

100 DANFORTH AVENUE - REVISED SITE PLAN APPLICATION – REFERRAL TO BOARD(S) & SEQRA REVIEW

WHEREAS, at the meeting on July 13, 2021 the Board of Trustees of the Village of Dobbs Ferry acknowledged receipt of an application by Lincoln Property Co. for revisions to an existing site plan, referred in accordance with Dobbs Ferry Zoning Code §300-52(B)(2) by the Building Inspector serving as Land Use Officer, for property at 100 Danforth Avenue (SBL #3.180-154-3.1) in the CP “Chauncy Park”) Zoning District for the proposed 1,023 s.f. enlargement of an existing open-air raised terrace with related retaining wall and landscaping; and

WHEREAS, following presentation of the overview of the project by the applicant’s representatives, the Board must now take certain actions prior to conducting further review of the application in compliance with applicable laws, such as the New York State Environmental Quality Review Act and corresponding regulations thereto (“SEQRA”), the Dobbs Ferry Zoning Code and NYS General Municipal Law.

NOW, THEREFORE, BE IT RESOLVED, that, the Board of Trustees of the Village of Dobbs Ferry, as sole approval authority for the amendment to the site plan, hereby declares that it will serve as Lead Agency for the environmental review of the Project, in accordance with the NY State Environmental Quality Review Act (Environmental Conservation Law, Article 8) and its implementing regulations; and

BE IT FURTHER RESOLVED that, following review of the Environmental Assessment Form, the Board of Trustees of the Village of Dobbs Ferry hereby determines the proposed Project, classified as a Type II Action in 6 CRR-NY 617.5 (C)(12), will result in no significant environmental impacts and will require no further environmental review; and

BE IT FURTHER RESOLVED that, as an essential precondition to further review of the proposed project, the Board of Trustees of the Village of Dobbs Ferry hereby directs that the project be referred for comment and recommendation to the Dobbs Ferry Planning Board as required by the Zoning Code §300-52(B)(3), and for notification purposes, referred to the Westchester County Planning Board in accordance with General Municipal Law §239-m based on the proximity of the subject property to the Saw Mill River Parkway, which is dedicated parkland.