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## MEMORANDUM

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

**FROM:** Valerie Monastra, AICP

**RE:** 18 Fairlawn Avenue

**DATE:** July 30, 2021

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

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Thomas Wares (the “Applicant” and “Owner”) is seeking site plan approval to install a pool, spa, and patio. The property is located at 18 Fairlawn, Section Block and Lot 3.80-45-30 (“Project Site”), and is located in the OF6, One-Family Residential 6 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 single-family residence on an approved lot.”
2. Site Plan Approval. This application requires Site Plan approval by the Planning Board per Section 300-52. A public hearing will be required for this application.
3. Zoning. This application will require a zoning variance or waiver per Section 300-52(E) of the Zoning and Land Use chapter for maximum lot impervious coverage. The Applicant is proposing a maximum impervious coverage of 66%, where 54% is allowed.
4. Architectural and Historic Review Board. This application will require Architectural and Historic Review Board approval and falls within the Residential Design Guidelines.
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. The addition of the pool, spa, and patio will abut the rear property line. Will there be fencing or screening installed?

2. The property will exceed the allowed maximum impervious coverage. The Planning Board will need to determine if they will provide a waiver or would like to refer this application to the Zoning Board of Appeals.

#### Submission Materials

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

- Site Plans by Hudson Engineering dated June 16, 2021
- Planning Board application dated July 14, 2021
- Coastal Assessment Form dated July 14, 2021