



## 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, Village Attorney

**DATE:** July 29, 2022

**RE:** 20 Laurel Hill Road  
SBL: 3.60-21-1

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Angela Loffa (the “Applicant”) is seeking Site Plan approval to remove a frame deck from the subject property’s rear yard and construct a 665 square foot stone patio in its place. The lot, existing building, and proposed improvements all conform with bulk zoning requirements. The property is located at 20 Laurel Hill, Section Block and Lots 3.60-21-1 (“Project Site”) and is in the OF-2, One-Family Residential 2 zoning district.

## GENERAL AND PROCEDURAL COMMENTS

1. **County Board Referral.** Notification to the Westchester County Planning Board is not required.
2. **SEQR.** This application is categorized as a Type II action under SEQR because it consists of the “construction or expansion of a single-family, a two-family or a three-family residence on an approved lot including provision of necessary utility connections.” No additional SEQR review is necessary.
3. **Site Plan Approval.** This application requires Site Plan approval by the Planning Board per Section 300-52 of the Zoning chapter. A public hearing conducted by the Planning Board will be required for Site Plan approval.
4. **Zoning.** The Applicant provided a zoning table, and the proposed project would be zoning compliant.
5. **Architectural and Historic Review Board.** This application will require Architectural and Historic Review Board approval.

6. **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.

#### **SITE PLAN COMMENTS**

1. We have no further comments or concerns regarding this application.

#### **SUBMISSION MATERIALS**

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

- Short Environmental Assessment Form part 1, prepared by Angela Loffa, and dated June 30, 2022;
- Site Plan Application, signed by Angela Loffa, and dated July 1, 2022;
- Survey, prepared by Douglas J. & Sara G. Schneider, and dated February 25, 2015; and
- Site Plan by Angela Loffa dated May 2, 2022, and including one (1) sheet.