



MEMORANDUM

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

FROM: Valerie Monastra, AICP

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

DATE: September 1, 2021

RE: 7 Fairlawn Avenue

Dan and Beth Fossner ("Applicant") are seeking Site Plan approval to construct a new porch and outdoor room, an outdoor kitchen, plunge pool, and patio addition to an existing single-family residence ("Project"). The subject property is a 0.62-acre lot located at 7 Fairlawn Avenue, Section Block and Lot 3.150-134-10 ("Project Site") and is in the OF-6, One family Residential 6, 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 patios, decks, and swimming pools.
2. **Village Clerk Notification.** Per Section 239 L, M, and N 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.
3. **County Planning Board Notification.** This Project will require notification to the Westchester County Planning Board per section 239 L, M, and N of the New York State General Municipal Law as it is a site plan review of less 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 of the Zoning chapter. A public hearing conducted by the Village Board is required for Site Plan approval.

5. **Architectural and Historic Review Board.** This application will require Architectural and Historic Review Board approval.
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 has provided a Coastal Consistency Form.
7. **Zoning.** The Applicant provided a zoning table for the bulk regulation in the OF-6 zoning district, and the Project will meet the zoning requirements.

SITE PLAN COMMENTS

1. **Specific Use Standards.** A private swimming pool is a permitted accessory use in the OF-6 zoning district. This application meets the requirements in §300-54(A) for accessory buildings and §300-54(N) for private swimming pools.
2. **Fences.** The proposed fence and details provided by the Applicant will meet the requirements of §300-42(B) of the Zoning chapter.
3. **Lighting.** 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 per §300-44 of the Zoning chapter. It appears no regulated or prohibited species to New York State are proposed. However, the Planning Board may want to consider recommending that the Applicant consider using some native plant species.
5. **Stormwater Management Plan.** The Applicant did not provide a stormwater management plan, and one should be provided.
6. **Erosion and Sediment Control.** The Applicant did not provide a proposed erosion and sediment control plan, and one should be provided.
7. **Retaining walls.** The Applicant is proposing to reconstruct the existing retaining walls and provided details and an engineer report. The Village Engineer will review and provide comments on the retaining wall plans and engineering report.

SUBMISSION MATERIALS

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

- As-Built Survey for Waters Edge, prepared by Gabriel E. Senor, P.C. and dated August 2, 2015
- Letter prepared by SESI Consulting Engineers and dated July 15, 2021
- Short EAF prepared by Christina Griffin and dated July 15, 2021

- Coastal Assessment Form prepared by Christina Griffin and dated July 15, 2021
- Site Plan Set for 7 Fairlawn Avenue, prepared by Christina Griffin, dated August 12, 2021, and including the following sheets:
 - Title Sheet
 - Zoning Compliance, Location Map, Photographs, Existing Conditions
 - Site Plan, Streetview
 - Outdoor Area Plan, Outdoor Kitchen Plan
 - Exterior Elevations, Fence Details
 - Exterior Elevations, Photos of Recon Gravity Wall, Installation Examples
 - Landscape Plan
 - Retaining Wall Plan
 - Retaining Wall Profile
 - Retaining Wall Details & Notes
- Project narrative prepared by Christina Griffin, dated August 12, 2021
- Site Plan Application dated July 14, 2021