

**VILLAGE OF DOBBS FERRY**

**112 Main Street**

**Dobbs Ferry, New York 10522**

**TEL: (914) 231-8500 ● FAX: (914) 693-3470**

**RESOLUTION X-2021**

**VILLAGE OF DOBBS FERRY PLANNING BOARD RECOMMENDATION RESOLUTION**

**Property: 100 Danforth Avenue (Section Block and Lot 3.18-154-3.1 and CP, Chauncey Park Zoning District)**

**Background**

WHEREAS, Lincoln Property Co (“Applicant”) is seeking Site Plan approval to undertake an addition to enlarge the existing open-air terrace by approximately 1,032 square feet (“Project”). The subject property is located at 100 Danforth Avenue, Section Block and Lot 3.18-154-3.1 (“Project Site”). The Project Site is located in the Chauncey Park (CP) Zoning District; and

WHEREAS, 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 and Land Use chapter; and

WHEREAS, The Planning Board has carefully examined the application and the Applicant’s materials as follows:

1. Site Plans prepared by MG New York Architects dated May 13, 2021:
	1. A-000 Cover Sheet
	2. A-001 Existing Survey
	3. A-002 Existing Site Plan
	4. A-100 Existing Part Plan at Area of Work
	5. A-101 Enlarged Demo Plan at Area of Work
	6. A-102 Existing Photos
	7. A-103 Enlarged Proposed Plan
	8. A-104 Details
	9. A-105 Preliminary Planting Palette
2. Stormwater Management Plan by Hudson Engineering dated August 31, 2021
3. Planning Board application received July 22, 2021
4. Coastal Assessment Form received July 22, 2021

WHEREAS, the Planning Board has also reviewed and examined letters, reports, and memorandum from the Board’s consulting engineer and planner; and

WHEREAS, the Planning Board conducted a duly noticed public hearing on September 9, 2021, at which time all those wishing to be heard were given the opportunity to be heard, and the public hearing was closed on September 9, 2021; and

WHEREAS, the Planning Board deliberated in public on the Applicant’s request for recommendation.

**Planning Board Determination**

NOW, THEREFORE, BE IT RESOLVED, the Planning Board recommends the application for Site Plan approval with the following additional recommendations as set forth below:

1. The Village Board should require the Applicant to address to the full satisfaction of the Village Engineer, all outstanding stormwater, and engineering issues raised in the hearings and documents submitted to the Board, including the September 7, 2021, engineering review letter.

Motion By: Seconded by:

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| --- | --- | --- | --- | --- | --- |
| **CHAIRMAN HUNTER** | [ ]  AYE | [ ]  NAY | [ ]  ABSTAIN | [ ]  RECUSE | [ ]  ABSENT/EXCUSED |
| **STEPHEN BROSNAHAN** | [ ]  AYE | [ ]  NAY | [ ]  ABSTAIN | [ ]  RECUSE | [ ]  ABSENT/EXCUSED |
| **ROB LANE** | [ ]  AYE | [ ]  NAY | [ ]  ABSTAIN | [ ]  RECUSE | [ ]  ABSENT/EXCUSED |
| **ALLEN HALE** | [ ]  AYE | [ ]  NAY | [ ]  ABSTAIN | [ ]  RECUSE | [ ]  ABSENT/EXCUSED |
| **LAURA HAUPT**  | [ ]  AYE | [ ]  NAY | [ ]  ABSTAIN | [ ]  RECUSE | [ ]  ABSENT/EXCUSED |
| **PETER WINDER, 1ST ALTERNAATE MEMBER**  | [ ]  AYE | [ ]  NAY | [ ]  ABSTAIN | [ ]  RECUSE | [ ]  ABSENT/EXCUSED |
| **VOTE TOTALS** |  AYE |  NAY |  ABSTAIN |  RECUSE |  ABSENT/EXCUSED |
| **RESULT:** | **MOTION:**  |

I hereby attest that the above Resolution was approved by the Planning Board at its September 9, 2021 meeting, and that I have been authorized to sign this Resolution by decision of the Planning Board.

 Chairman Hunter Date