



## MEMORANDUM

**TO:** Mayor Rossillo and Members of the Village of Dobbs Ferry Board of Trustees

**FROM:** Valerie Monastra, AICP  
Sam Justiniano, Planning Analyst

**CC:** Robert Yamuder, Village Administrator  
Lori Lee Dickson, Esq., Village Attorney  
Dan Roemer, Building Inspector

**DATE:** August 30, 2023

**RE:** Mobius Veterinary Services – Proposed Zoning Text Amendment

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Mobius Veterinary Services (the “Applicant” and “Owner”) is proposing a zoning text amendment to permit general animal-related uses within the CP zoning district. The property related to the proposed zoning amendment is located at 47-55 Hamilton Street, Suite D10, Section Block and Lots 3.180-155-1, 156-2, 157-2 through 8 (“Project Site”) and is in the CP, Chauncey Park, zoning district.

### GENERAL AND PROCEDURAL COMMENTS

1. **SEQR.** This application is categorized as a Type I action under SEQR. It is recommended that the Village Board issues a Notice of Intent to be Lead Agency and conducts a coordinated SEQR review of the project.
2. **Public Hearing.** A public hearing will be required for a zoning text amendment.
3. **Uses.** The CP zoning districts currently allows medical and dental offices as permitted uses. The proposed use is similar in scope to the use proposed by the Applicant. There are also other districts within close proximity to the CP district that allow general animal-related uses as permitted uses.
4. **County Referral.** This Project requires a notification to the Westchester County Planning Board per section 239 L, M, and N of the New York State General Municipal Law and section 277.61 of the County Administrative Code because the project is proposing a zoning text amendment.
5. **Planning Board recommendation.** While the Village’s Land Use and Zoning Chapter does not require a Planning Board recommendation for a zoning text amendment, the Village Board may want to consider one.

6. **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 its final Site Plan approval. The Applicant should provide a Coastal Consistency Form.

#### **SUBMISSION MATERIALS**

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

- Letter to Building Inspector by Seth M. Mandelbaum, dated August 25, 2023
- Letter to BOT, by Seth M. Mandelbaum, dated August 25, 2023
- Petition for Amendment to Village of Dobbs Ferry Zoning Ordinance, by Seth M. Mandelbaum, dated August 25, 2023
- Full Environmental Assessment Form, by Seth M. Mandelbaum, dated August 25, 2023