

**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: 49 Clinton Avenue (Section Block and Lot 3.90-66-1 and EI, Educational/Institutional Zoning District)**

**Background**

WHEREAS, the Masters School (“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 (“Project”). The subject property is located at 49 Clinton Avenue, Dobbs Ferry New York, Section Block and Lot 3.90-66-1 (“Project Site”). The Project Site is located in the Educational/Institutional (EI) 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 Plan Application Form dated April 1, 2021
2. Full Environmental Assessment Form February 16, 2021
3. Coastal Assessment Form dated April 1, 2021
4. Stormwater Pollution Prevention Plan by MFS Consulting Engineers & Surveyor dated August 30, 2021
5. Revised Site Plan Designs prepared by Marvel, last revised August 31, 2021
6. G001V Sheet Index
7. G-010 and G-011Survey, prepared BY Kenneth B. Salzmann dated January 27, 2021
8. Z-100 Zoning Map
9. C-101 Civil Notes
10. C-300 Demolition and Site Clearing Plan
11. C-400 Soil and Erosion Control Plan
12. C-500 Site Plan
13. C-502 Construction Access Plan
14. C-600 Proposed Grading and Drainage Plan
15. C-700 Utility Plan
16. C-701 Utility Relocation Plan
17. C-900 and C-901 Construction Details
18. L-100 Layout Plan
19. L-200 Material Plan
20. L-400 Tree Plan
21. L-410 Understory Plan
22. L-600 and L-601 Site Section
23. L-620 Site Plan
24. L-700 and L-701Typical Details
25. A-100 through A-104 Floor Plans
26. A-300 and A-301Building Elevations
27. A-320 and A-321Building Sections
28. S-501Retailing Wall Detail
29. S-505 Typical Details
30. LL-010 Site Lighting Plan
31. LL-011 Site Lighting Photometric

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 July 1, 2021, at which time all those wishing to be heard were given the opportunity to be heard, and the public hearing remained open until August 5, 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 Sepetmber 9, 2021 meeting, and that I have been authorized to sign this Resolution by decision of the Planning Board.

 Chairman Hunter Date