



MEMORANDUM

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

FROM: Valerie Monastra, AICP

RE: 100 Danforth Avenue

DATE: July 22, 2021

CC: Ed Manley, Building Inspector
Anthony Oliveri, P.E., Village Engineer
Dan Pozin, Village Attorney

The Applicant is seeking site plan approval to enlarge the existing open-air terrace by approximately 1,032 square feet. The property is located at 100 Danforth Avenue, Section Block and Lot 3.18-154-3.1 ("Project Site") and is located in the Chauncey Park (CP) zoning district.

General and Procedural Comments

1. SEQR. This application is categorized as a Type II under SEQR because it consists of the "construction or expansion of a primary or accessory/appurtenant, nonresidential structure or facility involving less than 4,000 square feet of gross floor area."
2. County Board Referrals. This project will require a 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 Sawmill Parkway.
3. Site Plan Approval. This application requires Site Plan approval by the Village Board per Section 300-52 and a recommendation by the Planning Board. A public hearing will be required for this application.
4. Zoning.
 - a) Bulk Standards. The application appears to comply with all bulk zoning standards. The proposed action would increase the impervious surface coverage to 36.9%; the maximum impervious coverage allowed is 70%. All other bulk requirements will remain unchanged.
 - b) Landscaping. The trees to be removed should be labeled on the site plan. Aerial imagery shows that existing trees are located in the area of the proposed expansion. In addition, we

note that the proposed plantings are adequate and are not listed on the NYS DEC list of prohibited and invasive species.

- c) Lighting. The proposed pathway lighting is unshielded. Shielded landscape lights are preferred, as they direct light downward instead of outward. We note that LED bollards offer several shielded landscape light fixtures.

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 approval. A coastal assessment form has been submitted.

Site Plan Comments

1. We note that paved terraces are allowed in the rear yard, and thus the setbacks of the property will remain unchanged. However, it would be helpful for the Building Inspector's review to label the setback measurements on the site plan.

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 July 1, 2021;
- Short EAF Form Part 1, prepared by Victoria Milmore and dated June 29, 2021;
- Site Plan Application prepared by MG New York Architects and dated June 30, 2021;
- Affidavit of Applicant signed by Michael Gadaleta and dated May 18, 2021;
- Plan Submittal Form, prepared by Michael Gadaleta, undated; and
- Site Plan prepared by MG New York Architects, dated May 13, 2021, and including the following sheets:
 - Cover Sheet
 - Existing Survey
 - Existing Site Plan
 - Existing Part Plan at Area of Work
 - Enlarged Demo Plan at Area of Work
 - Existing Photos
 - Enlarged Proposed Plan
 - Details
 - Preliminary Planting Palette

