



MEMORANDUM

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

FROM: Valerie Monastra, AICP

RE: 49 Clinton Avenue, The Masters School

DATE: July 30, 2021

CC: Ed Manley, Building Inspector
Anthony Oliveri, P.E., Village Engineer
Dan Pozin, Village Attorney
Richard Leins, Esq. Village Administrator
Lori Lee Dickson Esq. Village Attorney
Mayor Rossillo and Members of the Village Board of Trustees

The Masters School (the “Applicant”) is seeking Site Plan approval to construct a three-story (plus cellar), approximately 22,361 square foot Innovation and Entrepreneurship Center (“IEC”) on its campus in front of the Middle School Building. The IEC would be a new, educational and workshop building for the School’s engineering and computer science curriculum. The engineering and computer science classes are already offered at the Masters School, and therefore, the development of IEC is for existing students and the project would not increase the student body population or faculty. The project would not require additional new parking because the building is being built to centralize these classes into one building.

The project would also include the installation of green stormwater management practices, including a bioretention pond and subsurface controlled-flow stormwater detention. The project proposes new landscaping and a vegetated buffer along the nearby parking area. Views to and from the nearby historically designated Estherwood Mansion and Carriage House would be preserved.

The project also proposes to merge the six (6) tax lots comprising the property into a single tax lot and this is being undertaken administratively by the Town of Greenburgh.

The property is located at 49 Clinton Avenue, Section Block and Lot 3.90-66-1 (“Project Site”) and is located in the EI, Educational/Institutional, zoning district.

This Application is before the Planning Board for a recommendation and the Village Board for Site Plan approval. This planning review covers the site plan approval process and planning considerations for both the Village Board and Planning Board.

General and Procedural Comments

1. SEQR. The Village Board declared itself Lead Agency and designated the project as an Unlisted action under SEQRA at its April 13, 2021, Village Board meeting. Uncoordinated SEQR review is being conducted. See SEQR comments below.
2. Site Plan Approval. This application requires Site Plan approval by the Village Board of Trustees and a recommendation by the Planning Board per Section 300-52 of the Zoning chapter. A public hearing conducted by the Village Board will be required for Site Plan approval and a public hearing was held by the Planning Board on July 1, 2021, and the hearing was continued to August 5, 2021.
3. Zoning. The Applicant provided a zoning table demonstrating compliance with the Zoning chapter.
4. Architectural and Historic Review Board. This application was before the Architectural and Historic Review Board on July 26, 2021.
5. Local Waterfront Revitalization Consistency. The Village Board will need to make a consistency determination with the Village's LWRP per §300-52(D) as part of the final Site Plan approval. The Applicant has provided a Coastal Consistency Form.

Outstanding SEQR/Environmental Review Comments

1. Threatened or Endangered Species. As requested, the applicant is seeking NYS DEC consultation. EAF identified the following threatened or endangered species: Shortnose Sturgeon and Atlantic Sturgeon. These species are related to the Hudson River and not the Project Site. A consultation with the NYS DEC was undertaken, and an email dated July 30, 2021, was sent by NYS DEC, which stated that they did not anticipate any impacts to either sturgeon species.
2. Archaeological Site. As requested, the Applicant is seeking SHPO consultation. The Project Site is substantially contiguous to the Estherwood and Carriage House and is within an archaeologically sensitive area. The Applicant undertook consultation with SHPO, and a response in the form of a letter dated July 16, 2021, was received. SHPO concluded that the project would have No Adverse Impact on the historic or archaeological resources.
3. Construction. The construction schedule estimates an average of 15 daily construction truck trips per day during months 2-5, with a peak of 30 truck trips per day. The Applicant anticipates that there will be a peak of 15 daily truck trips from months 6-12. The truck traffic for months 12-18 will average about 4-8 daily trips. The construction staging area and all construction equipment will be located on the Project Site. It is anticipated that construction trucks will travel to the Project Site using Broadway and Clinton Avenue and there will be no queuing of construction vehicles on Clinton Avenue.

Outstanding Site Plan Comments

1. Lighting. The Applicant provided an updated lighting plan. The revised lighting plan complies with §300-41(C).
2. Landscaping. The Applicant provided a landscaping plan per §300-44 of the Zoning chapter. The Applicant proposes numerous native species in its planting plan and has submitted a revised planting plan which includes trees as well as shrubs and perennials. The landscape plan is complete.

Submission Materials

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

- Project narrative prepared by Zarin & Steinmetz and dated July 22, 2021
- Revised Full Environmental Assessment Form
- Memorandum to the Village Planning Board in response to engineer comments, prepared by Jennifer Olson, AIA, LEED AP, dated July 22, 2021
- Memorandum to the Village Planning Board in response to planning comments, prepared by Jennifer Olson, AIA, LEED AP, dated July 22, 2021
- Correspondence from New York Parks, Recreation, and Historic Preservation dated July 16, 2021
- Correspondence from Fire Department dated June 30, 2021
- Stormwater Pollution Prevention Plan by MFS Consulting Engineers & Surveyor dated July 6, 2021
- Revised Site Plan Designs prepared by Marvel, last revised July 22, 2021
 - Sheet Index- G001V
 - Survey, prepared BY Kenneth B. Salzmann dated January 27, 2021- G-010 and G-011
 - Zoning Map – Z-100
 - Civil
 - Notes – C101
 - Demolition and Site Clearing Plan – C-300
 - Soil and Erosion Control Plan – C-400
 - Site Plan – C-500
 - Construction Access Plan – C-502
 - Proposed Grading and Drainage Plan – C-600
 - Utility Plan – C-700
 - Utility Relocation Plan - C-701
 - Construction Details – C-900 and C-901
 - Landscape
 - Layout Plan – L-100
 - Material Plan – L-200
 - Tree Plan – L-400
 - Understory Plan – L-410
 - Site Section – L-600 and L-601
 - Site Plan – L-620

- Typical Details- L-700 and L-701
- Architecture
 - Floor Plans A-100 through A-104
 - Building Elevations A-300 and A-301
 - Building Sections A-320 and A-321
- Structural
 - Retailing Wall Detail – S-501
 - Typical Details – S-505
- Lighting
 - Site Lighting Plan – LL-010
 - Site Lighting Photometric – LL-011

The following materials were previously submitted by the Applicant and examined by our office:

- Site Plan Application Form dated April 1, 2021
- Full Environmental Assessment Form February 16, 2021
- Coastal Assessment Form dated April 1, 2021
- Stormwater Memorandum, prepared by MFS Engineers & Surveyors
- Site Plan Drawings all dated February 17, 2021
 - Survey, prepared by Kenneth B. Salzmann
 - Civil Drawings, prepared by MFS Engineers & Surveyors
 - Architectural and Landscape Drawings, as well as Cross Sections and Elevations, prepared by Marvel
 - View Analysis by Marvel
 - Lighting Plan, prepared by Dot Dash Lighting Design
- Project narrative prepared by Zarin & Steinmetz and dated June 17, 2021
- Updated Site Plan Application Form dated June 16, 2021
- Updated Full Environmental Assessment Form, dated June 16, 2021
- Memorandum to the Village Planning Board in response to engineer comments, prepared by Jennifer Olson, AIA, LEED AP, dated June 17, 2021
- Memorandum to the Village Planning Board in response to planning comments, prepared by Jennifer Olson, AIA, LEED AP, dated June 17, 2021
- Memorandum to the Village Board of Trustees regarding stormwater, prepared by Marvel, Zarin & Steinmetz, dated June 15, 2021
- Revised Site Plan Designs prepared by Marvel, all dated June 17, 2021
 - Zoning Map
 - Campus Plan and Site Selection
 - Landscape Plan
 - Building and Landscape Elevations: west and east
 - Building and Landscape Elevations: south and north
 - Neighborhood Context
 - Building Site Context
 - Site Context Renderings
- Revised Site Plan Drawings, all dated June 17, 2021
 - Survey, prepared BY Kenneth B. Salzmann

- Civil Drawings, prepared by MFS Engineers & Surveyors
- Architectural and Landscape Drawings, as well as Cross Sections and Elevations, prepared by Marvel
- Lighting Plan, prepared by Dot Dash Lighting Design
- View Analysis by Marvel