



---

## MEMORANDUM

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

**FROM:** Valerie Monastra, AICP

**RE:** 243 Judson Avenue

**DATE:** July 29, 2021

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

---

Ruthie and Avi Ben-Zvi (the “Applicant”) are seeking Site Plan approval to construct an addition for a mudroom and second floor bedroom at a one-family residential dwelling. The property is located at 243 Judson Avenue, Section Block and Lot 3.171-151-17 (“Project Site”) and is located in the OF-4, One family Residential 4, zoning district.

### 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. The new addition does not increase the level of nonconformity to the northern side yard setback, as the proposed addition is built within the same building envelope as the northern portion of the existing structure.
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.

#### Site Plan Comments

1. Lighting. Does the Applicant propose any exterior lighting on the addition? All lighting should comply with the residential standards of §300-41 of the Zoning chapter.
2. Trees. The Applicant should show on the site plan if any trees will be removed due to the proposed addition. There appear to be several mature trees located in the south side yard. Will the proposed project affect any of those trees?
3. The Site Plan should show the limits of disturbance.
4. Grading and Drainage. It is encouraged that the Applicant provide grading and drainage information on the Site Plan for review by the Village Engineer.
5. Erosion and Sediment Control. The Applicant should provide topographic information and an erosion and sediment control plan for review by the Village Engineer.

#### Submission Materials

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

- Site Plan by Matthew Cordone Architect PLLC dated February 22, 2021 and including the following sheets:
  - Title Sheet
  - Surveys
  - Site Plan
  - Demolition Plans and Notes
  - Construction Plans, Details, and Notes
  - Foundation and 1<sup>st</sup> Floor Framing Plans and Notes
  - 2<sup>nd</sup> Floor, Attic and Roof Framing Plans and Notes
  - Reflected Ceiling Plans, Details and Notes
  - Existing Exterior Elevations
  - Proposed Exterior Elevations
  - Building Sections
  - Construction Details
  - Door Schedule and Details

- Window Schedule and Details
- Planning Board application dated July 15, 2021
- Coastal Assessment Form dated July 14, 2021
- Short Environmental Assessment Form Part 1 undated