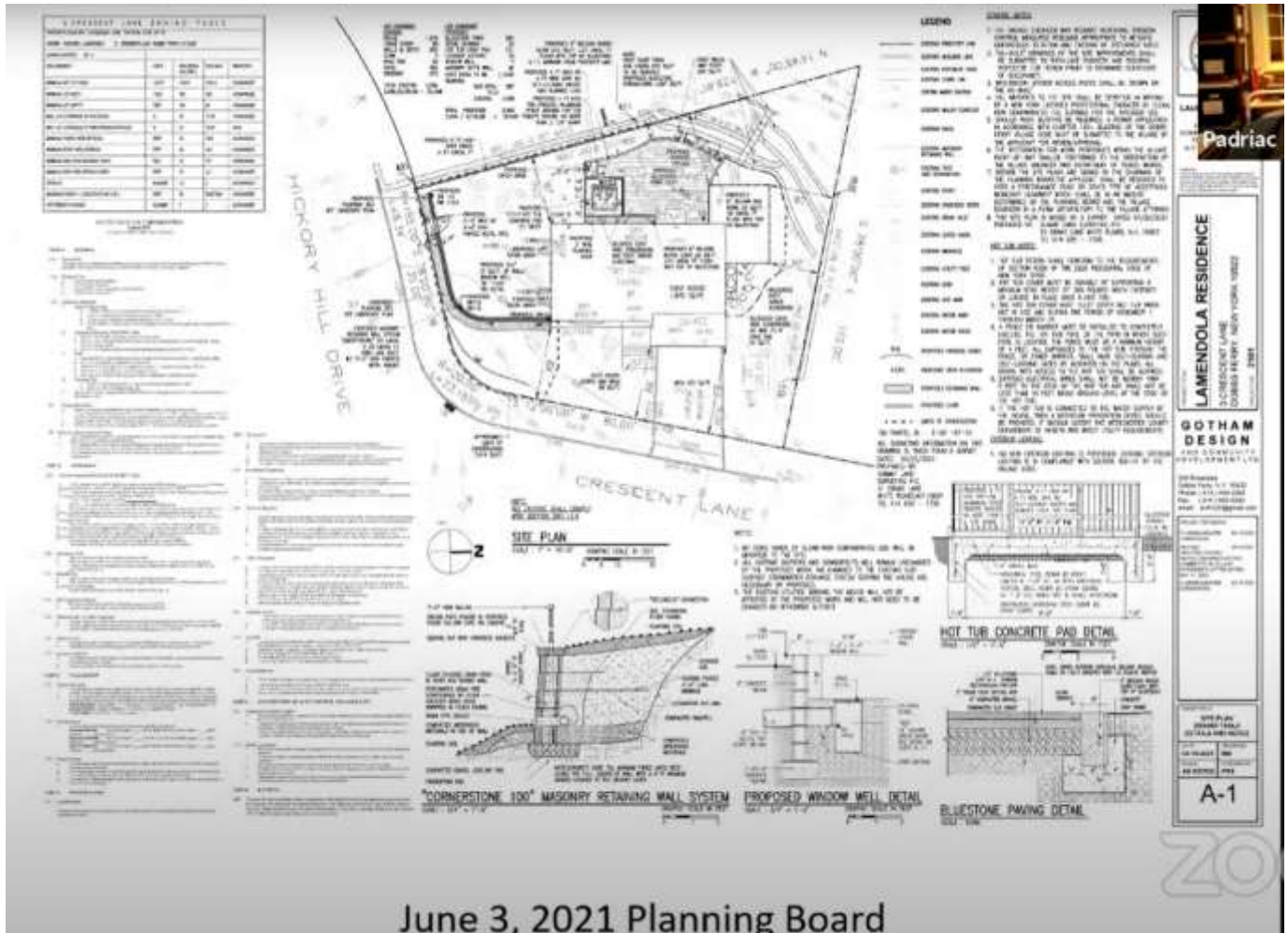
June 3, 2021 Planning Board

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June 3, 2021 Planning Board

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June 3, 2021 Planning Board





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June 3, 2021 Planning Board



June 3, 2021 Planning Board

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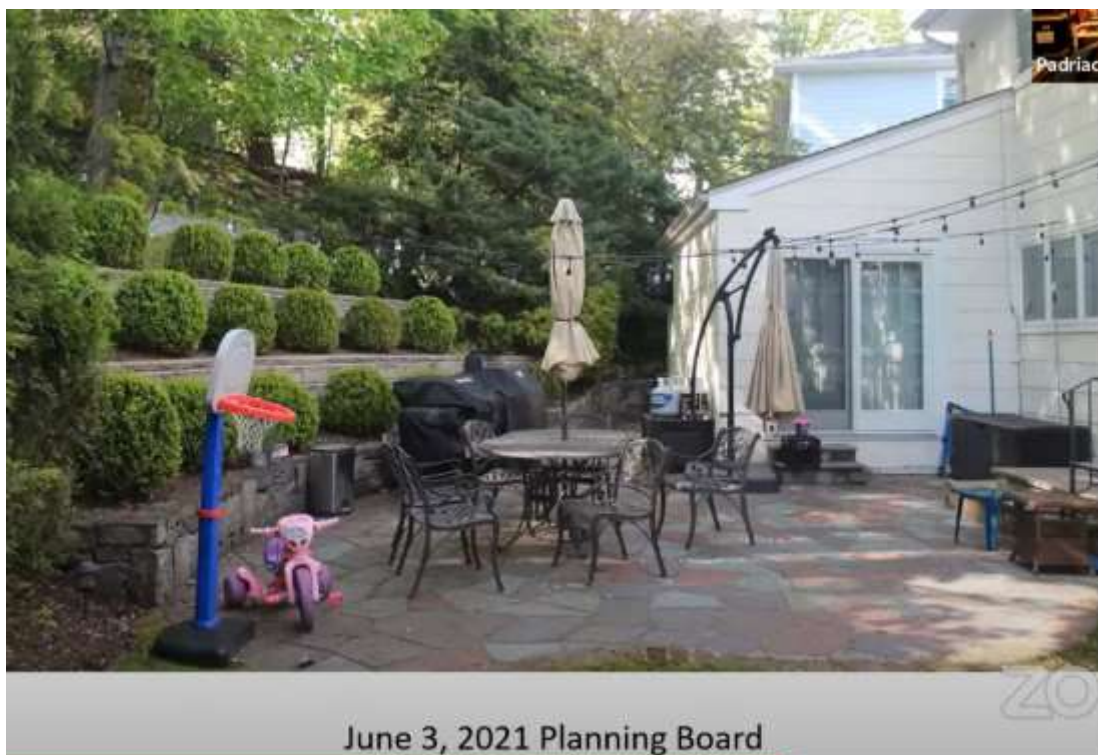
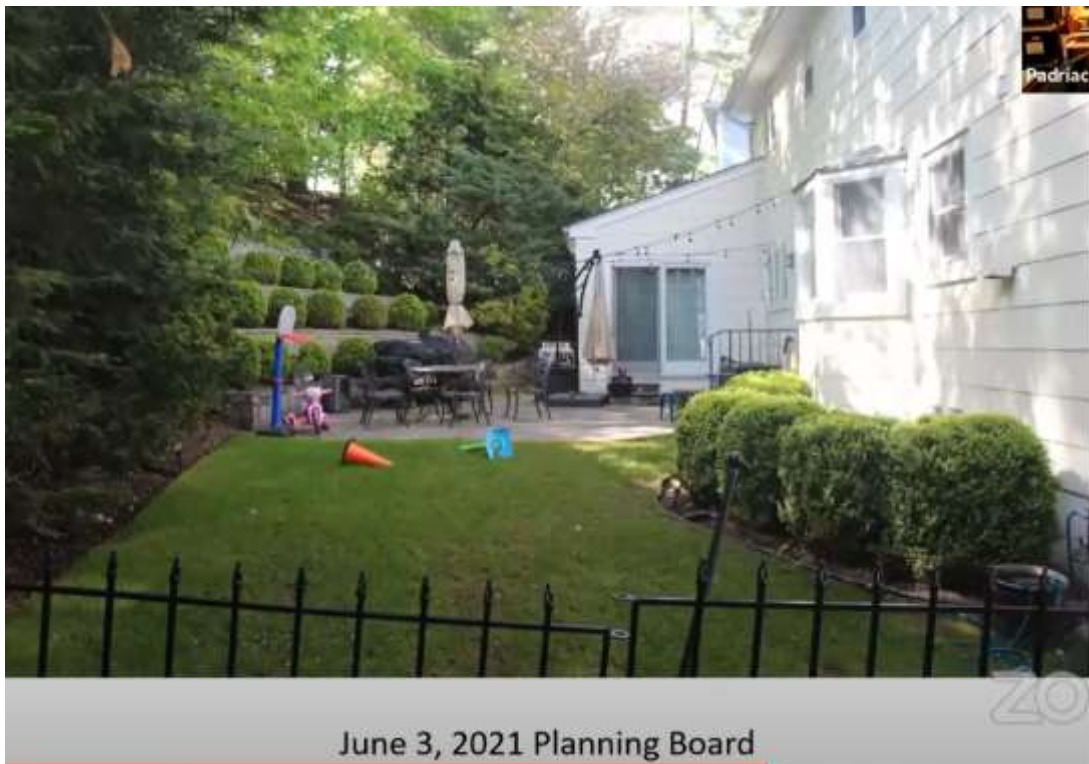


June 3, 2021 Planning Board

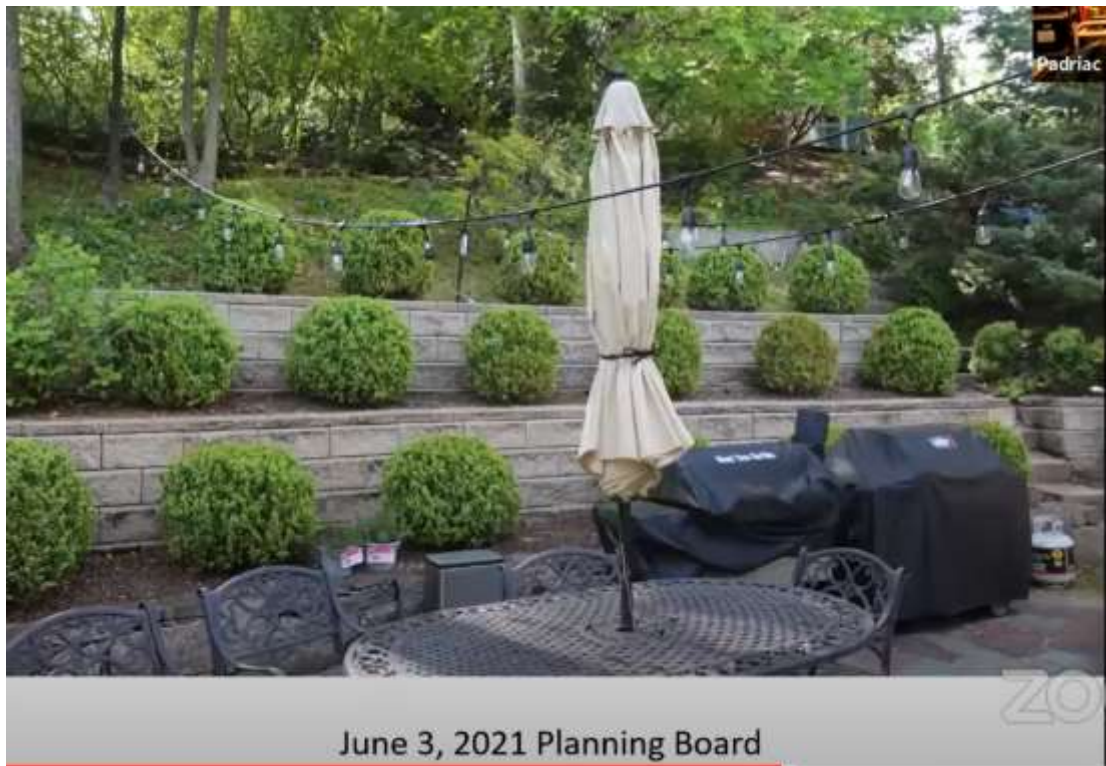


June 3, 2021 Planning Board

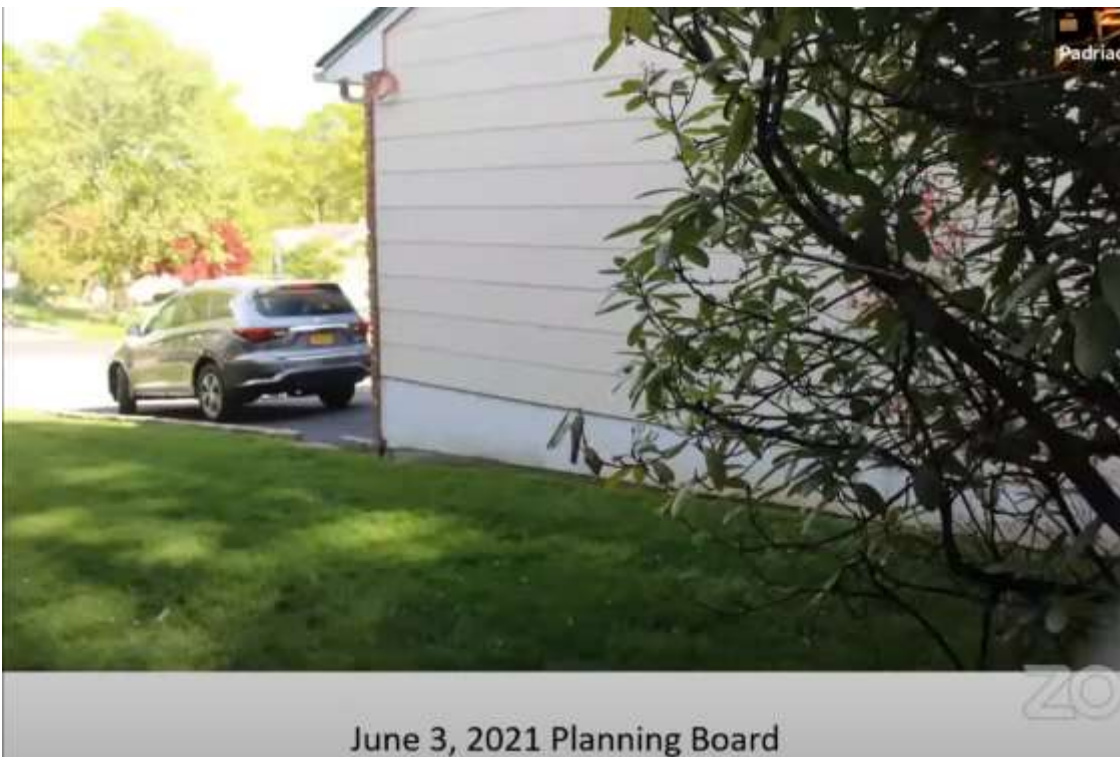
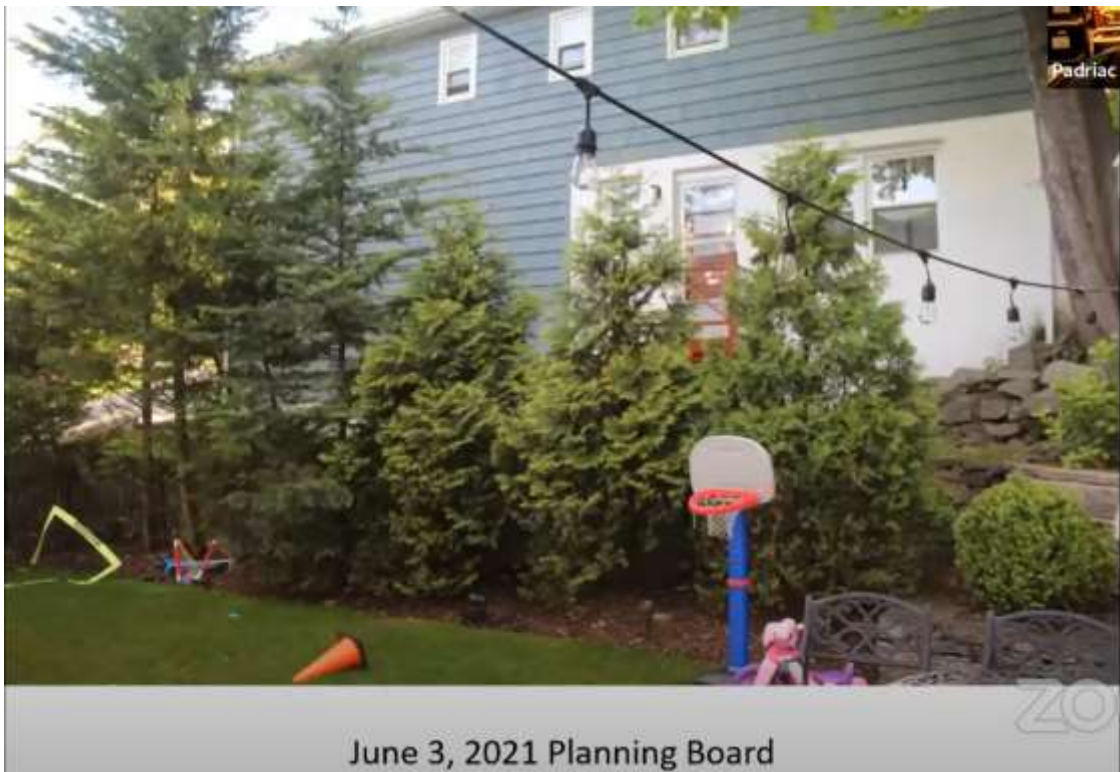
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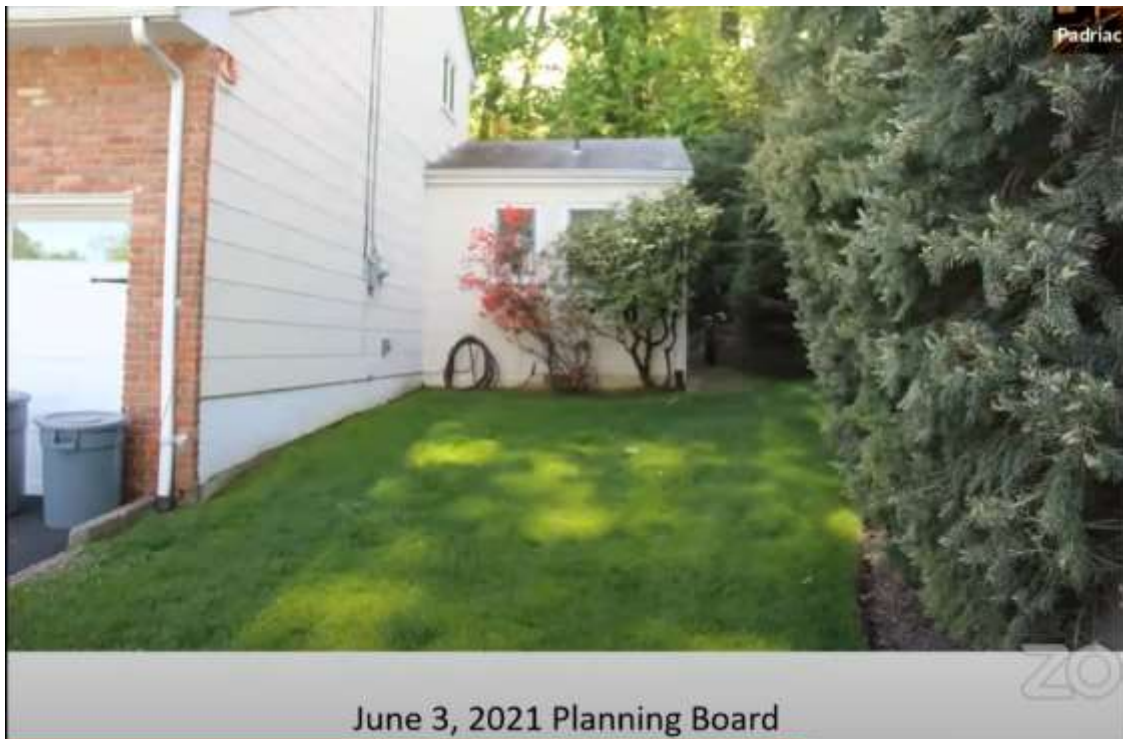
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- No one from the public addressed the Board regarding the proposed application.
- A discussion was held and Mr. Steinschneider addressed questions from the Board.
- Mr. Roemer said the proposed fence will need to be changed to six feet on the plans.
- Mr. Stone said the condenser unit needs to be screened with shrubs. Mr. Steinschneider said that is on the plans.

Action:

Motion by Chairman Hunter, seconded by Mr. Brosnahan close the public hearing for the application of 3 Crescent Lane for retaining wall and slate terrace.

CHAIRMAN HUNTER	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
STEPHEN BROSNAHAN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ROB LANE	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" type="checkbox"/> ABSENT/EXCUSED
ALLEN HALE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
LAURA HAUPT	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
PETER WINDER, 1ST ALTERNATE MEMBER	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	5 AYE	0 NAY	0 ABSTAIN	0 RECUSE	1 ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

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Mr. Hale offered the following resolution which was seconded by Mr. Winder:

RESOLUTION 8-2021

**VILLAGE OF DOBBS FERRY PLANNING BOARD RESOLUTION
GRANTING SITE PLAN APPROVAL**

Property: 3 Crescent Avenue (Section Block and Lot 3.100-97-51 and OF-4 Zone)

Background

WHEREAS, Richard and Cristina Lamendola (the “Owners”) 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. The property is located at 3 Crescent Avenue, Section Block and Lot 3.100-97-51 (“Project Site”) and is located in the OF-4, One family Residential-4, zoning district.

WHEREAS, the Planning Board confirms that the project is categorized as a Type II action under NYS DEC 617.5 (c) as it is the “construction, expansion or placement of minor accessory/appurtenant residential structures, including garages, carports, patios, decks, swimming pools”.

WHEREAS, the Applicant had made a preliminary presentation to the Planning Board on May 6, 2021 and, thereafter, the Planning Board conducted a duly noticed public hearing on June 3, 2021.

WHEREAS, The Planning Board has carefully examined the Application and the Applicant’s materials as follows:

1. Existing Conditions and Demolition Plan, Site Plan Zoning Table, Details, Notes, Erosion and Sediment Control and Drainage Plans, Landscape Plans and Details, Detail Sheets by Gotham Design last revised May 17, 2021
2. Topographic Survey (Draft Copy) by Summit Land Surveying P.C dated April 23, 2021
3. Planning Board application dated May 18, 2021
4. Coastal Assessment Form dated May 18, 2021

WHEREAS, the Planning Board has also reviewed and examined letters, reports, and memorandum from the Board’s consulting engineer, and planner.

WHEREAS, the Planning Board closed the public hearing on June 3, 2021 and at the same meeting, the Board deliberated in public on the Applicant’s request for approval.

Planning Board Determination

NOW THEREFORE IT BE RESOLVED, the Planning Board determines that based upon the findings and reasoning set forth below, the application for Site Plan Amendment is granted subject to the conditions set forth below.

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I. Findings

1. The Planning Board is familiar with the Subject property and the general vicinity and has reviewed the application in accordance with Chapter 300, Zoning, of the Village Code.
2. The Planning Board has conducted an extensive review of the Applicant's proposal and finds that the Applicant has satisfactorily addressed the criteria for granting Section 300-52(D) of the Village Code including consistency with the Village's Local Waterfront Revitalization Plan.
3. The Board considered, among other things, traffic access; circulation and parking; landscaping and screening; lighting; natural features; and whether these elements will exceed the capabilities of existing municipal roads or utility services.
 - 1.

II. Approved Plan

Except as otherwise provided herein, all work shall be performed in strict compliance with the plans submitted to the Planning Board and approved by the Planning as follows:

1. Existing Conditions and Demolition Plan (EC-1), Site Plan Zoning Table, Details, Notes (A-1), Erosion and Sediment Control and Drainage Plans (A1.1), Landscape Plans and Details, Detail Sheets (L-1) by Gotham Design last revised May 17, 2021

III. General Conditions

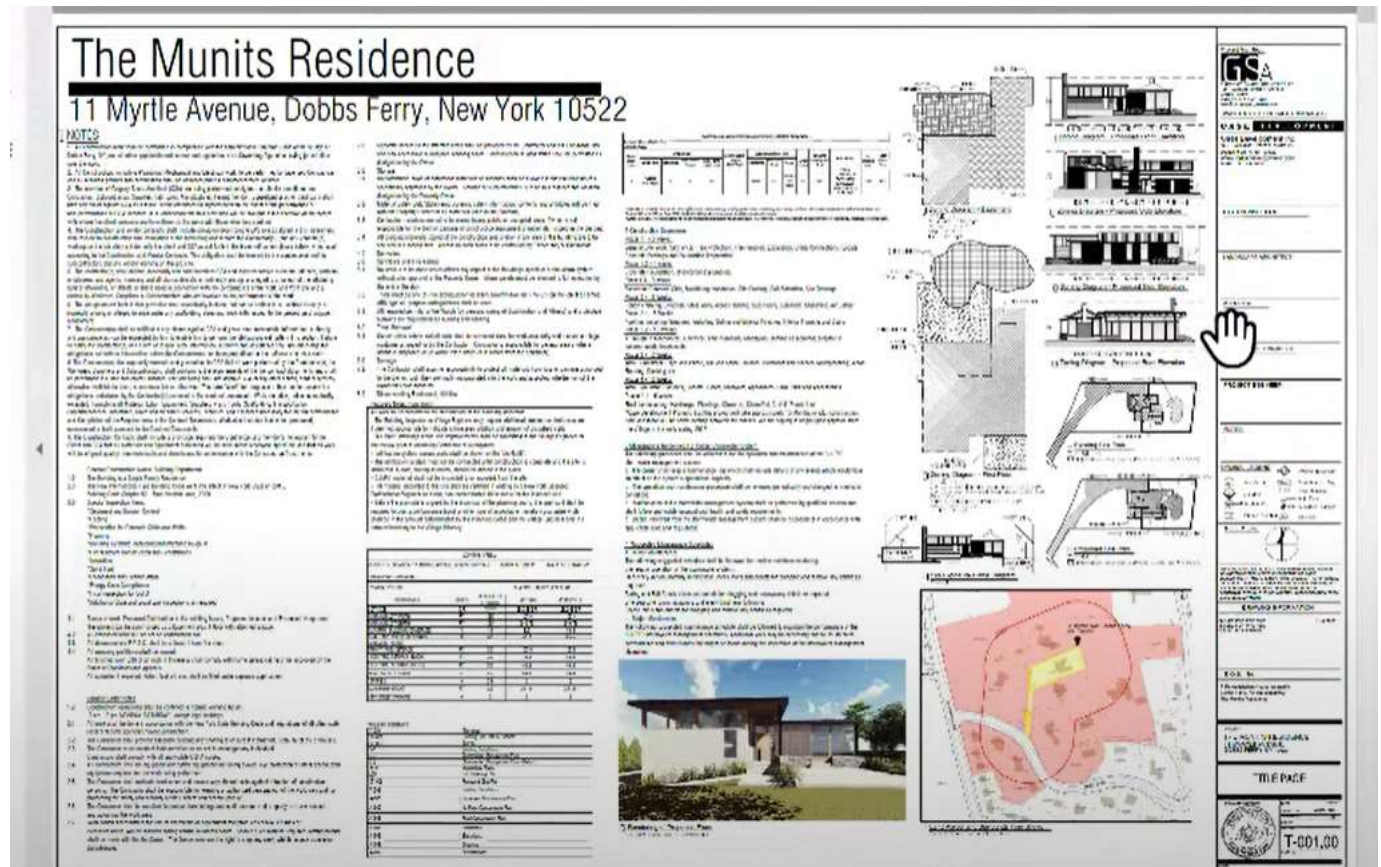
1. The following conditions must be met before the Planning Board Chair may sign the approved Site Plan ("Final Site Plan"):
 - a. The following Language shall be added to the plan:
"Approved subject to all requirements and conditions of a June 3, 2021 resolution of the Planning Board of the Village of Dobbs Ferry, New York. Any change, erasure, modification, or revision of this plan, absent re-approval from the Planning Board, shall void this approval".
 - b. The Planning Board's approval is conditioned upon Applicant receiving all approvals required by other governmental approving agencies without material deviation from the Approved Plans and evidence of such must be submitted to the Village Building Department.
 - c. The Applicant must address to the full satisfaction of the Village Engineer, all outstanding storm water, and engineering issues raised in the hearings and documents submitted to the Board.
 - d. The Applicant shall pay all outstanding consultant review and legal fees in connection with the Planning Board review of this Application.
2. Force and Effect
 - a. No portion of any approval by the Planning Board shall take effect until (1) all conditions are met, (2) the final site plan is signed by the chair of the Planning

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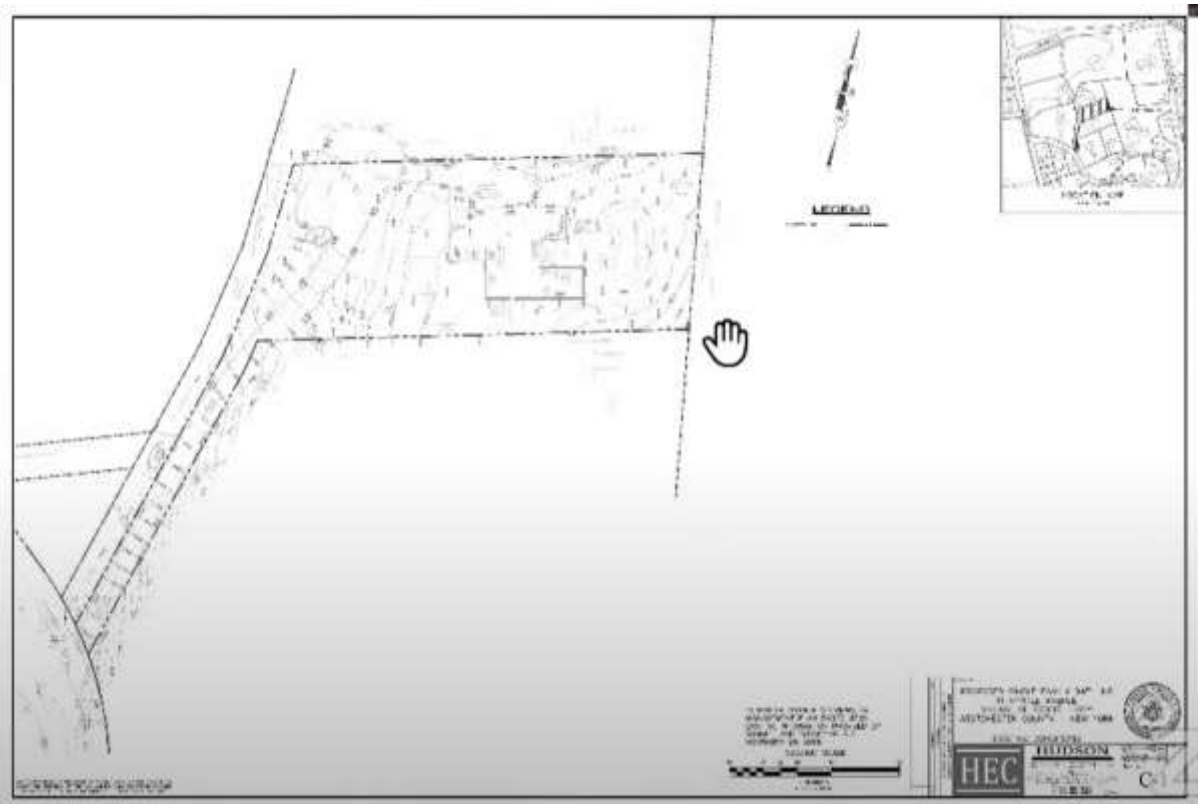
Board and (3) the final site plan signed by the Planning Board has been filed with the Land Use Officer.

- b. Within 180 days after receiving approval of a site plan, with or without modifications, the applicant shall submit three copies of the site plan to the Board of Trustees and/or the Planning Board for stamping and signing. This time frame may be extended for a maximum of two ninety-day periods.
3. Landscaping In accordance with §300-44, required landscape improvements shall be installed prior to issuance of a certificate of occupancy for all structures. However, if the landscaping is not able to be installed prior to a certificate of occupancy being issued due to winter weather or other site limitations, the property owner shall post a financial guarantee for the improvements equal to 115% of the cost of improvements so that the certificate can be issued. Installation of the landscape improvements shall then be completed before June 30 of the following year. This guarantee shall be released upon acceptance by the Village of the completed landscaping.
4. Commencing Work No work may be commenced on any portion of the site without first contacting the Building Inspector to ensure that all permits and approvals have been obtained and to establish an inspection schedule. The project must adhere to all applicable State and Village Codes.
5. Issuance of Certificate of Occupancy No certificate of occupancy shall be issued until all improvements shown on the site plan are installed or a sufficient performance guaranty has been posted for improvements not yet completed. The performance guaranty shall be posted in accordance with the procedures specified in Village Law §7-725-a or 7-730, as applicable. The amount and sufficiency of such performance guaranty shall be determined by the Land Use Officer. The amount of such guaranty shall be in the form of 95% surety and 5% cash.

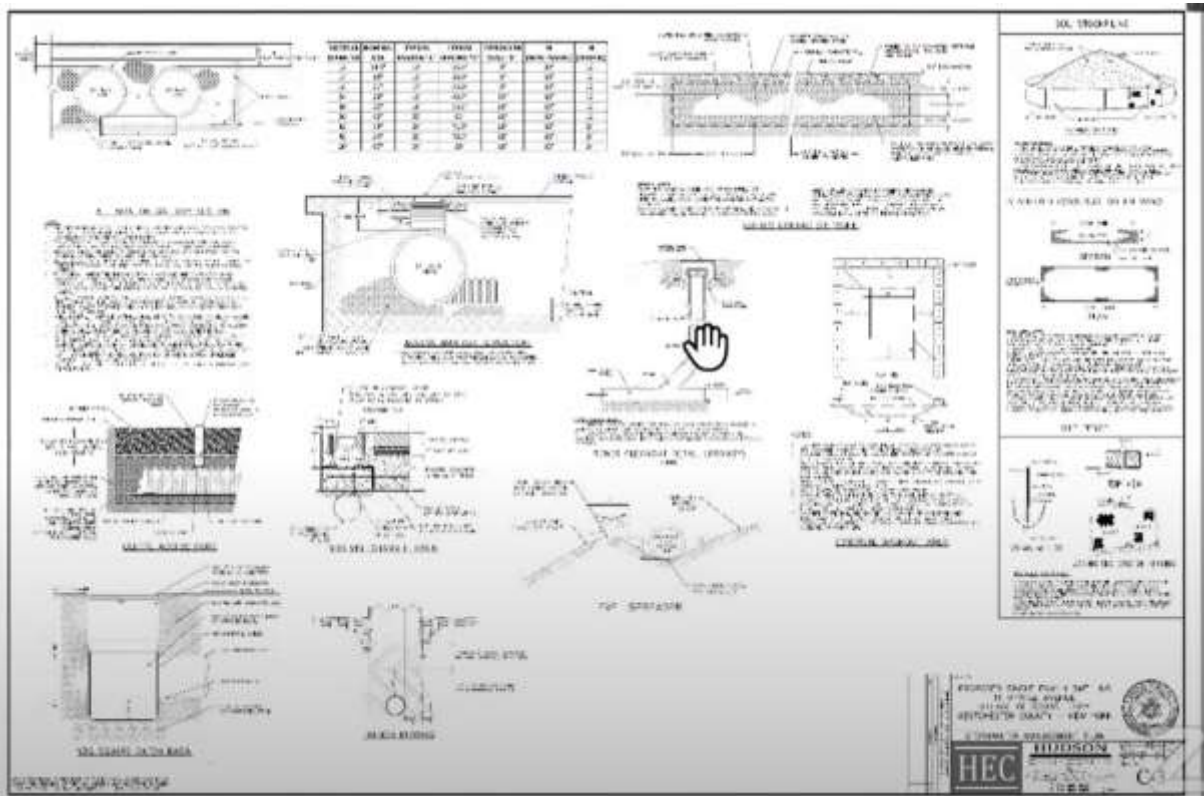
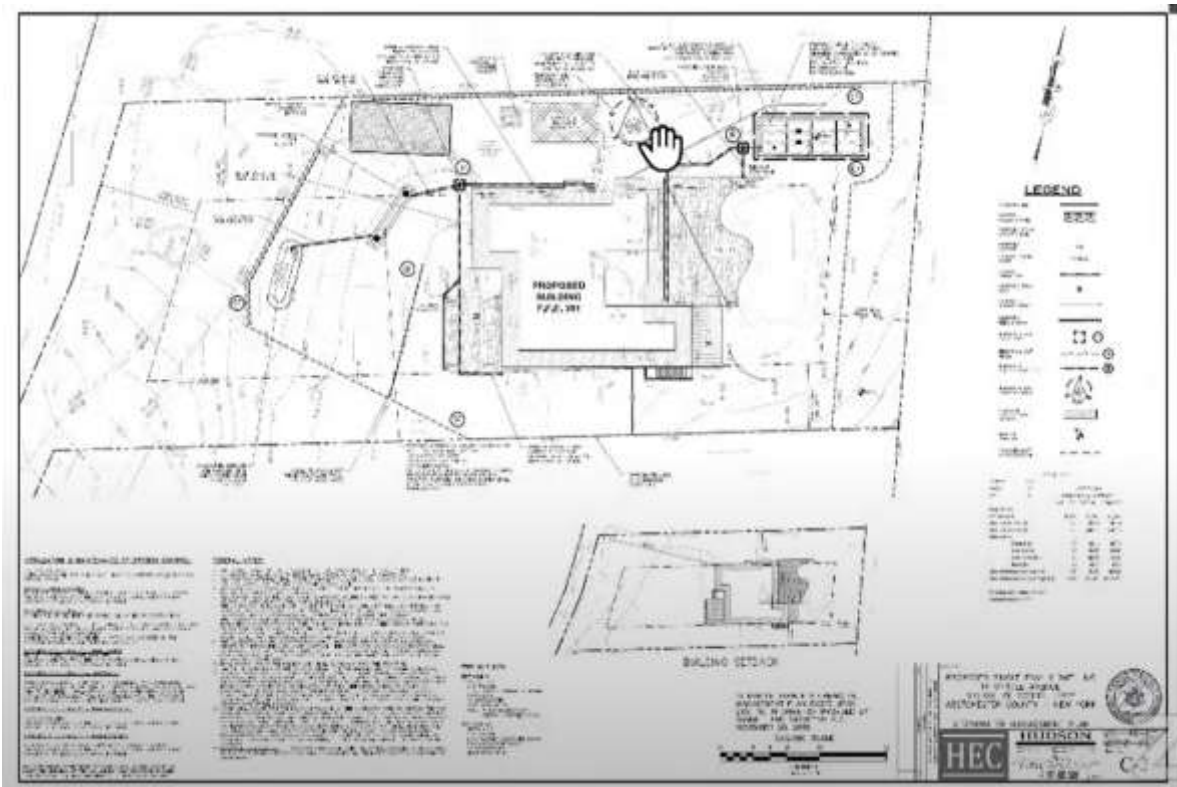
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STEPHEN BROSNAHAN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ROB LANE	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" type="checkbox"/> ABSENT/EXCUSED
ALLEN HALE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
LAURA HAUPT	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
PETER WINDER, 1ST ALTERNATE MEMBER	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	<div>5 AYE</div>	<div>0 NAY</div>	<div>0 ABSTAIN</div>	<div>0 RECUSE</div>	<div>1 ABSENT/EXCUSED</div>
RESULT:	MOTION: PASSES				

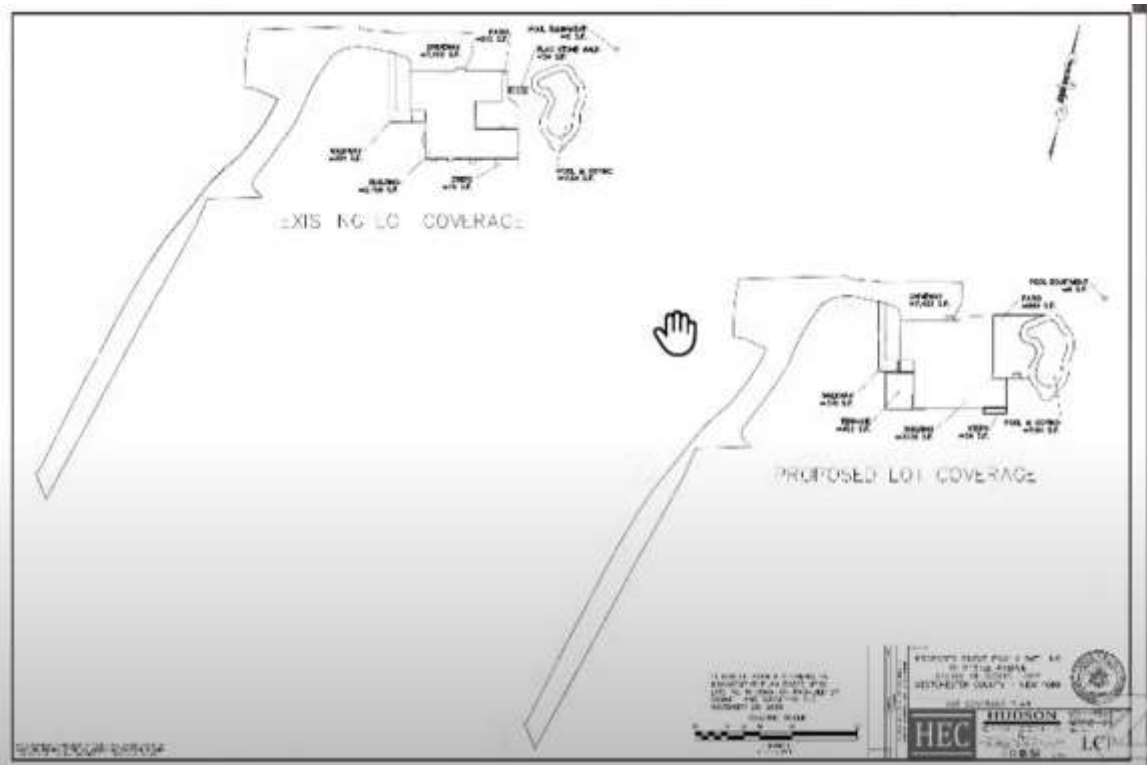


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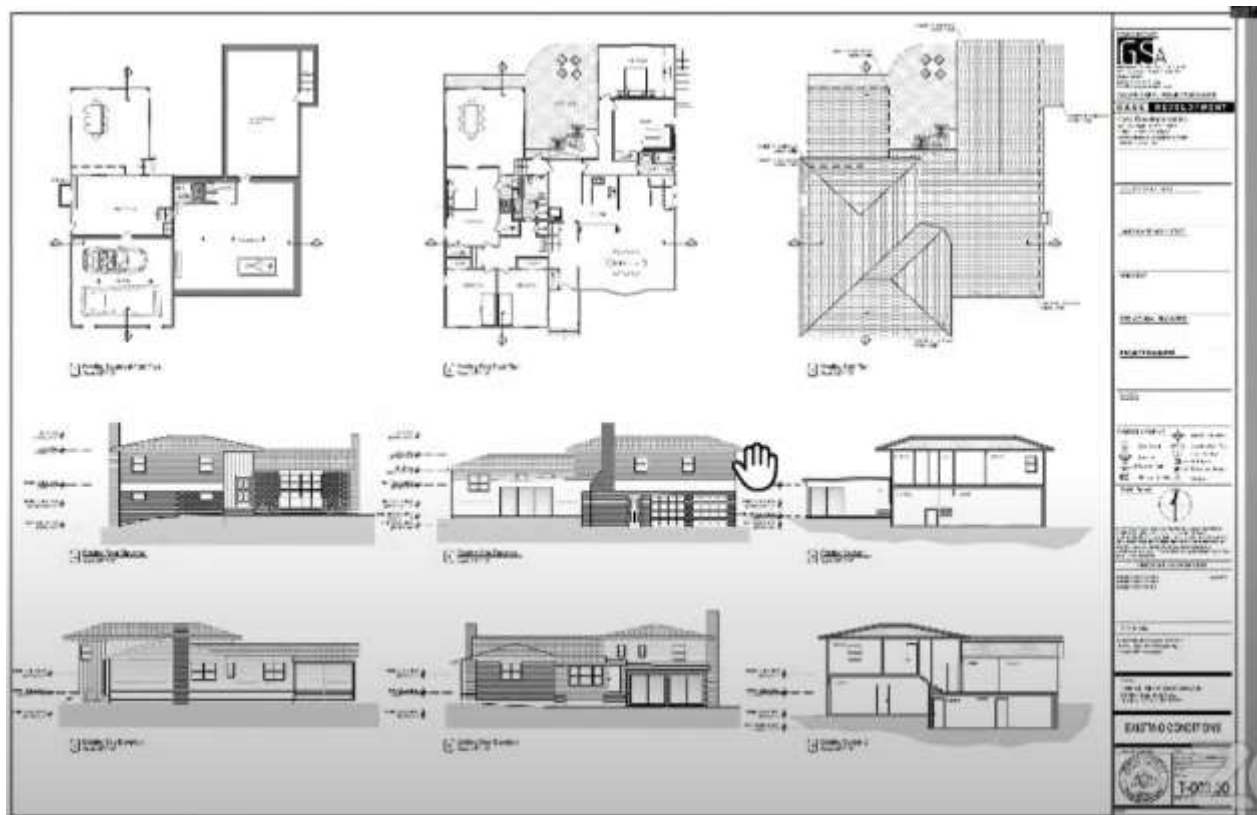


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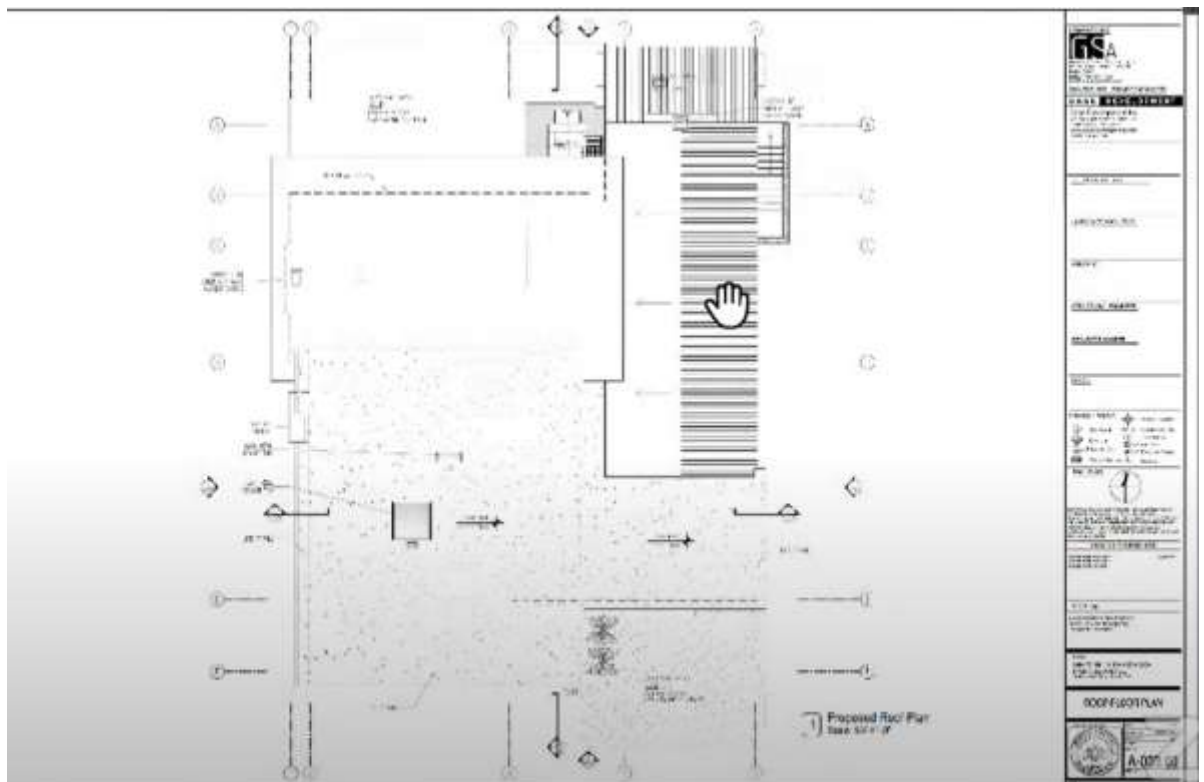


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- A discussion was held and Mr. Sharp addressed questions from the Board.

Action:

Motion by Chairman Hunter, seconded by Mr. Brosnahan to schedule a public hearing for the application of 11 Myrtle Avenue for site plan review for proposed full rehabilitation of existing house, on July 1, 2021.

CHAIRMAN HUNTER	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
STEPHEN BROSNAHAN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ROB LANE	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" type="checkbox"/> ABSENT/EXCUSED
ALLEN HALE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
LAURA HAUPT	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
PETER WINDER, 1ST ALTERNATE MEMBER	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	<input type="text" value="5"/> AYE	<input type="text" value="0"/> NAY	<input type="text" value="0"/> ABSTAIN	<input type="text" value="0"/> RECUSE	<input type="text" value="1"/> ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

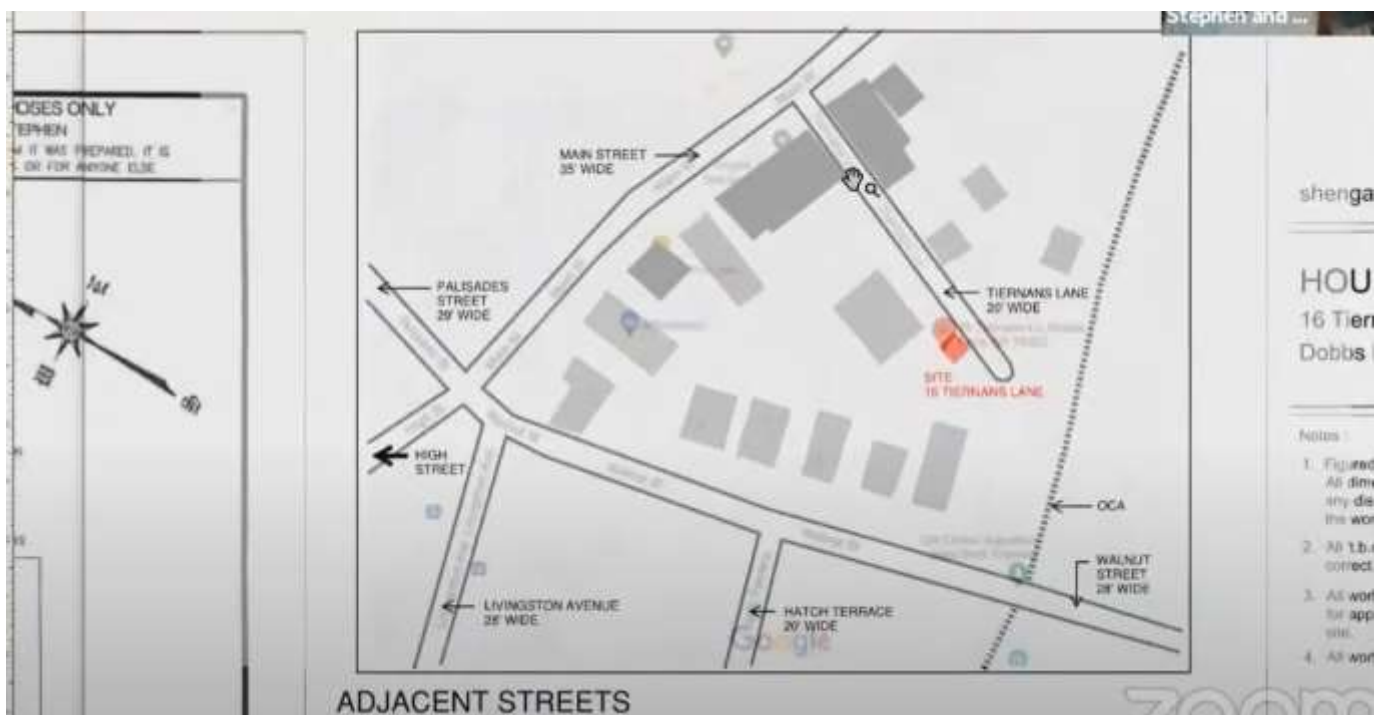
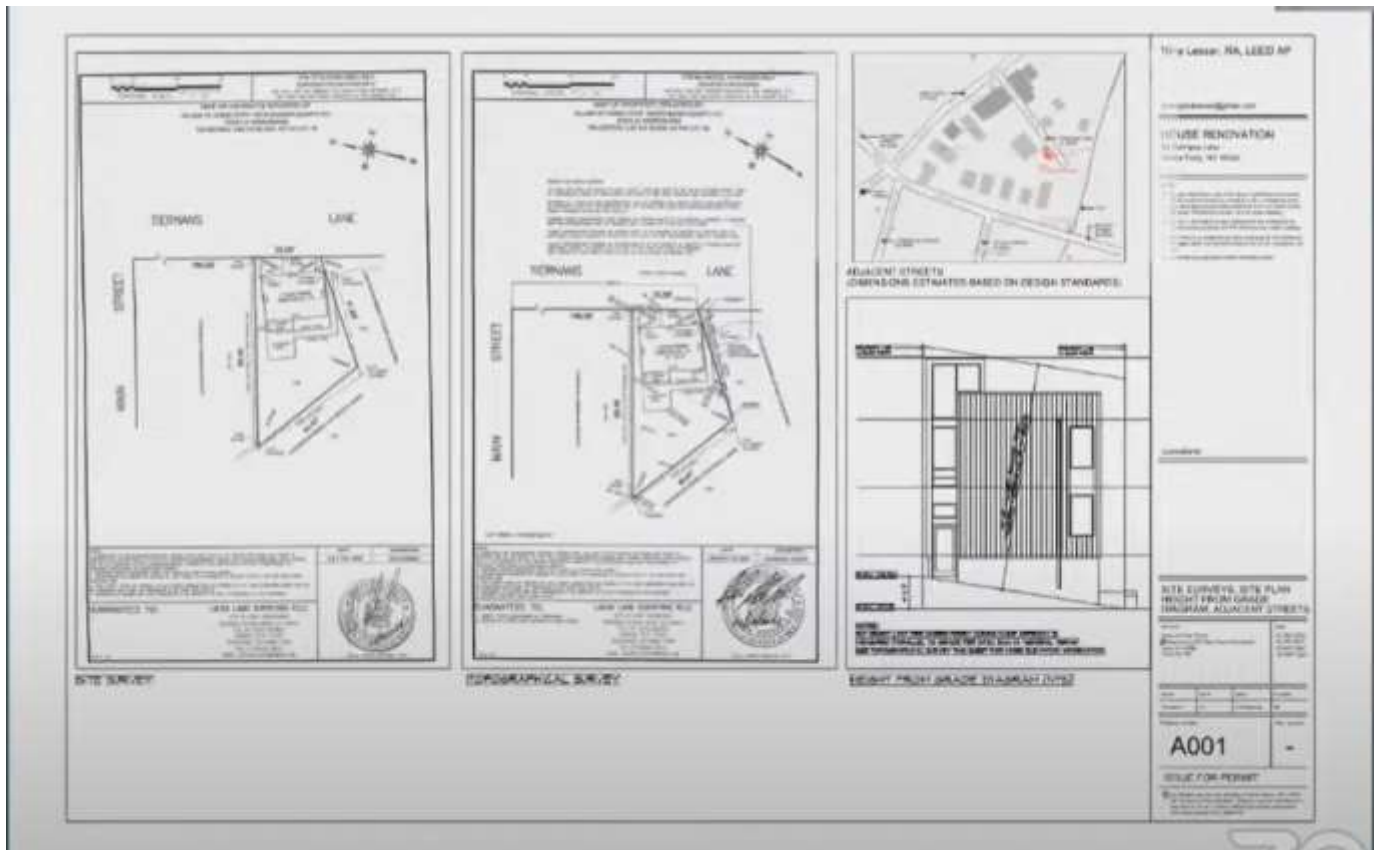
8. 16 Tiernan's Lane – Presubmission Conference for site plan review for proposed renovations, one story addition & roof deck

Stephen Chang and Nina Lesser were present to represent the application.

Discussion :

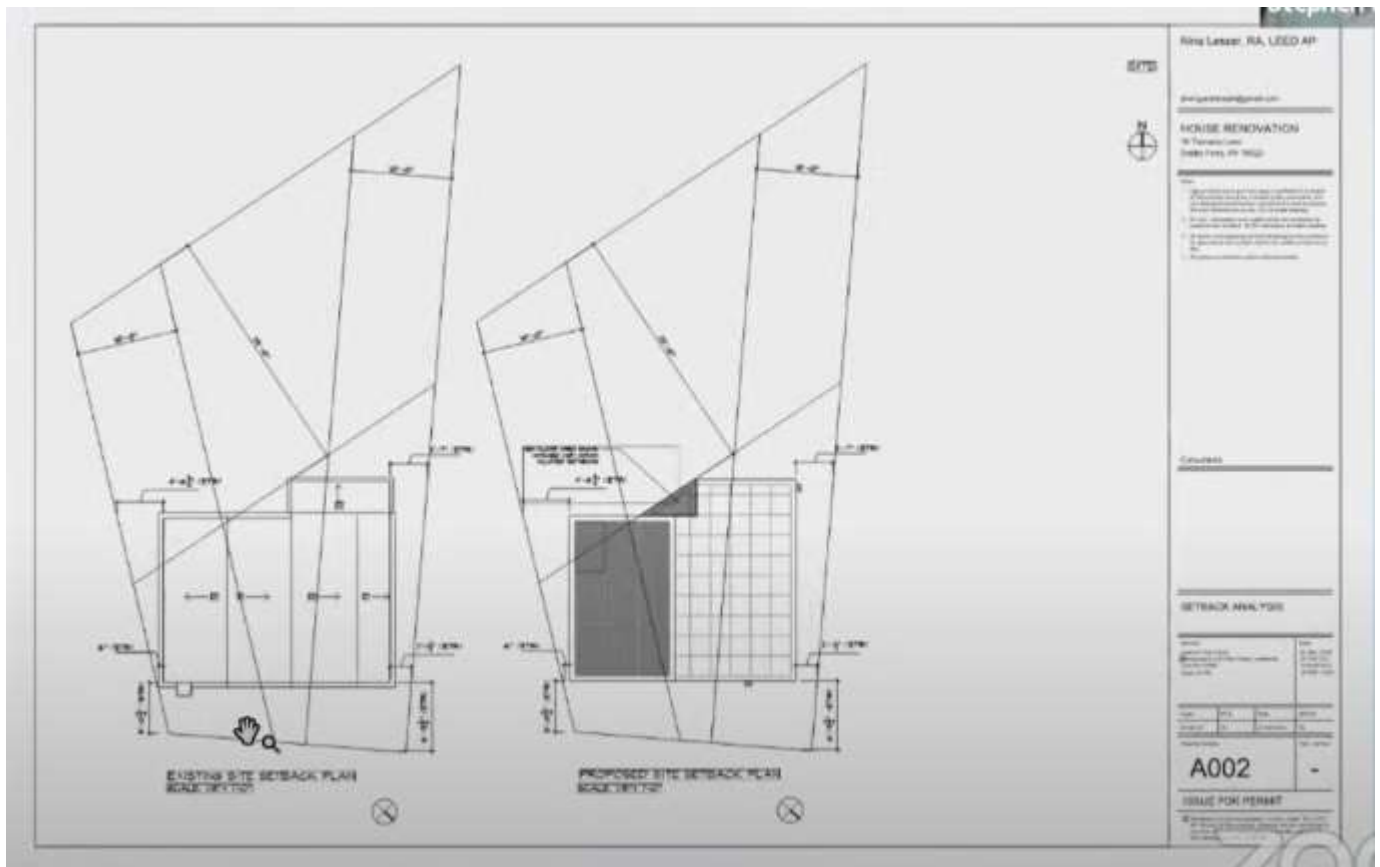
- Ms. Lesser discussed the proposed application and displayed the following slides :

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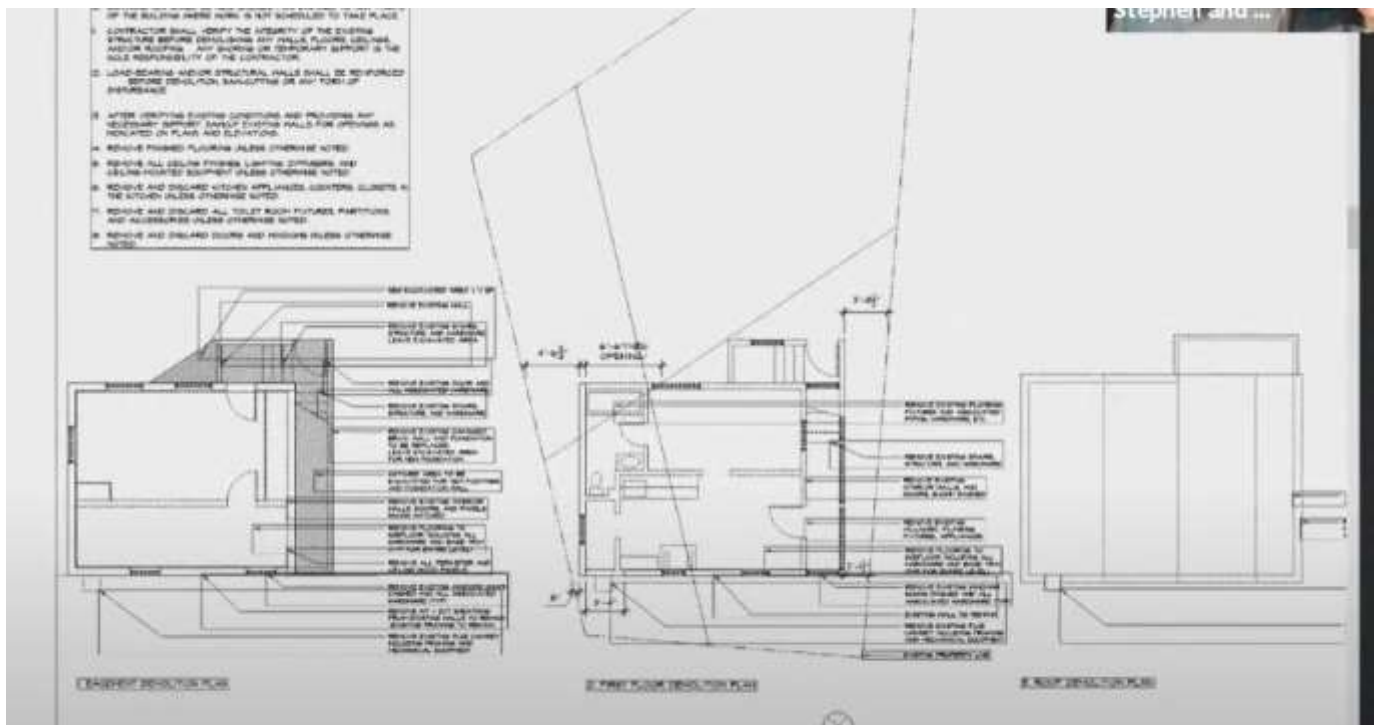
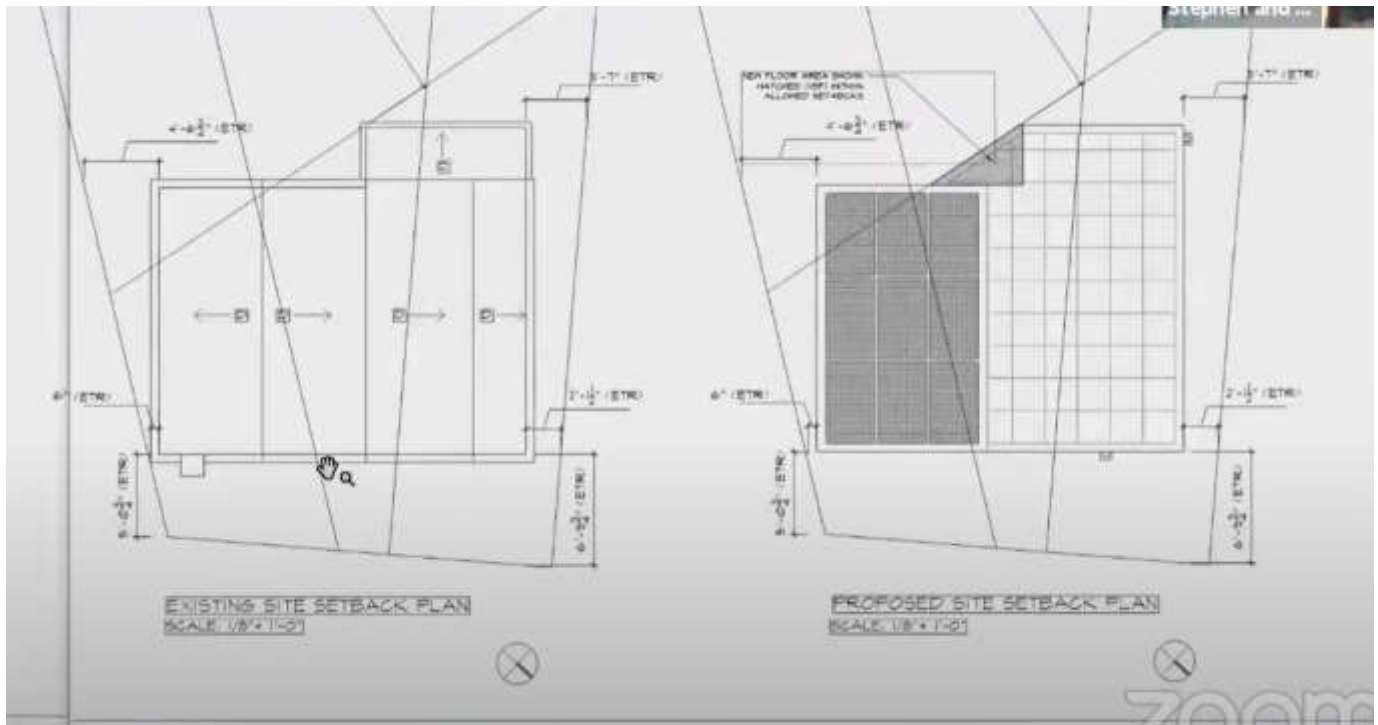


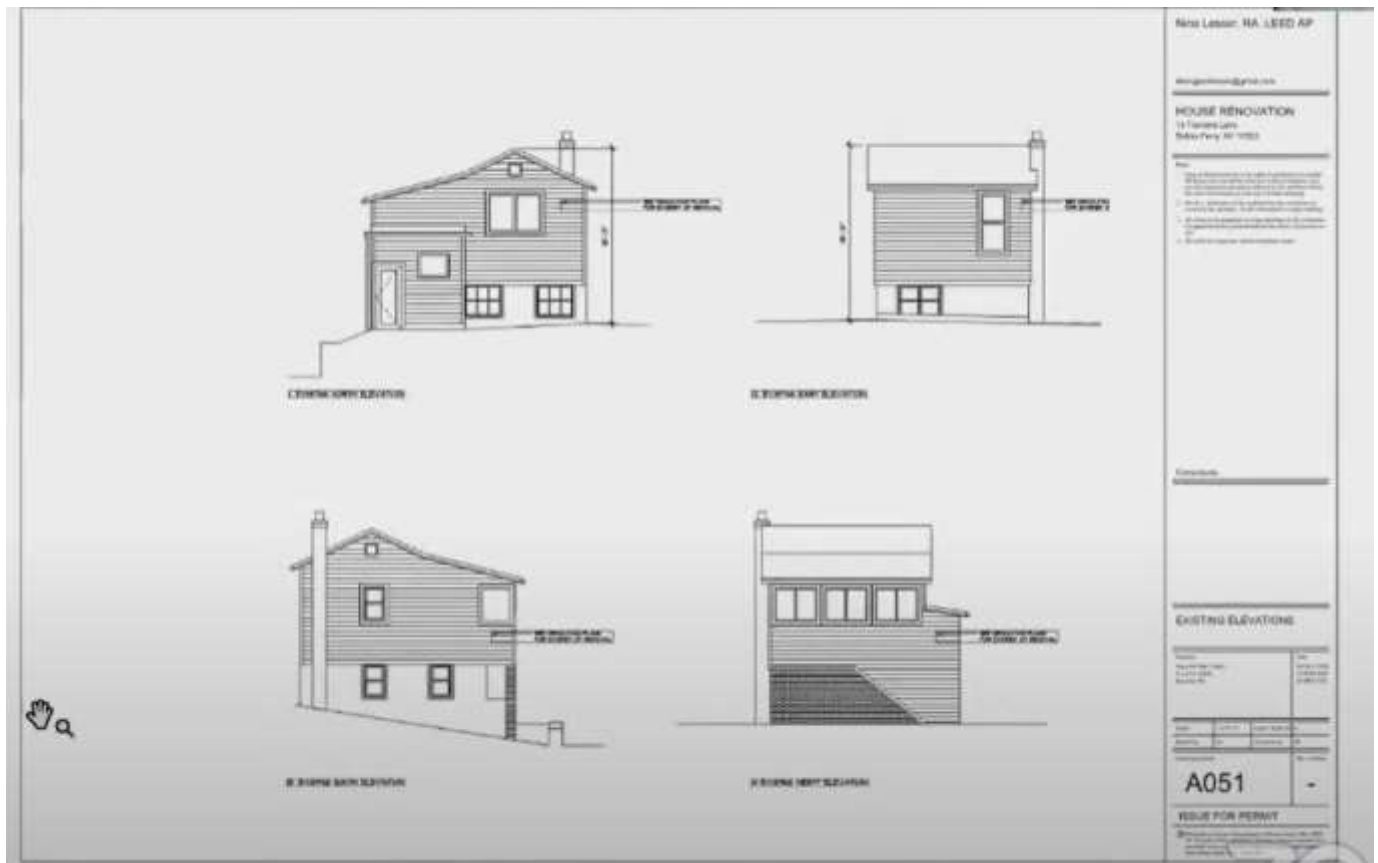
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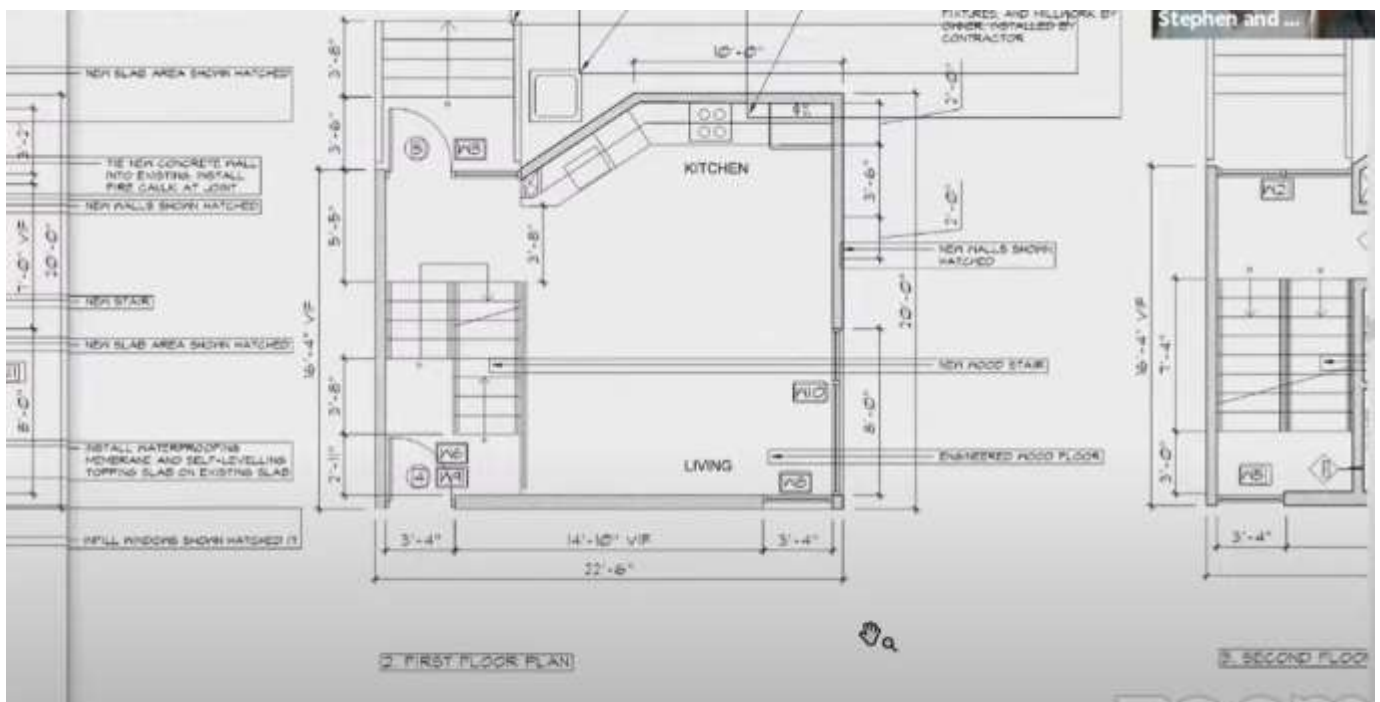
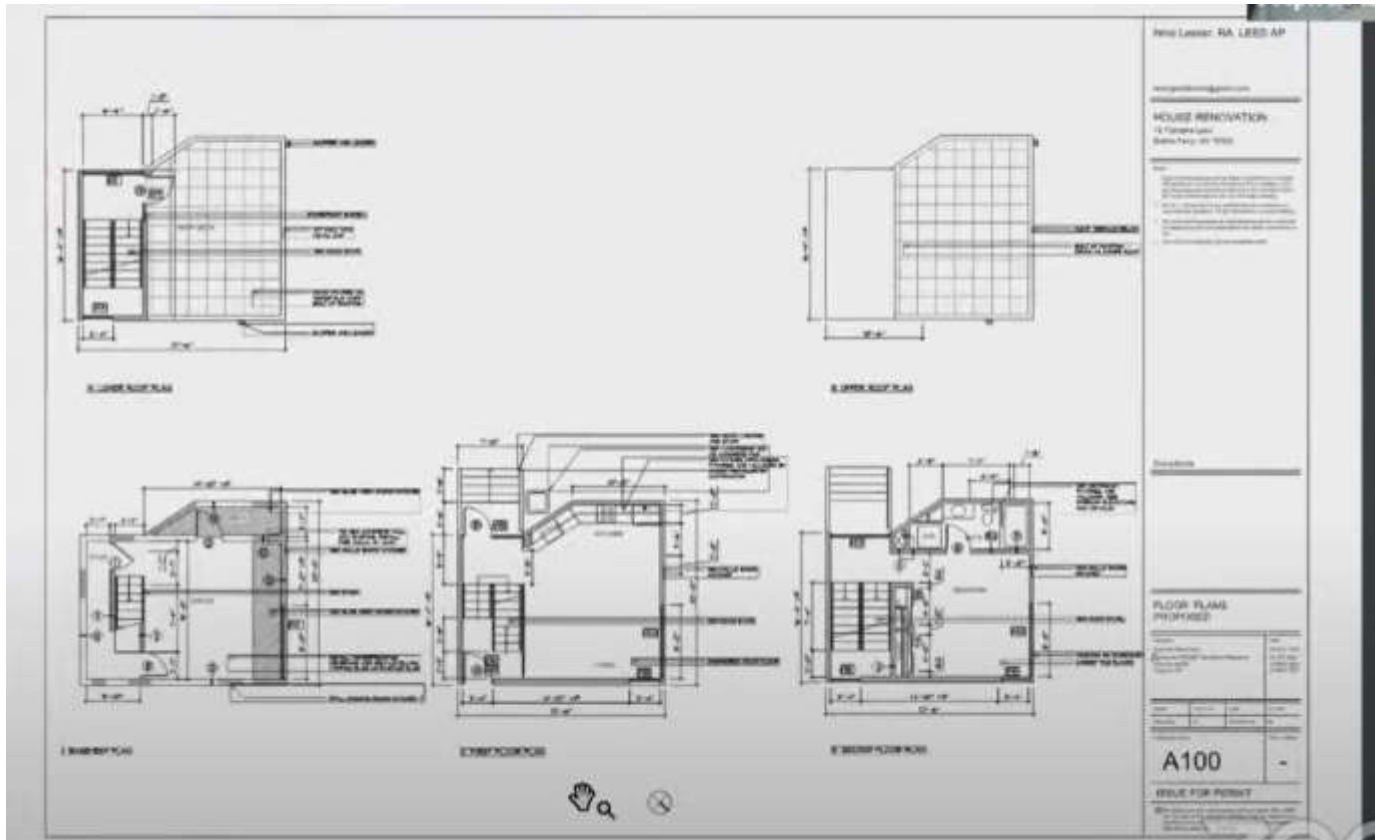


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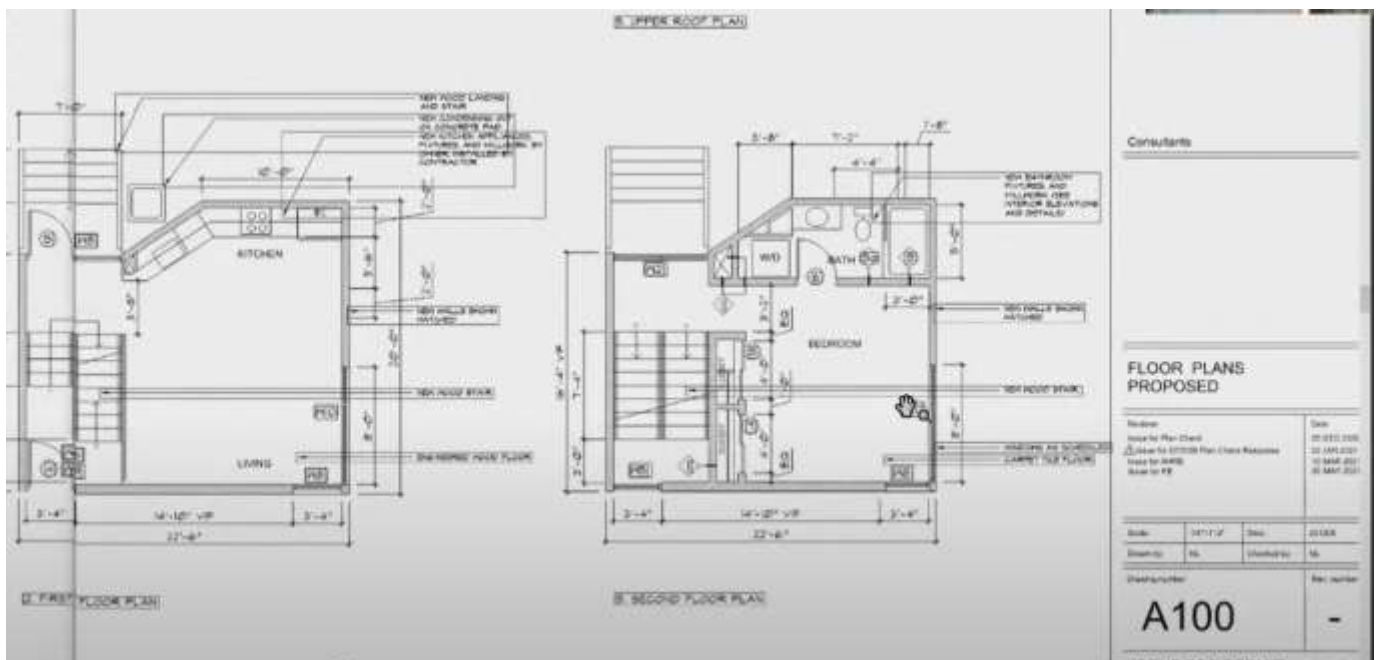
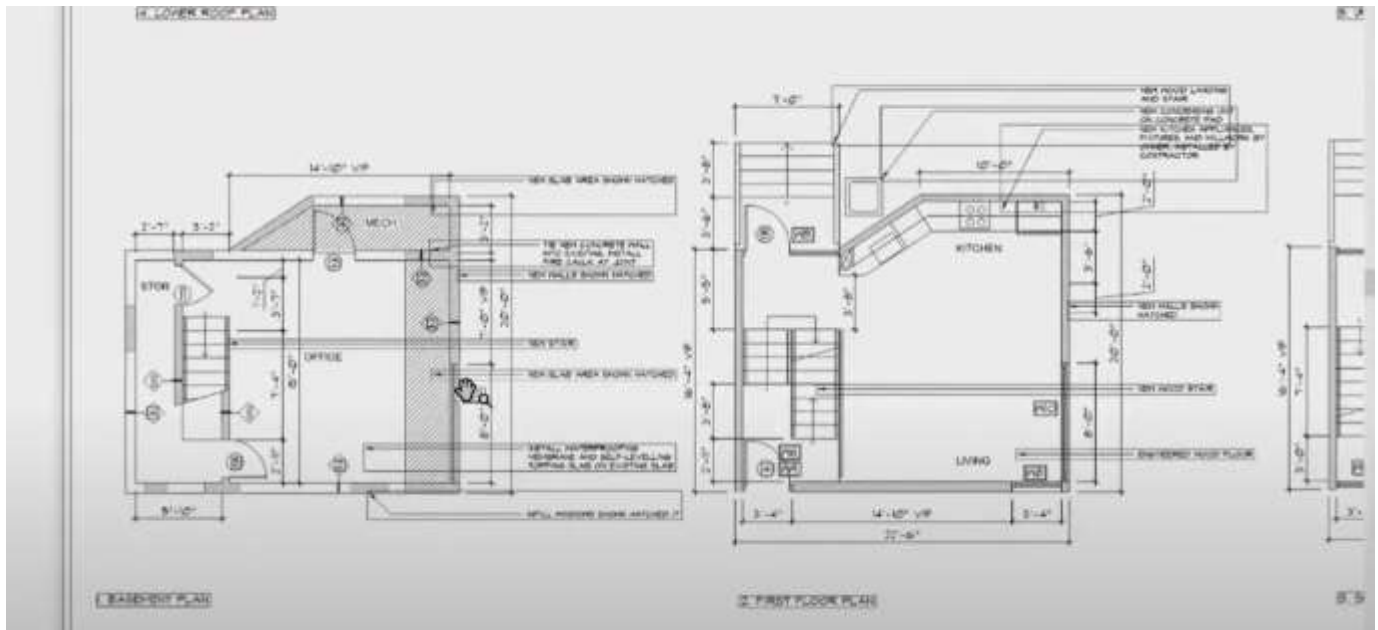




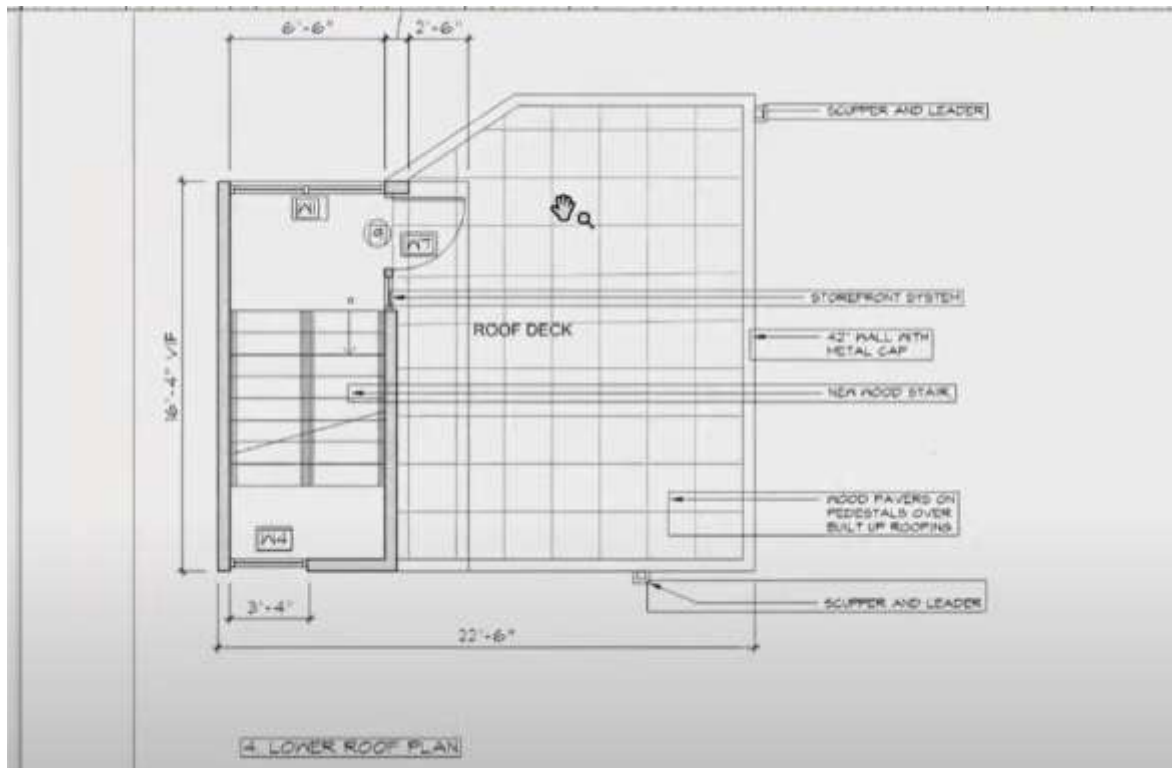
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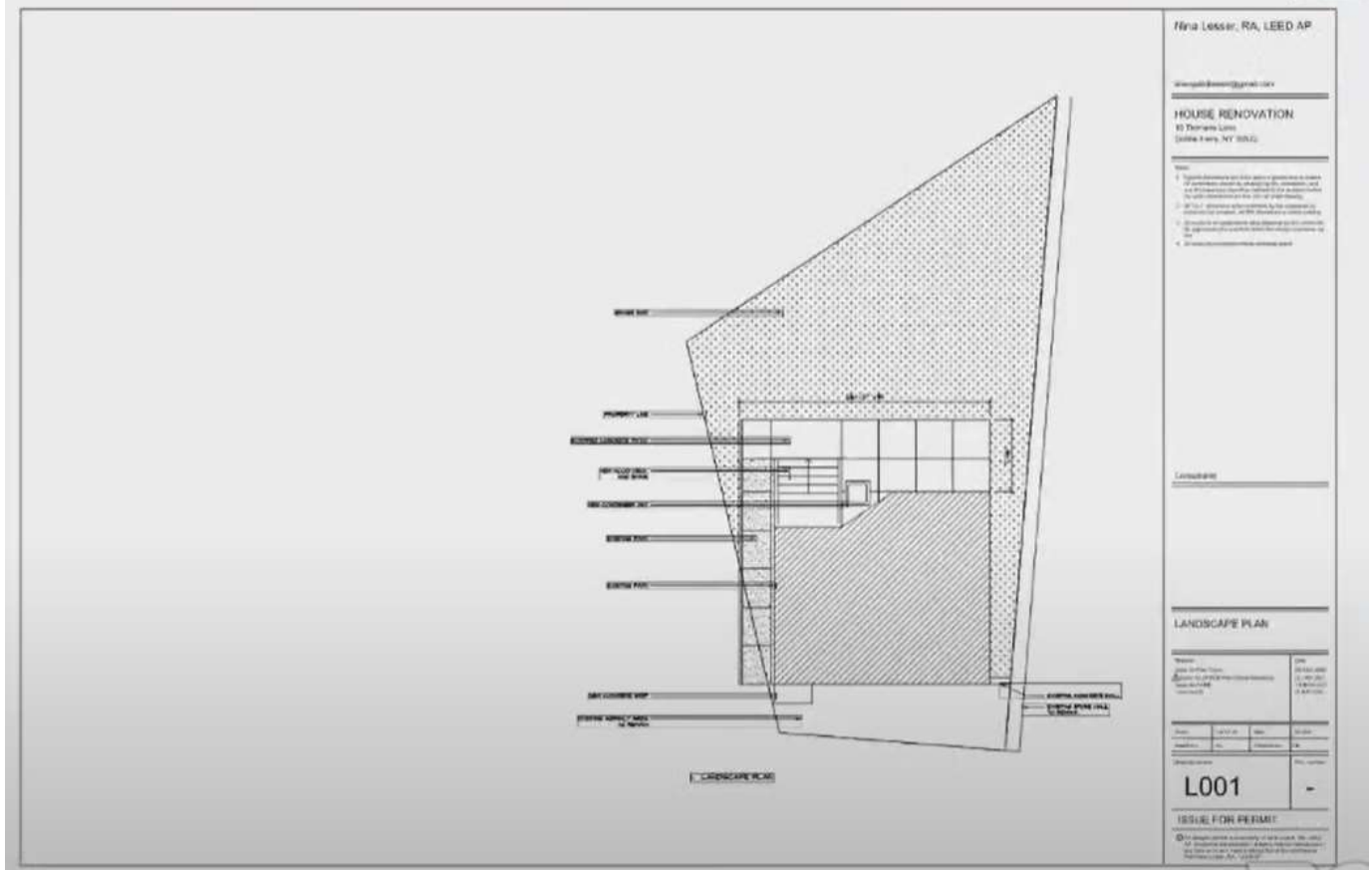
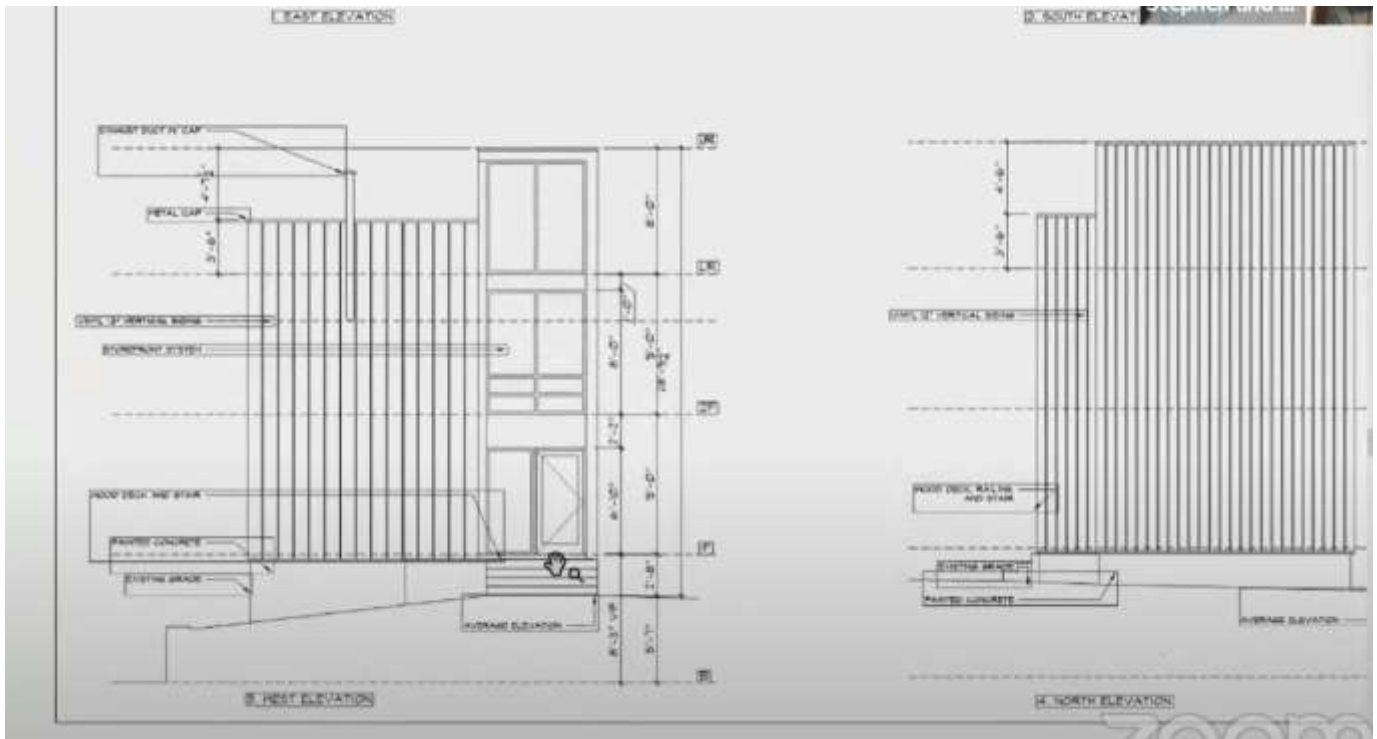
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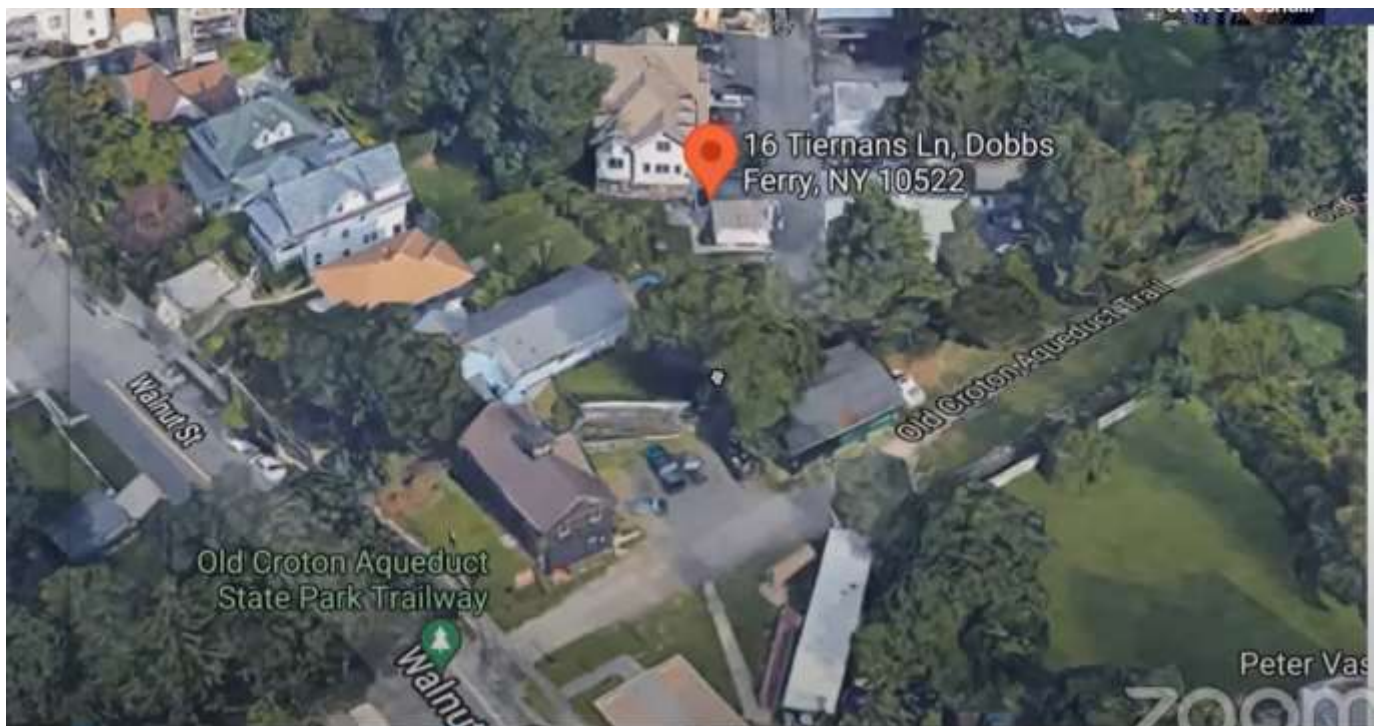
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- Ms. Lesser said they went before the Zoning Board of Appeals and got variances for setbacks.
- Ms. Lesser said there is an eleven square foot area that will be added to the footprint.
- A discussion was held and Mr. Chang and Ms. Lesser addressed questions from the Board.

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Action:

Motion by Chairman Hunter, seconded by Mr. Brosnahan to schedule a public hearing for the application of 16 Tiernan's Lane for site plan review for proposed renovations, one story addition & roof deck, on July 1, 2021.

CHAIRMAN HUNTER	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
STEPHEN BROSNAHAN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ROB LANE	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" type="checkbox"/> ABSENT/EXCUSED
ALLEN HALE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
LAURA HAUPT	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
PETER WINDER, 1ST ALTERNATE MEMBER	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	5 AYE	0 NAY	0 ABSTAIN	0 RECUSE	1 ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

Ms. Lesser asked if the AHRB comes after the Planning Board or if it runs concurrent.

Mr. Stone said they could get on the AHRB agenda on the second meeting in July. Mr. Stone said the applicant needs to make sure they submit the AHRB packet.

Motion by Chairman Hunter, seconded by Mr. Hale to adjourn the meeting.

CHAIRMAN HUNTER	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
STEPHEN BROSNAHAN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ROB LANE	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" type="checkbox"/> ABSENT/EXCUSED
ALLEN HALE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
LAURA HAUPT	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
PETER WINDER, 1ST ALTERNATE MEMBER	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	5 AYE	0 NAY	0 ABSTAIN	0 RECUSE	1 ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

The meeting adjourned at 9:43 p.m.