



MEMORANDUM

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

FROM: Valerie Monastra, AICP

RE: 14 Bellair Driveway

DATE: July 30, 2021

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

Lori and Jon Slater (the “Applicant” and “Owner”) are seeking Site Plan approval to reconstruct an existing garage, add new stairs, and reconfigure the patios. The property is located at 14 Bellair Drive, Section Block and Lot 3.160-145-12 (“Project Site”) and is located in the OF-4, One family Residential 4, zoning district. Approximately 14,450 square feet of the property is within the Village of Dobbs Ferry, and 3,150 square feet is within the Village of Hastings-on-Hudson.

General and Procedural Comments

1. SEQR. This application is categorized as a Type II action under SEQR because it consists of the “construction, expansion or placement of minor accessory/appurtenant residential structures, including garages, carports, patios, decks, swimming pools...”.
2. Village Clerk Notification. Per Section 239 NN of the New York State General Municipal Law, this project will require notification to the Village Clerk of Hastings-on-Hudson as it is a site plan review and within 500 feet of the adjacent municipality. Notice shall be given by mail or electronic submission at least ten days prior to the public hearing(s).
3. County Planning Board Notification. This project will require a notification to the Westchester County Planning Board per section 239 M of the New York State General Municipal Law as it is a site plan review of less than 5,000 square feet within 500 feet of the Village of Hastings-on-Hudson
4. Site Plan Approval. This application requires Site Plan approval by the Planning Board per Section 300-52, and a public hearing will be required.

5. Zoning. While the Applicant proposes replacing the garage in-kind, there are proposed changes to the site, which will increase the impervious coverage. The Applicant should provide a zoning table to confirm that the project will meet the zoning requirements of the OF-4 zoning district.
6. Architectural and Historic Review Board. This application is in front of the Architectural and Historic Review Board and falls within the Residential Design Guidelines.
7. 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 the final approval. The Applicant has provided a Coastal Consistency Form.
8. Approval from the Village of Hastings-on-Hudson. Does this application require approval from the Village of Hastings-on-Hudson since the proposed work will be taking place within the boundaries of both Villages?

Site Plan Comments

1. This application involves a replacement of the garage and minimal site changes. There are no further planning comments.

Submission Materials

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

- Site Plan by Mitchell Koch Architect PLLC dated June 25, 2021
- Survey by John E Collazuol Associates dated May 25, 2011
- Planning Board application dated June 25, 2021
- Coastal Assessment Form dated undated
- Short Environmental Assessment Form Part 1 undated