



## MEMORANDUM

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

**FROM:** Valerie Monastra, AICP

**CC:** Dan Roemer, Building Inspector  
Anthony Oliveri, P.E., Village Engineer  
Dan Pozin, Planning Board Attorney

**DATE:** July 1, 2022

**RE:** 49 Cricket Lane

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Allen D. Ross ("Applicant") is seeking Site Plan approval for the construction of a 308-square foot two (2)-story addition to an existing one-family residential dwelling ("Project"). Additional work will include interior renovations to the kitchen and bathroom, replacement of exterior doors and windows, a front stoop, landscaping, and re-paving the existing driveway. The two (2)-story addition will be constructed where an existing deck is located. The property is located at 49 Cricket Lane, Section Block and Lot 3.60-20-13 ("Project Site") and is located in the OF-2, One-Family Residential 2 zoning district.

## GENERAL AND PROCEDURAL COMMENTS

1. **SEQR.** This Project is classified as a Type II Action under SEQR because it consists of the "expansion of a single-family, a two-family or a three-family residence on an approved lot including the provision of necessary utility connections." No additional SEQR review is necessary.
2. **Site Plan Approval.** This application requires Site Plan approval by the Planning Board per Section 300-52, and a public hearing will be required.
3. **Zoning.** An updated site plan with revisions to the zoning table has not been provided. The maximum lot coverage by buildings and impervious surface should be updated to reflect Table B-3, Residential Lot Dimensions, and Coverage. In addition, a column should be added for maximum height. Regardless of these minor details, it appears the project will meet all zoning requirements.

4. **Architectural and Historic Review Board.** This application will require Architectural and Historic Review Board approval.
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 Site Plan approval. The Applicant has submitted a Coastal Assessment Form.

#### **SITE PLAN COMMENTS**

1. **Lighting.** Does the Applicant propose any exterior lighting on the addition? All lighting should comply with the residential standards of §300-41 of the Zoning chapter.
2. **Limits of Disturbance.** The Applicant should confirm that no tree removal will occur as a result of the proposed addition.
3. **Landscaping.** The Applicant provided a landscaping plan as per §300-44 of the Zoning chapter. Based on what is provided on Sheet A-001, the Applicant has proposed appropriate plantings that are non-invasive.
4. **Stormwater Management Plan.** As requested, the applicant has submitted a stormwater management plan for review and comment by the Village Engineer.

#### **SUBMISSION MATERIALS**

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

- Stormwater Management Plan titled Proposed Renovations & Addition 49 Cricket Lane, prepared by Hudson Engineering & Consulting, P.C., dated June 1, 2022, containing the following sheets
  - Stormwater Management Plan
  - Details
- Stormwater Management Plan & Drainage Analysis, prepared by Hudson Engineering & Consulting, P.C., and dated June 1, 2022;
- Survey, prepared by Edward T. Gannon, P.L.S., and dated June 8, 2022

The Applicant previously submitted the following materials:

- Site Plan Sets titled 49 Cricket Lane Residence prepared by Allen Ross Architecture, dated May 9, 2022, containing the following sheets:
  - T-001 Cover Sheet
  - RC-001 Code Requirements and Energy Compliance
  - A-001 Site Plan

- D-100 Basement Removal Plan
  - D-101 First Floor Removals Plan
  - D-102 Second Floor Removals Plan
  - D-200 Elevations Removals
  - D-201 Elevations Removals
  - A-100 Basement Floor Plan
  - A-101 First Floor Plan
  - A-102 Second Floor Plan
  - A-200 Elevations South & West
  - A-201 Elevations North & East
  - A-202 Renderings & Existing Photos
  - A-300 Building Sections
  - A-310 Building Section Details
  - A-312 Projecting Garage Roof Details
  - SCH-100 Schedules
- Property Survey Prepared by Edward T. Gannon, titled Survey Prepared for Nicholas L. & Kristin S. Willoughby, and dated May 5, 2022.
  - Site Plan Application, prepared by Allen D. Ross, and dated May 11, 2022.
  - Short EAF Part 1, prepared by Allen D. Ross, and dated May 10, 2022.
  - Coastal Assessment Form prepared by Allen D. Ross, and dated May 10, 2022.
  - Board Lawn Sign Deposit form, prepared by Nicholas Willoughby, and dated May 6, 2022.
  - Escrow Account form, prepared by Nicholas Willoughby, and stamped May 6, 2022.