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## MEMORANDUM

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

**FROM:** Valerie Monastra, AICP

**RE:** 253 Judson Avenue

**DATE:** July 30, 2021

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

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Michael Marfione (the “Applicant”) is seeking Site Plan approval to demolish an existing 1.5 story residence and to construct a 2.5 story residence in its place. The proposal also includes a pool in the rear yard, new landscaping and hardscaping, and the removal of several trees on-site. The property is located at 253 Judson Avenue, Section Block and Lot 3.70-151-18 (“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 Referral. This project will require referral 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 more 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 will require a public hearing.

5. Architectural and Historic Review Board. This application will require Architectural and Historic Review Board approval.
6. 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.
7. The Applicant has provided a stormwater management plan & drainage analysis. The Village Engineer will review and provide comment on this information.

#### Site Plan Comments

1. Dimensional Standards. It appears the proposed development complies with zoning bulk standards. Pools are a permitted accessory use in the OF-4 zoning district. This application meets the requirements for Accessory Buildings (§300-54(A)) and Pools (§300-54(N)).
2. Fences. The Applicant should confirm if the retaining wall is new or existing, in addition to its height. All retaining walls and fences must comply with §300-42. It appears the steel fence proposed in the rear yard of the property complies with these provisions.
3. Lighting. Does the Applicant propose any exterior lighting? All lighting should comply with the residential standards of §300-41 of the Zoning chapter.
4. Landscaping. The Applicant provided a landscaping plan as required by §300-44 of the Zoning chapter. It appears many of the species proposed are native to New York State, and none are prohibited or invasive to New York State.
  - a. Currently, the street frontage is landscaped and adequately screens the property. Will this area be affected by the proposal?
  - b. We question whether removing the 30" Ash in the rear yard near the proposed pool is necessary, as it is located outside of the limits of disturbance.
5. Grading and Drainage. The Applicant provided grading and drainage information on the Site Plan. The Village Engineer will review and provide comment on this information.
6. Erosion and Sediment Control. The Applicant has provided topographic information and a proposed erosion and sediment control plan. The Village Engineer will review and provide comment on this information.

#### Submission Materials

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

- Construction Drawings by Evans Architects AIA dated January 23, 2021, and including the following sheets:
  - Cover Sheet and Notes
  - Basement Floor Plan

- 1<sup>st</sup> Floor Plan
  - 2<sup>nd</sup> Floor Plan
  - Proposed Elevations
  - Sky Exposure Plane
- Zoning Worksheet prepared by Michael F. Stein, PE, undated
- Coastal Assessment Form for Michael Marfione and dated June 10, 2021
- Short Environmental Assessment Form Part 1, prepared by Michael Stein and dated June 10, 2021
- Site Plan Application prepared for Michael Marfione and dated June 8, 2021
- Topography Survey prepared by TC Merritts Land Surveyors and dated June 2, 2021
- Landscape Plan prepared by Aspect 120 Landscape Architecture P.C. and dated June 10, 2021
- Stormwater Management Plan & Drainage Analysis prepared by Hudson Engineering & Consulting, P.C. and dated June 10, 2021
- Site Plan set prepared for 253 Judson Avenue by Hudson Engineering & Consulting, P.C., dated June 2, 2021, and including the following sheets:
  - Demolition Plan
  - Site Plan
  - Stormwater Management and Sediment & Erosion Control Plan
  - Details (1)
  - Details (2)