



## MEMORANDUM

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

**FROM:** Valerie Monastra, AICP  
Sam Justiniano, Planning Analyst

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

**DATE:** July 28, 2023

**RE:** 152 Broadway- Washington's Headquarters

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Washington's Headquarters Townhomes Condominium Association (the "Applicant" and "Owner") is seeking Site Plan and Architectural & Historic Review Board approval to reconstruct a retaining wall along the property line and partially reconstruction and repair a historic monument. The property is located at 152 Broadway, Section Block and Lot 3.120-108-15 ("Project Site") and is located in the MDR-1, Mixed Density Residential 1, zoning district.

### GENERAL AND PROCEDURAL COMMENTS

1. **Site Plan Approval.** This application requires Site Plan approval by the Planning Board per Section 300-52 of the Zoning chapter. A public hearing will be required for Site Plan approval.
2. **Architectural and Historic Review Board.** This application will require Architectural and Historic Review Board approval.
3. **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 provided a Coastal Consistency Form.
4. **County Board Referrals.** This project requires notification to the Westchester County Planning Board per Section 239 L, M and N of the New York State General Municipal Law and Section 277.61 of the County Administrative Code as it is less than 5,000 square feet and within 500 feet of the Old Croton Aqueduct and Route 9.

## SITE PLAN COMMENTS

1. **Lighting.** Is exterior lighting proposed for the site? If so, the Applicant should provide a lighting plan, and all proposed lighting must comply with §300-41 of the Zoning chapter.
2. **Trees.** The project does appear to involve the removal of several trees. The Village of Dobbs Ferry recently adopted new tree removal regulations. It appears that the application has submitted a planting plan that meets §300-51(i), Tree Valuation, by providing the total aggregate diameter of trees proposed for removal and the total aggregate diameter of trees proposed to be planted. The total DBH of the removed trees is 374", while the proposed replacement is 156". It is recommended that the Village's landscape consultant review the Tree removal and replanting plan.
3. **Landscaping.** The Applicant has provided a landscaping plan per §300-44 of the Zoning chapter. We defer to the Village landscaping consultant to review and provide comments.
4. **Wall Profiles.** The applicant has provided information on the wall profiles. We defer to the Village engineer to review and provide comment.

## SEQR

1. **Unlisted Action.** This application is categorized as an Unlisted action under SEQR.
2. The applicant has submitted a SEAF Part 1, which we have reviewed. We offer the following comments:
  - a. 12. The project site (152 Broadway) is listed on CRIS as the Hyatt-Livingston House USN Number 11954.000001. This site was designated as Not Eligible for listing on the National Registry of Historic Places and ultimately torn down. In addition, the project site is in close proximity to the Old Croton Aqueduct which is listed. However, the work will not affect the Old Croton Aqueduct.

## SUBMISSION MATERIALS

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

- Land Use Approval Application signed by Kenneth Colao, dated July 10, 2023
- Architectural & Historic Review Board Application, signed by Kenneth Colao, dated July 10, 2023
- Short Environmental Assessment Form Part 1, signed by Stephen Tilly, dated June 30, 2023
- LWRP Consistency Review Coastal Assessment Form, signed by Stephen Tilly, undated
- Site Plans by Brooker Engineering PLLC, dated May 16, 2016, last revised July 11, 2023 including the following:
  - T-001 Title Page
  - C-001 Boundary & Topographic Survey
  - C-002 Existing Conditions

- S-001 Wall Layout Plan
  - S-002 Wall Profiles
  - S-003, S-004 Structural Details
- Landscaping Plans by Aspect 120, dated June 21, 2023, last revised July 7, 2023 including the following:
  - L-1 Tree Removals Plan
  - L-2 Tree Replacement and Landscape Plan
  - L-3 Planting and Misc. Site Details
- Architectural Plans by Stephen Tilly dated July 11, 2023 including the following:
  - A-101, A-102 Veneer Drawings
  - A-103, A-104 Specifications