

DRAFT MINUTES – NOT TO BE USED AS OFFICIAL DOCUMENT

PRESENT:

Stephen Hunter, Chairman
Stephen Brosnahan
Allen Hale
Laura Haupt
Rob Lane
Peter Winder, 1st Alternate Member

ALSO PRESENT:

Ed Manley/Building Inspector
Dan Roemer/Assistant Building Inspector
Trustee Liaison Donna Cassell
Daniel Pozin/Attorney for the Village.
Dwight H. Douglas/Village Consulting Planner
Mr. George Pommer/Village Consulting Engineer
Mr. Iair Rosenkranz/AHRB Chairman

EXCUSED: None.

Chairman Hunter called the meeting to order.

Motion by Chairman Hunter, seconded by Mr. Brosnahan to open the meeting.

CHAIRMAN HUNTER	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
STEPHEN BROSNAHAN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ROB LANE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ALLEN HALE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
LAURA HAUPT	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
PETER WINDER, 1ST ALTERNATE MEMBER	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	<div>5</div> AYE	<div>0</div> NAY	<div>0</div> ABSTAIN	<div>0</div> RECUSE	<div>0</div> ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

Chairman Hunter said agenda item #6 regarding the application of 156 Palisade Street to item #2 on this evening's agenda.

1. Adopt Minutes for Planning Board Meetings of October 1, 2020

Motion by Chairman Hunter, seconded by Mr. Hale to approve the meeting minutes of October 1, 2020 as submitted.

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ROB LANE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ALLEN HALE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
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PETER WINDER, 1ST ALTERNATE MEMBER	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	<input type="text" value="5"/> AYE	<input type="text" value="0"/> NAY	<input type="text" value="0"/> ABSTAIN	<input type="text" value="0"/> RECUSE	<input type="text" value="0"/> ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

Chairman Hunter acknowledged receipt of a letter from Mr. Dwight Douglas advising the Board that he would be resigning his position as of the end of the year. Chairman Hunter said they would acknowledge Mr. Douglas at the December meeting.

2. 156 Palisade Street – Continuation of Pre-submission Conference for Site Plan Review for Proposed New Multi Family Building

Chairman Hunter noted that Mr. Iair Rosenkranz/AHRB Chairman was in attendance.

Mr. Paddy Steinschneider/Gotham Design, and Mr. David Kim were present to represent the application.

Discussion:

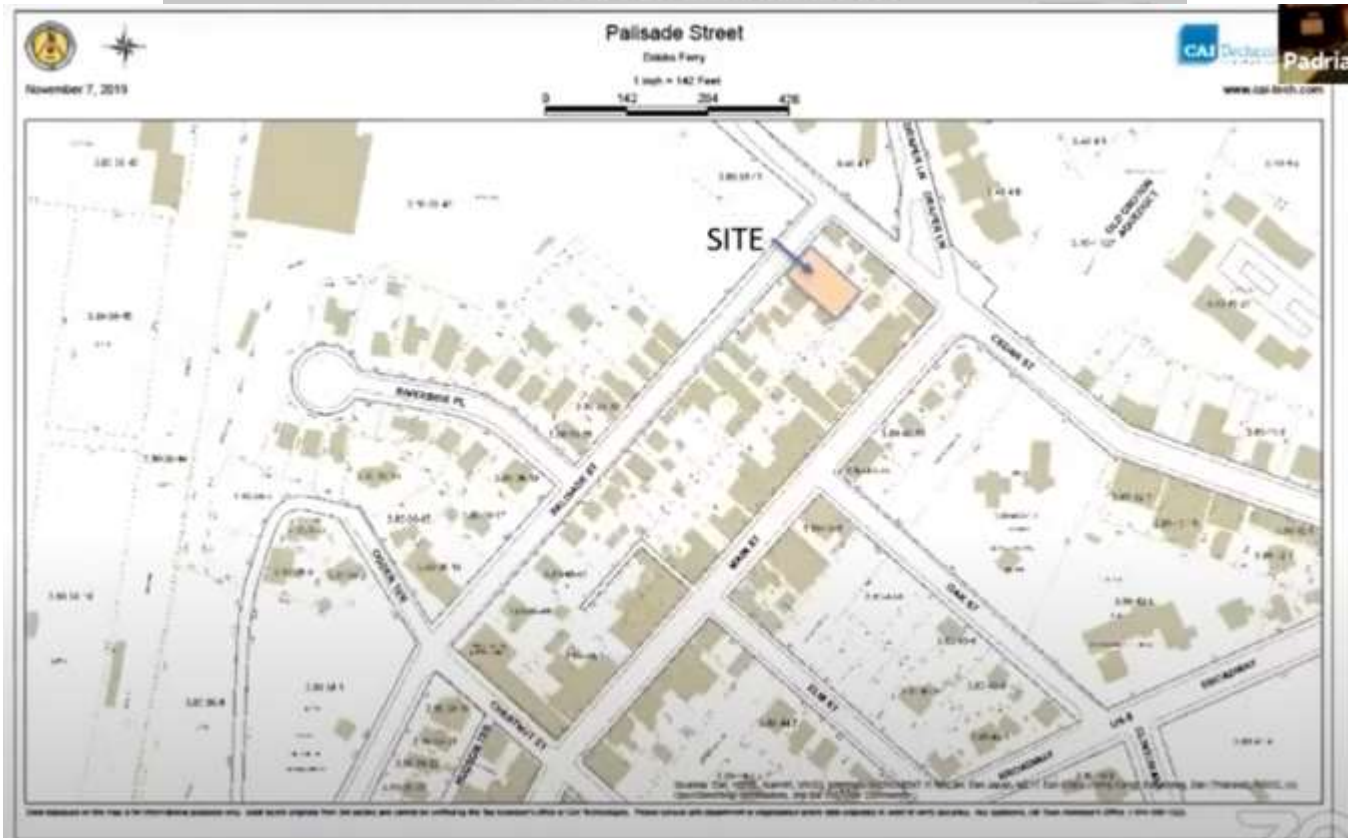
- Mr. Steinschneider discussed the proposed application and displayed the following slides:

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156 PALISADE STREET



Joint Meeting Planning Board
And AHRB
October 26, 2020



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Character Guidelines for Palisades Street

Padriac



S. Brosnahan
R. Lane
I. Rosencranz

Dwight Douglas:
"It's about the
street"



Presented at the August 6, 2020 Planning Board

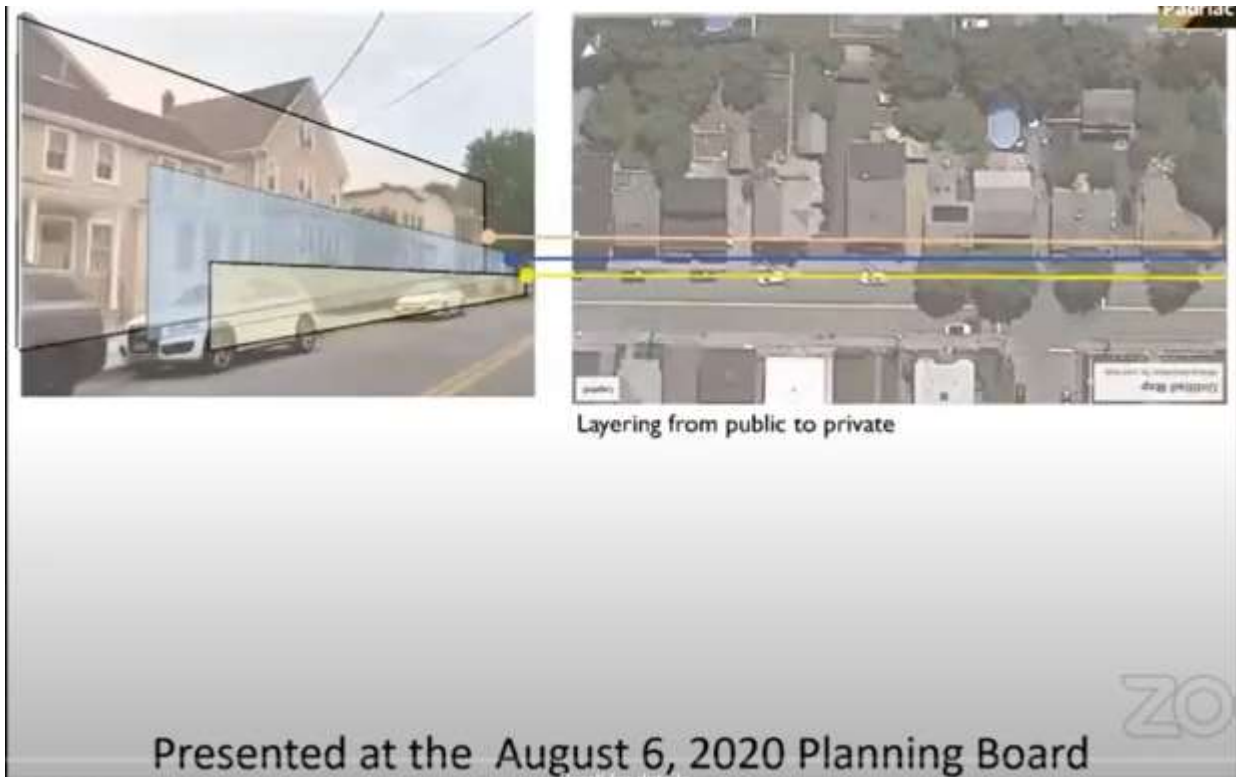
5 Elements of Street Character

1. Public/private transition zone

2. Building frontage scale
3. Façade composition: Horizontal expression lines
4. Façade composition: Punched window openings
5. Massing and coverage

Presented at the August 6, 2020 Planning Board

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5 Elements of Street Character

1. Public/private transition zone
- 2. Frontage scale**
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Key Number	Address	Parcel #	Lot width	Frontage	Ratio
1			54'	28'	48%
2			75'	39'	52%
3			45'	34'	75%
4				21'	
5			30'	45'	80%
6			48'	40'	85%
7			42'	26'	62%
8			42'	29'	70%
9			45'	29'	67%
10			28'	25'	61%
11			58'	37'	64%
12			40'	32'	80%
13			38'	33'	87%
14			42'	27'	64%
15			42'	30'	71%
16			56'	34'	59%
17			42'	35'	83%
18			80'	35'	45%
19			105'	40'	58%
20			85'	76'	89%



Building Frontages

Ranges

12 buildings 25' to 35'
6 buildings 35' to 40'

Smallest frontage: 21'

Largest frontage: 40'

Average Frontage: 33'

Possible Guideline:

- The Primary Volume of the building shall be a maximum of 40' wide

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Façade Composition: Fenestration

Possible Guideline:

- Window openings shall be "punched openings" of a scale similar to the other buildings on Palisades Ave.
- In general, the total area of window openings shall not exceed 50% of the total wall area of the Primary Volume.

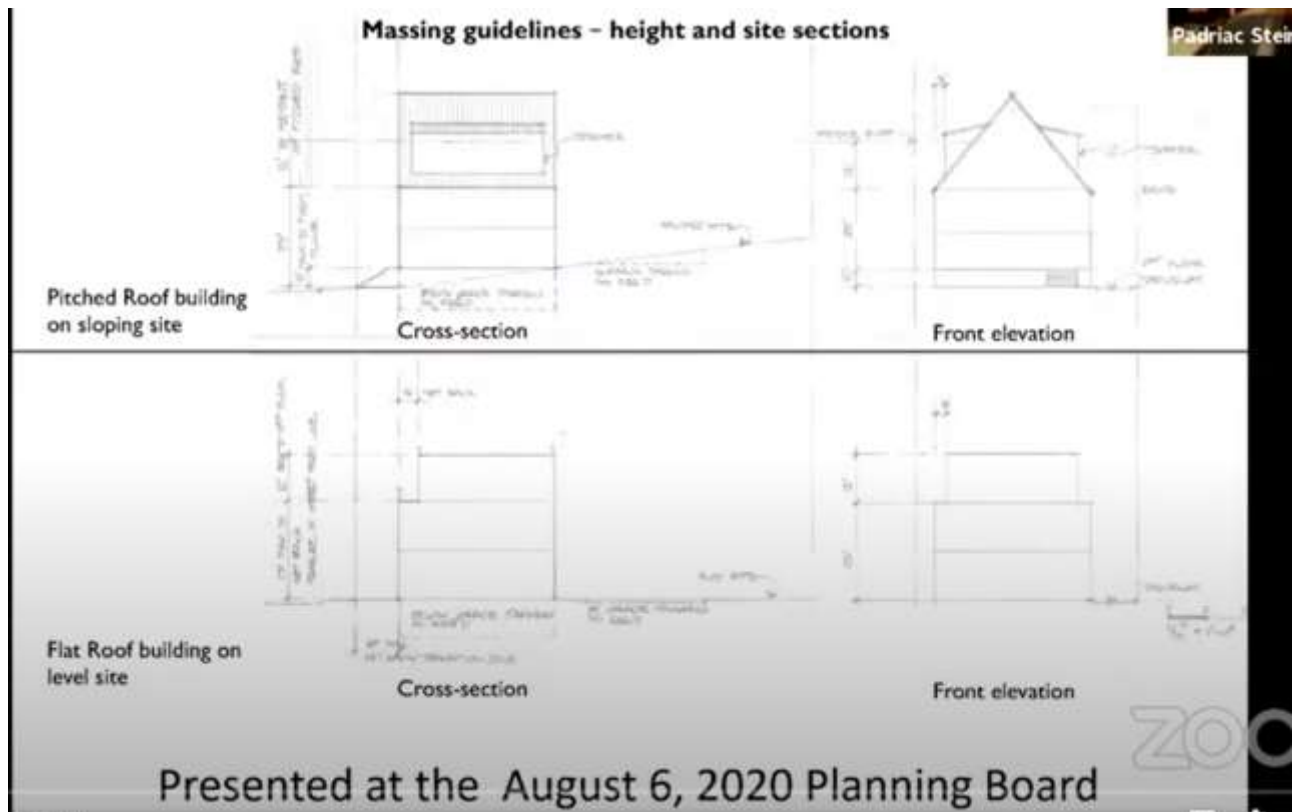
Presented at the August 6, 2020 Planning Board

5 Elements of Street Character

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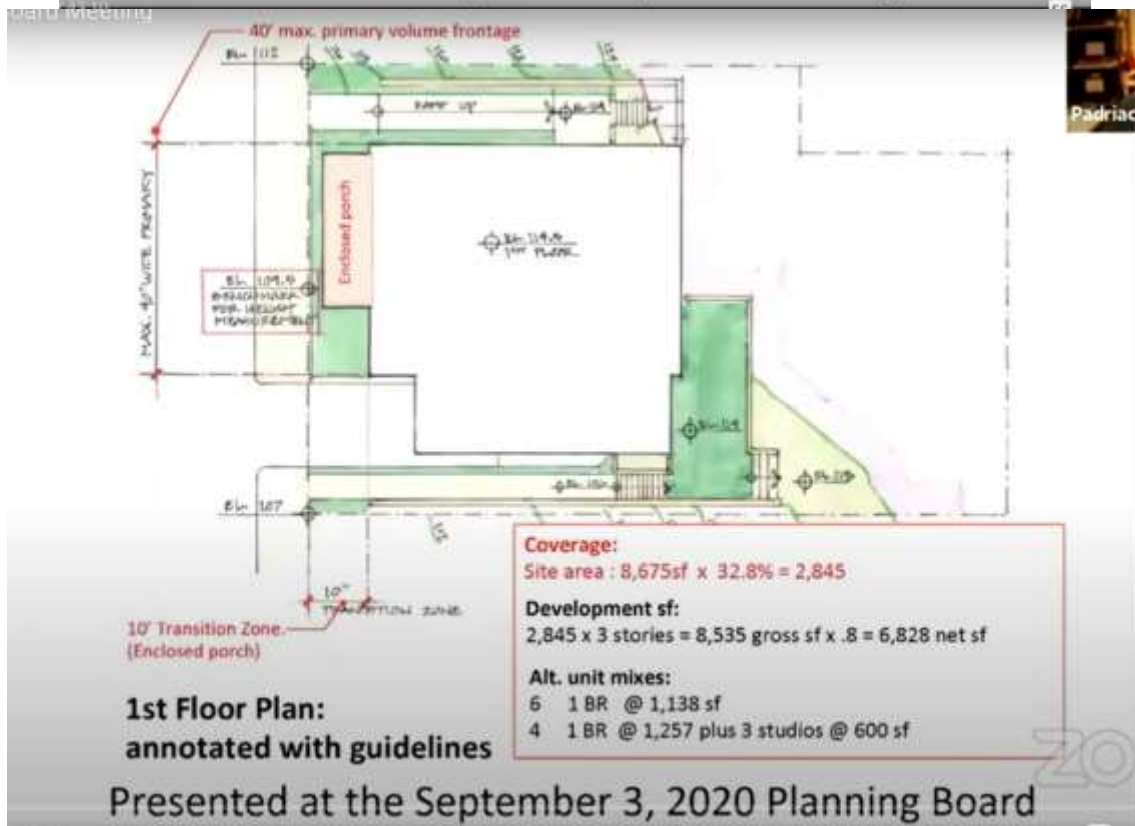
156 Palisades Street

Design Guideline Test Design Study

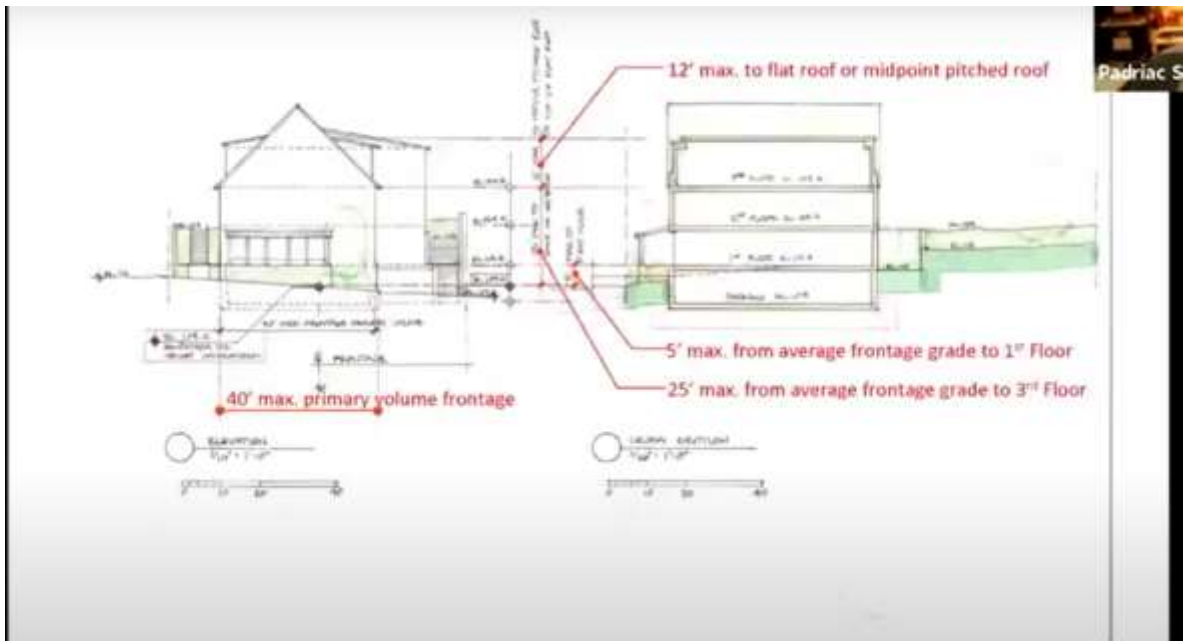
August 19, 2020

Presented at the September 3, 2020 Planning Board

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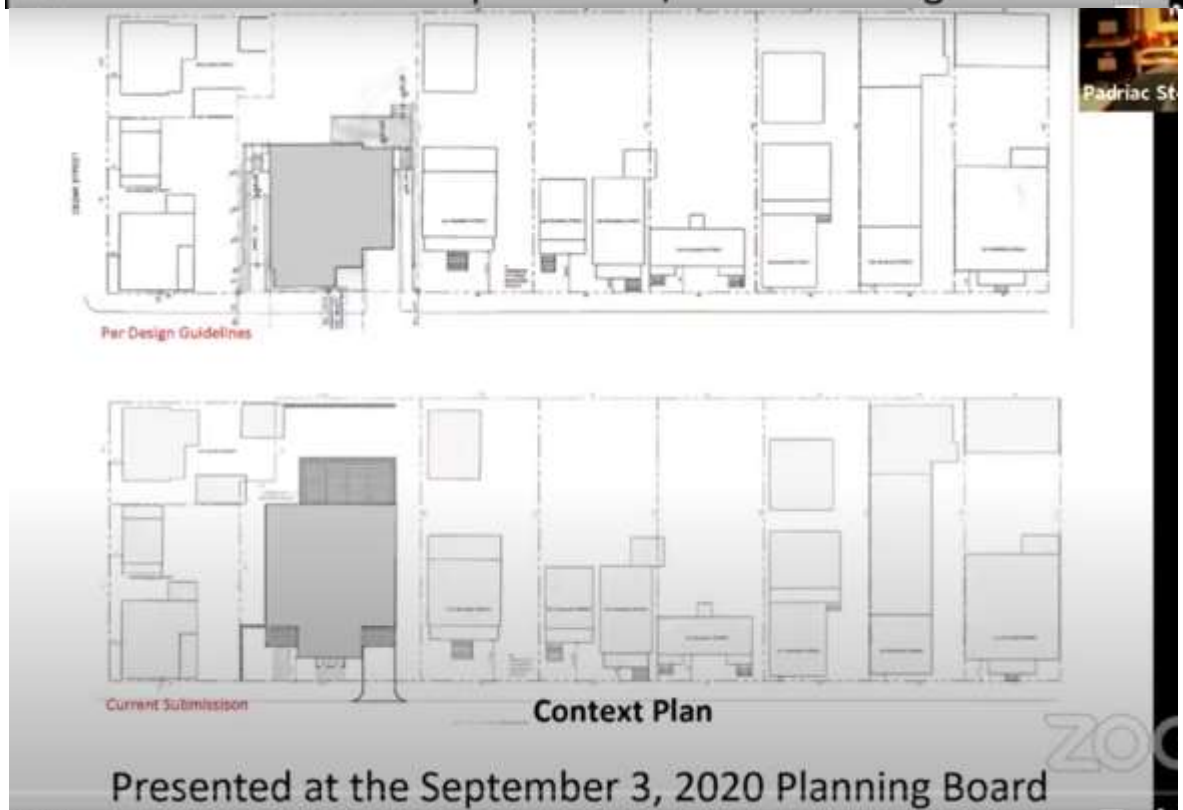


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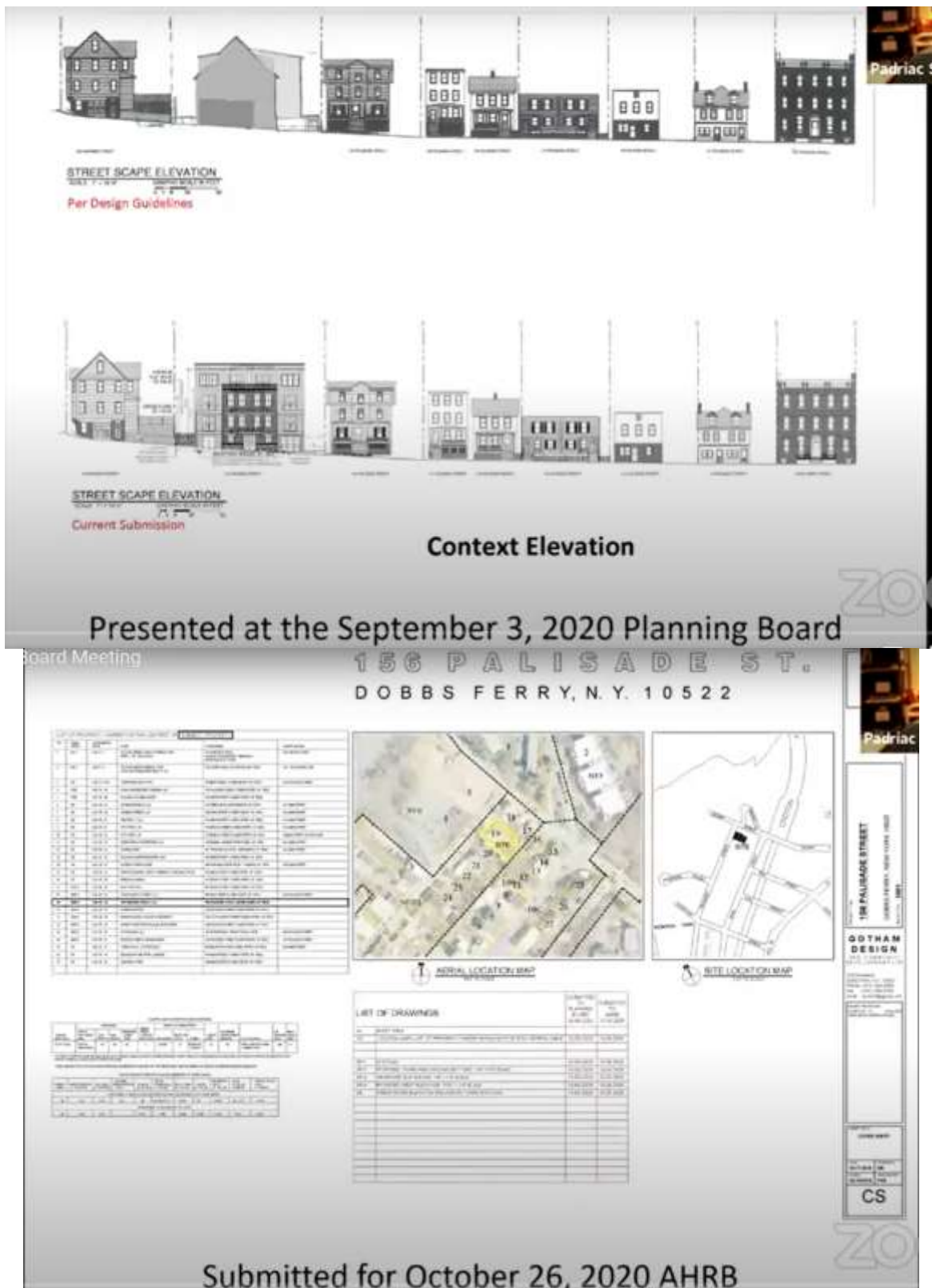
Elevation and Section: annotated with guidelines

Presented at the September 3, 2020 Planning Board



Context Plan

Presented at the September 3, 2020 Planning Board



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ADDRESS	NUMBER OF BUILDINGS	NUMBER OF UNITS	LOT AREA	BUILDING AREA (SQ. FT.)	BUILDING COVERAGE	FRONT SETBACK
80 CEDAR STREET	3	2	3,485	1,595	40.03 %	N/A
164 PALISADE STREET	2	3	3,933	1,141 + 483 = 1,624	41.88 %	9.5
158 PALISADE STREET	1	8	8,675	3,480	39.99 %	5.8 10'
154 PALISADE STREET	2	4	6,096	1,421 + 522 = 1,953	32.02 %	17.5
150 + 148 PALISADE STREET	2	4	6,096	1,135 + 687 = 1,822	29.88 %	16.5 AND 4.5
144 PALISADE STREET	1	2	5,227	825	15.75 %	10
142 PALISADE STREET	2	4	5,227	1,080 + 810 = 2,490	47.64 %	1
138 PALISADE STREET	1	8	4,358	3,126	73.37 %	1
134 PALISADE STREET	1	5	4,702	2,968	61.94 %	7.5

THE AVERAGE BUILDING SITE COVERAGE EXISTING WITHOUT 158 PALISADE STREET IS 43.78 %. WITH 158 PALISADE STREET AS PROPOSED INCLUDED, THE AVERAGE BUILDING SITE COVERAGE WOULD BE 43.46 %

TOTAL 54,378 = 7,144
* PROPOSED BUILDING

FRONT SETBACK NOTE:
ALL THESE DIMENSIONS WERE TAKEN AT THE PROPERTIES BY MEASURING THE FRONT OF THE BUILDING TO THE STREET SIDE OF THE CURB. THE CONTROL WAS ESTABLISHED BY 154, 156 AND 158 PALISADE STREET, WHICH ARE SHOWN ON THE SURVEY. THIS RESULTED IN A DIMENSION FROM THE STREET SIDE OF THE CURB TO THE PROPERTY LINE OF 8 FEET. WE THEN SUBTRACTED 8 FEET FROM EACH MEASUREMENT TO DETERMINE THE SETBACK. OBSERVATION INDICATES THAT THE CURB IS A STRAIGHT LINE. AS ARE THE FRONT PROPERTY LINES. THE ACTUAL CALCULATION USED FOR 158 IS 5.8 FEET. ALTHOUGH THE SURVEY INDICATES AN ACTUAL SETBACK OF 5.8 FEET, WE INCLUDED THIS DEVIATION IN OUR CALCULATIONS TO HAVE ANY ERROR INCREASE THE SETBACK. INSTEAD DECREASE THE SETBACK TO COMPENSATE FOR ANY DEVIATION IN THE MEASUREMENTS TAKEN. THIS IS AN ERROR ALLOWANCE OF 0.2 FEET WHICH IS 2 INCHES. THIS ADJUSTS FOR ANY INSTANCES IN WHICH THE TAPE MEASURE WAS NOT PERFECTLY PERPENDICULAR TO THE PROPERTY LINE OR NOT PERFECTLY LEVEL.

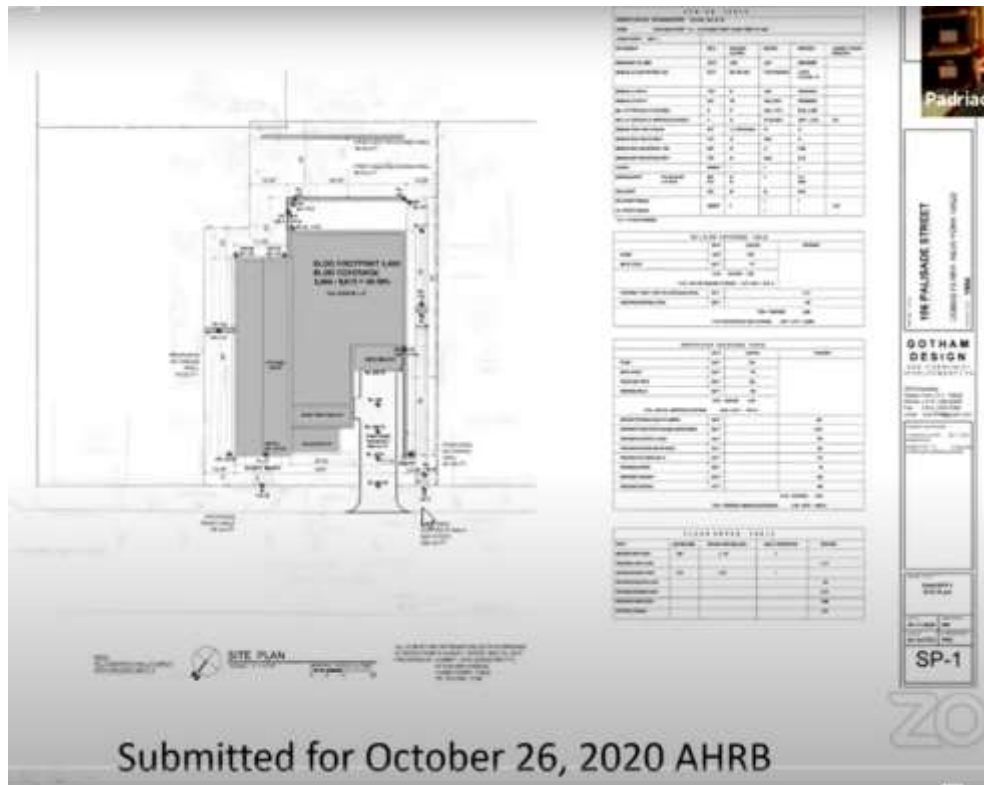
54.3 FEET DIVIDED BY 3 PROPERTIES EQUALS A PREVAILING SETBACK OF 7,144 FEET

Submitted for October 26, 2020 AHRB

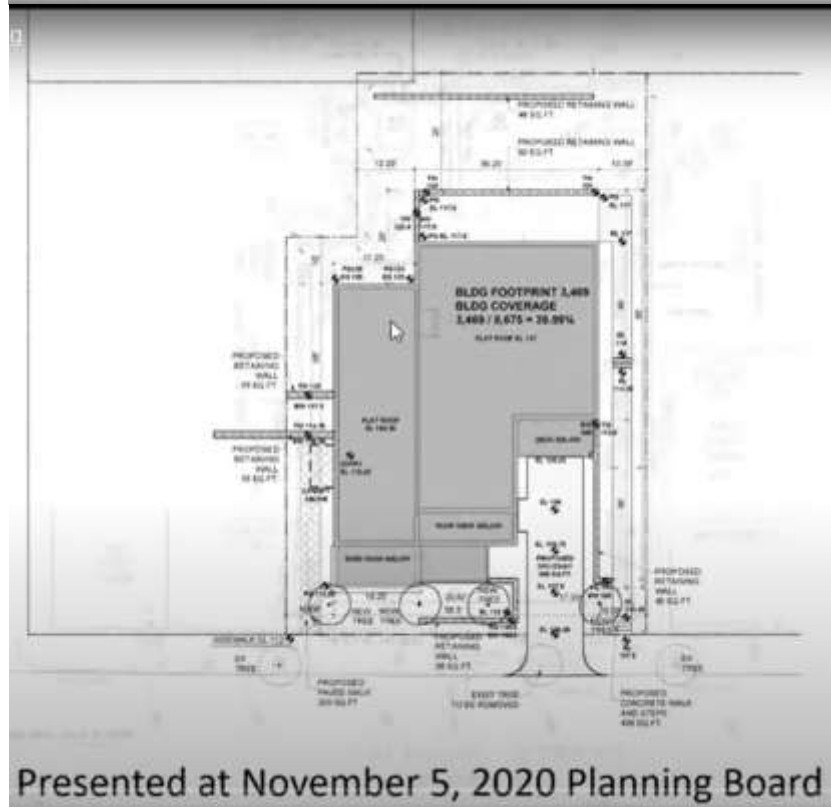


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ZONING TABLE					
PROPERTY LOCATION: DE PALMIS STREET TAX ID# 181-41-32					
OWNER: 181 PALMIS STREET, LLC 181 PALMIS STREET, 10000 PALMIS, MI 48061					
ZONING DISTRICT: MDR-2					
REQUIREMENT	UNITS	REQUIRED ALLOWED	EXISTING	PROPOSED	VARIANCE (NUMBER REQUESTED)
MINIMUM LOT AREA	SQ.FT.	1,000	8,875	UNCHANGED	
MINIMUM LOT AREA PER DWELLING	SQ.FT.	800 PER UNIT	10,000 REMOVED	6,000 (4,000 + 2,000)	
MINIMUM LOT WIDTH	FEET	30	75.87	UNCHANGED	
MINIMUM LOT DEPTH	FEET	100	120 (140)	UNCHANGED	
MAX LOT COVERAGE BY BUILDINGS	%	37	45.07 (4.07)	30.00 (5.00)	
MAX LOT COVERAGE BY IMPERVIOUS SURFACES	%	34	30.18 (24.18)	30.00 (4.00)	0.00
MINIMUM FRONT YARD SETBACK	FEET	7.5 (PREVAILING)	0.0	0	
MINIMUM REAR YARD SETBACK	FEET	20	75.00	20	
MINIMUM SIDE YARD SETBACK - ONE	FEET	10	0.0	10.00	
MINIMUM SIDE YARD SETBACK - BOTH	FEET	20	20.00	20.00	
STORIES	NUMBER	3	3	3	
MAXIMUM HEIGHT	FEET	40	0	30.0	
MAX HEIGHT	FEET	30	30	30.0	
OFF-STREET PARKING	NUMBER	0	0	0	100

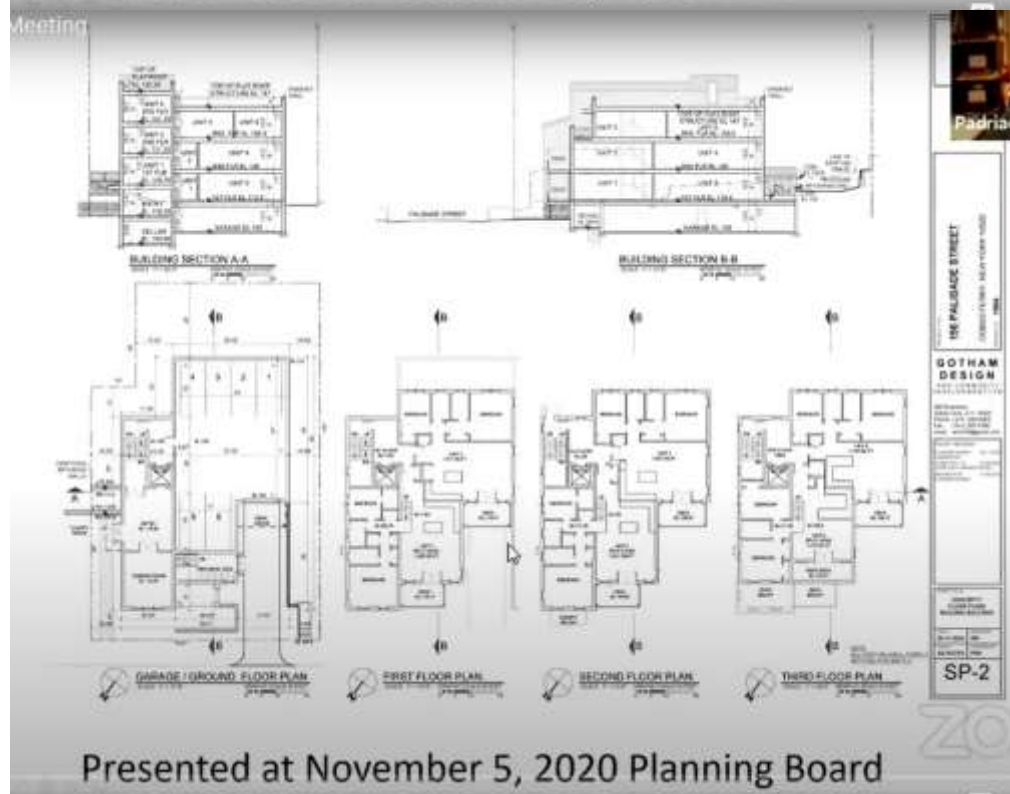
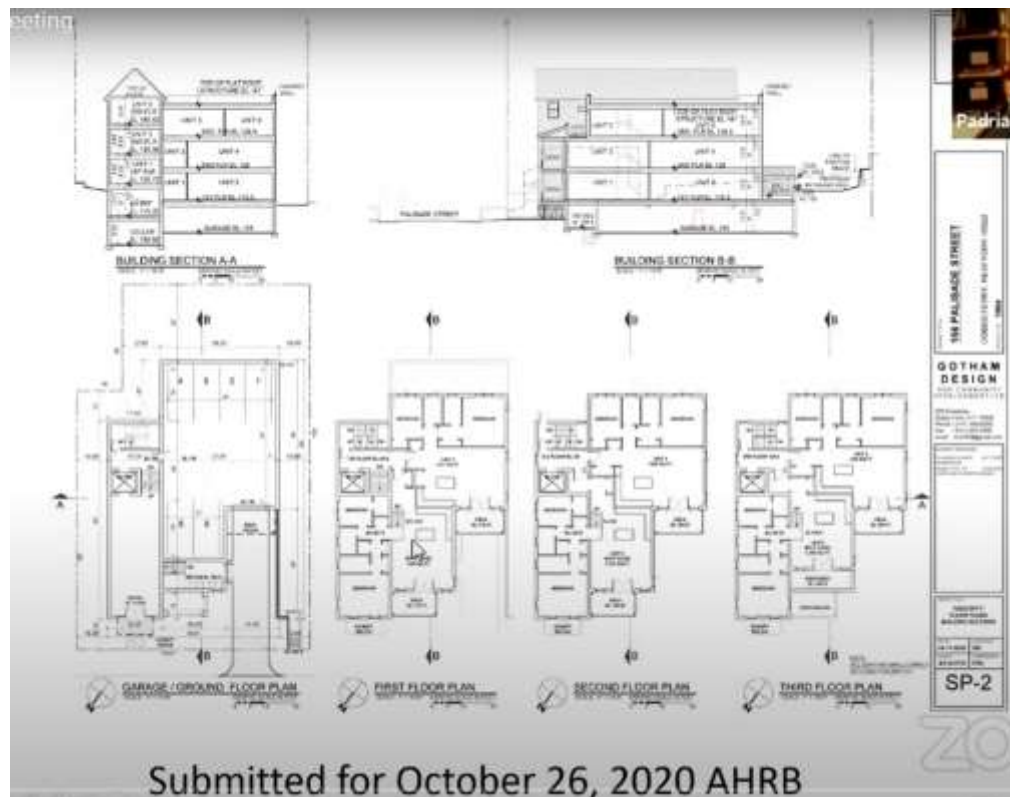
TABLE 1 - ZONING REQUIREMENTS

BUILDING COVERAGE TABLE			
USE	UNITS	EXISTING	PROPOSED
HOUSE	SQ.FT.	1,000	
MINI-BUS	SQ.FT.	175	
TOTAL EXISTING: 1,175			
TOTAL EXISTING BUILDING COVERAGE: 14.00% (14.00%)			
PROPOSED THREE-STORY BUILDING WITH SHED	SQ.FT.		1,175
PROPOSED PORCHES (1000)	SQ.FT.		200
TOTAL PROPOSED: 1,375			
TOTAL PROPOSED BUILDING COVERAGE: 16.00% (16.00%)			

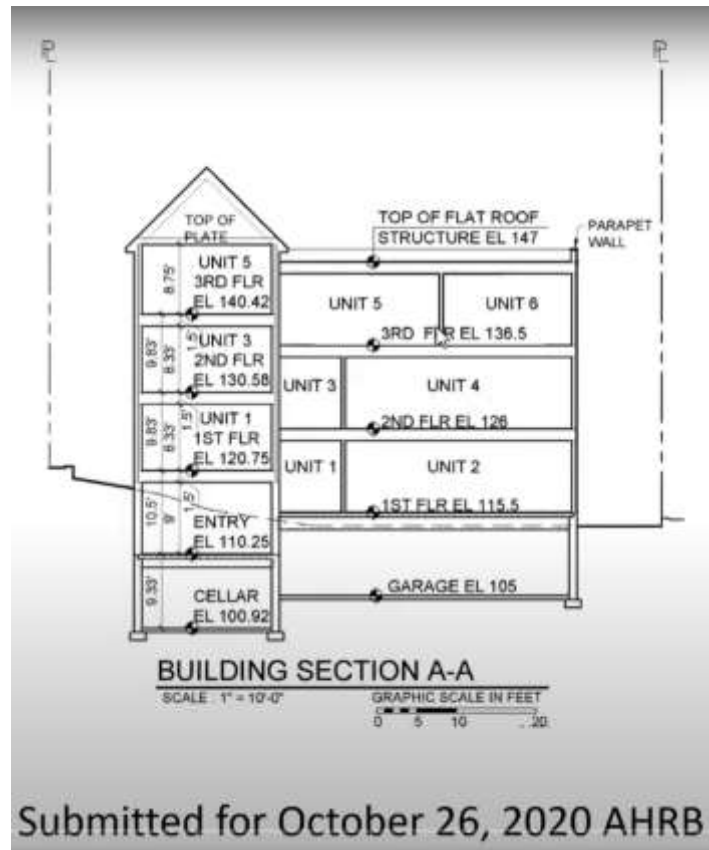
IMPERVIOUS COVERAGE TABLE			
USE	UNITS	EXISTING	PROPOSED
HOUSE	SQ.FT.	1,000	
MINI-BUS	SQ.FT.	175	
MINI-BUS DRIVE	SQ.FT.	80	
RECREATION WALK	SQ.FT.	40	
TOTAL EXISTING IMPERVIOUS COVERAGE: 1,295 (12.95%)			
EXISTING DRIVE/WALK/BIKEWAY	SQ.FT.		100
PROPOSED THREE-STORY BUILDING WITH SHED	SQ.FT.		1,175
PROPOSED PORCHES (1000)	SQ.FT.		200
PROPOSED BUILDING DRIVE/WALK	SQ.FT.		100
PROPOSED DRIVE/WALK	SQ.FT.		100
PROPOSED DRIVE	SQ.FT.		80
PROPOSED DRIVEWAY	SQ.FT.		100
TOTAL PROPOSED IMPERVIOUS COVERAGE: 1,755 (17.55%)			

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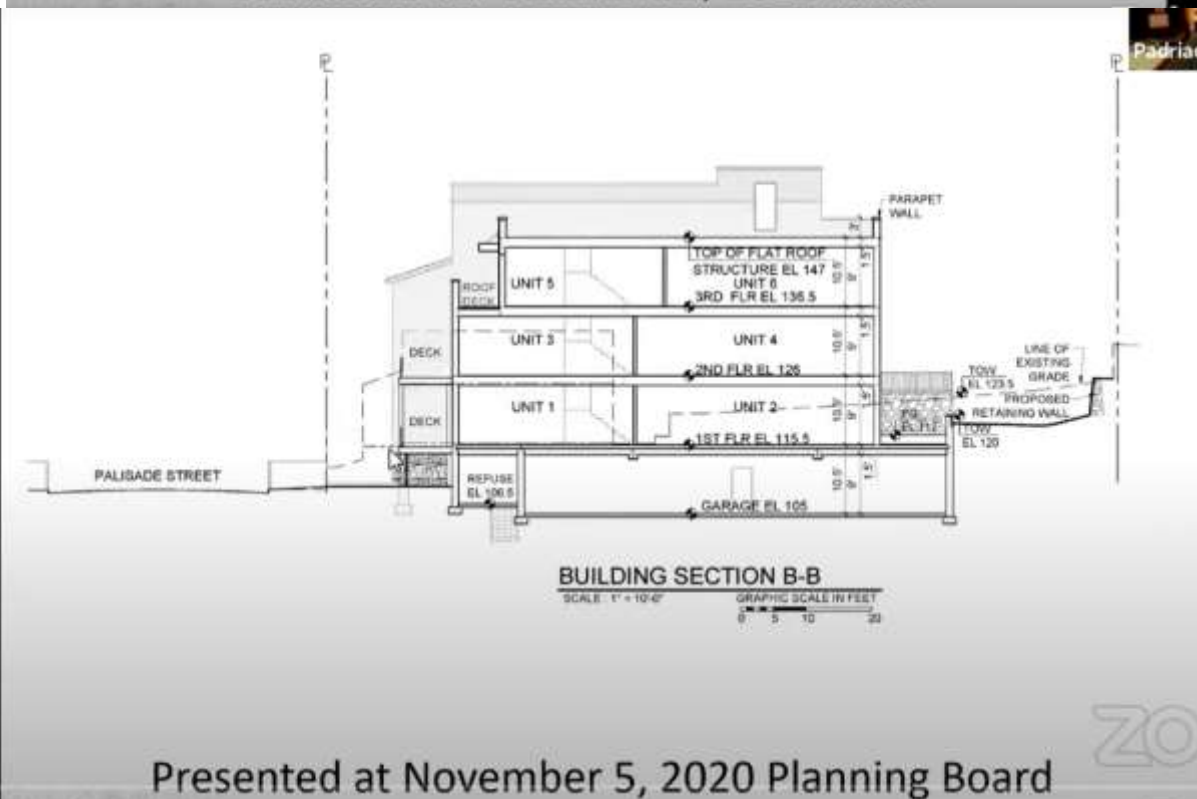
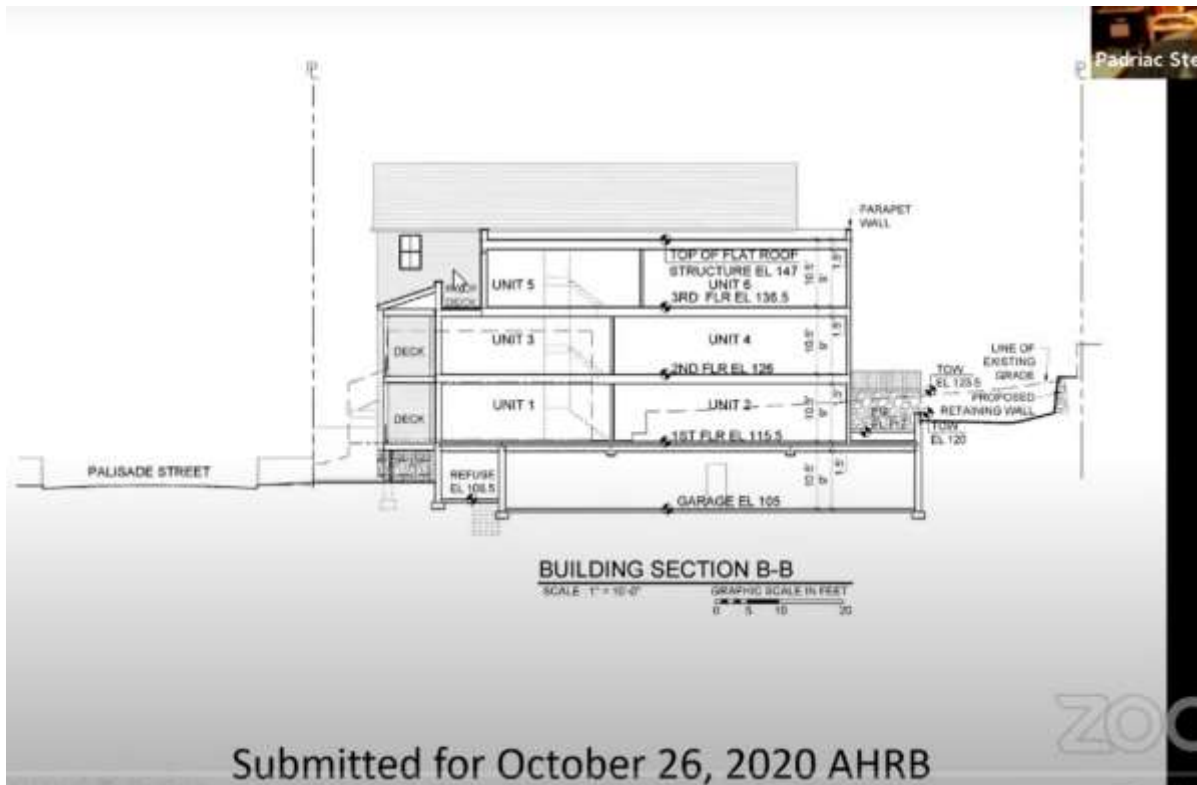


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Presented at November 5, 2020 Planning Board

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Presented at November 5, 2020 Planning Board

board Meeting



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Issues that Make 156 Unusual (Unique?) on Palisade Street

1. Two story change in grade from the front to the back of the building.
2. Larger lot then most in width and lot area.
3. The intent to have concealed parking on-site with one parking space for each unit.
4. The opportunity to be part of a positive transformation of the street driven by its proximity to the downtown, MetroNorth, and existing infrastructure.

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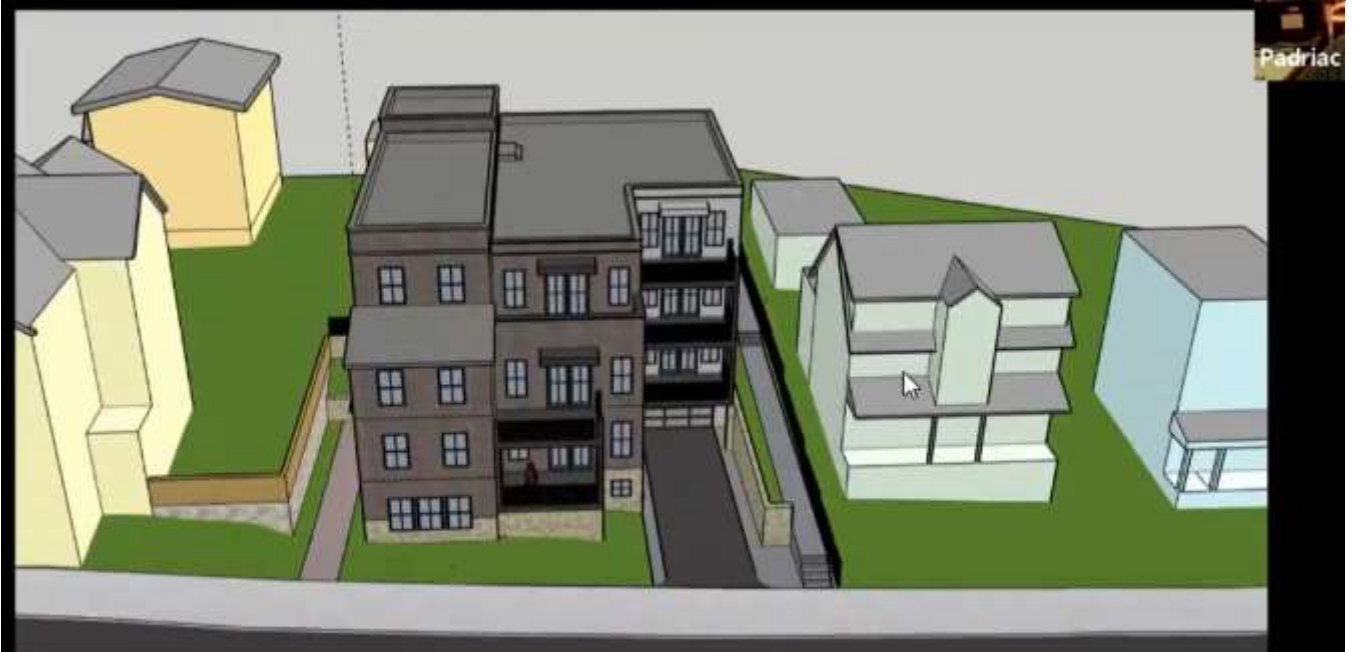


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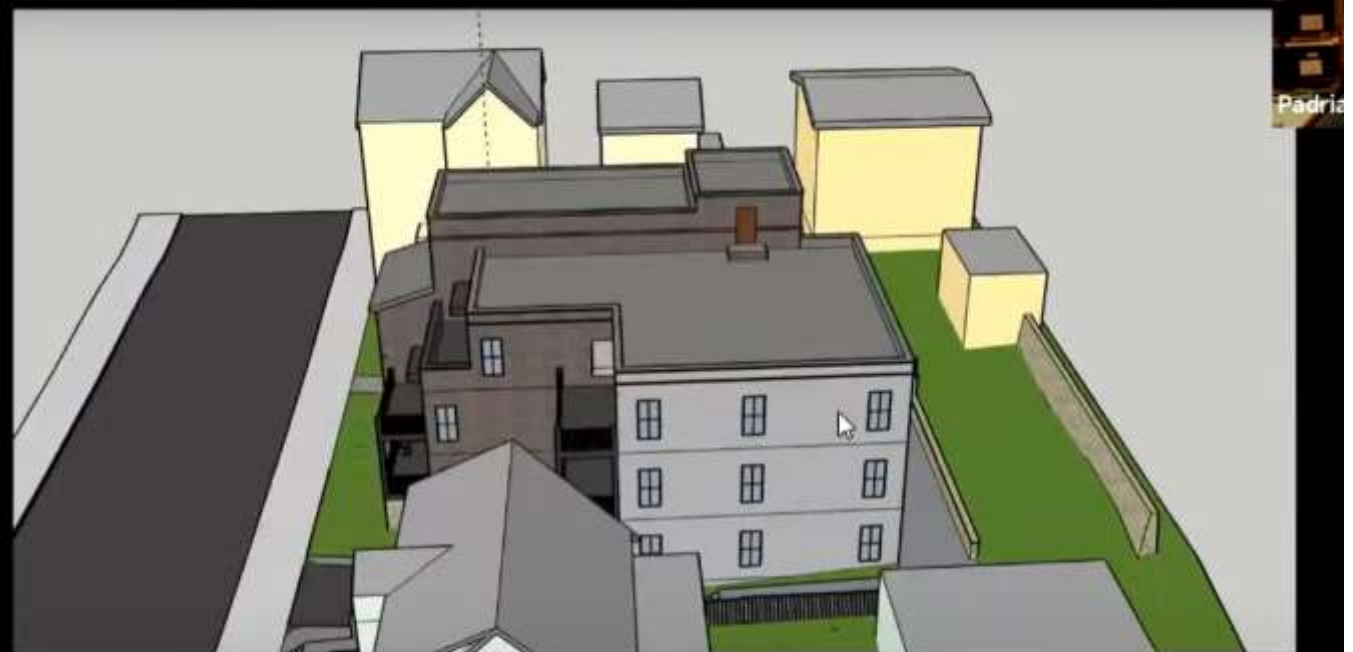


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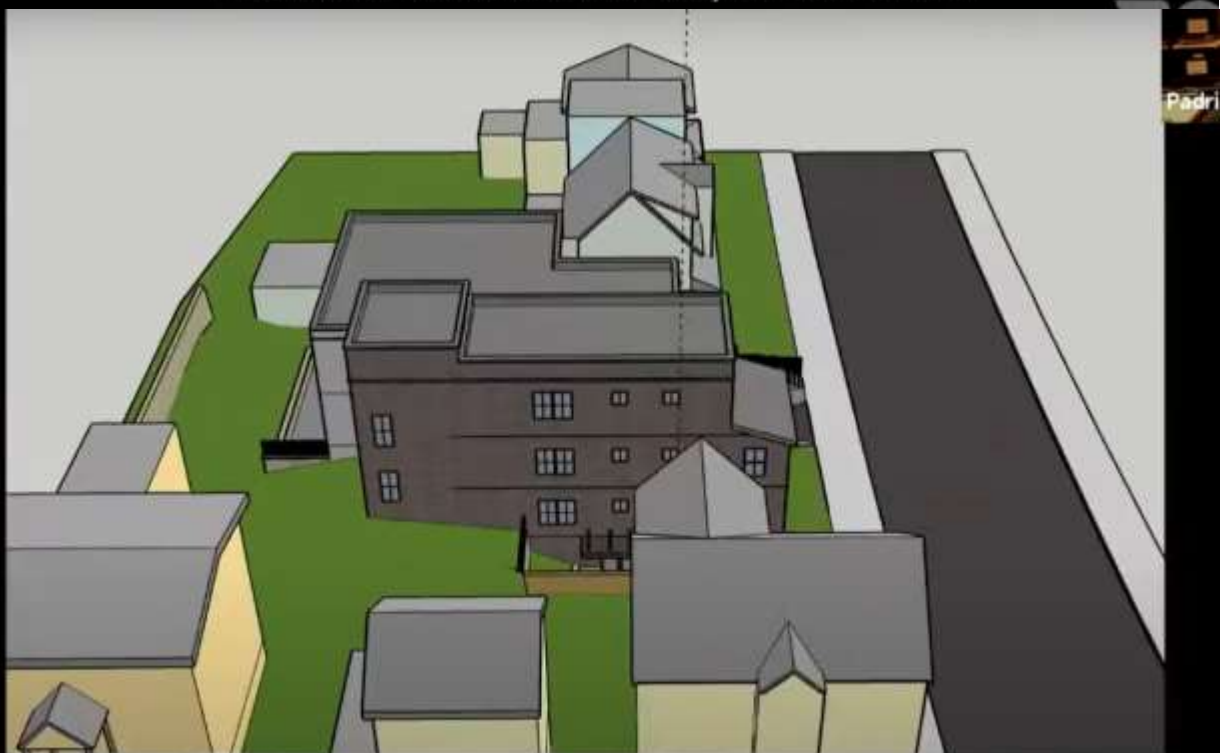


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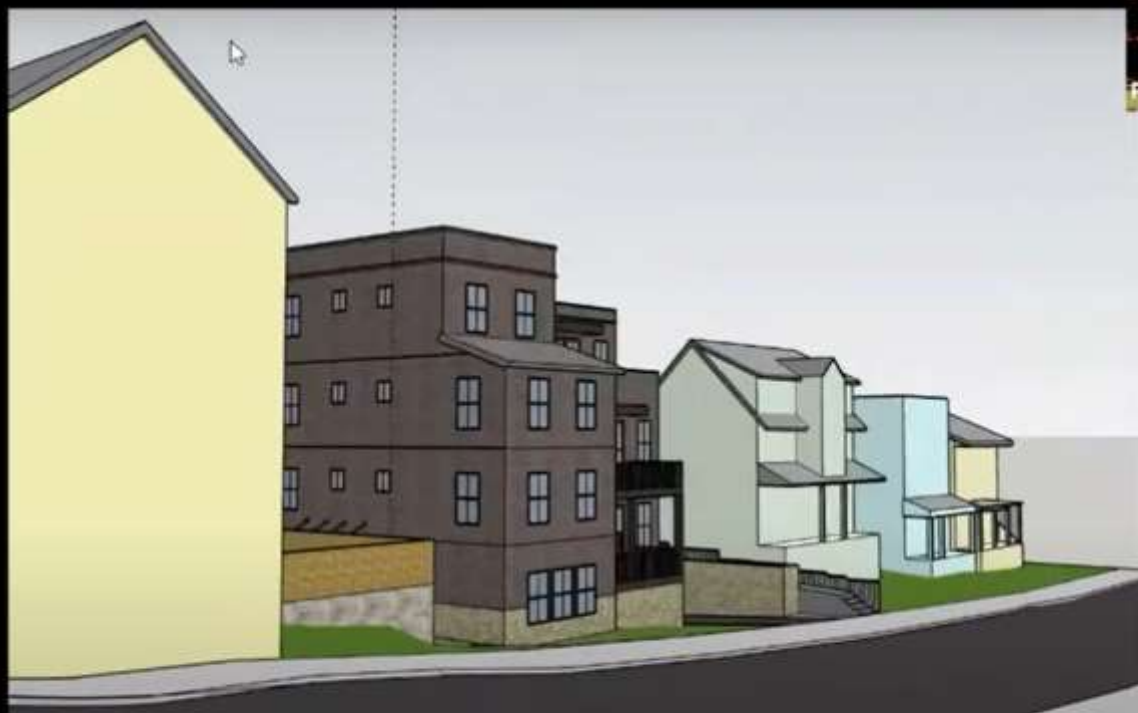


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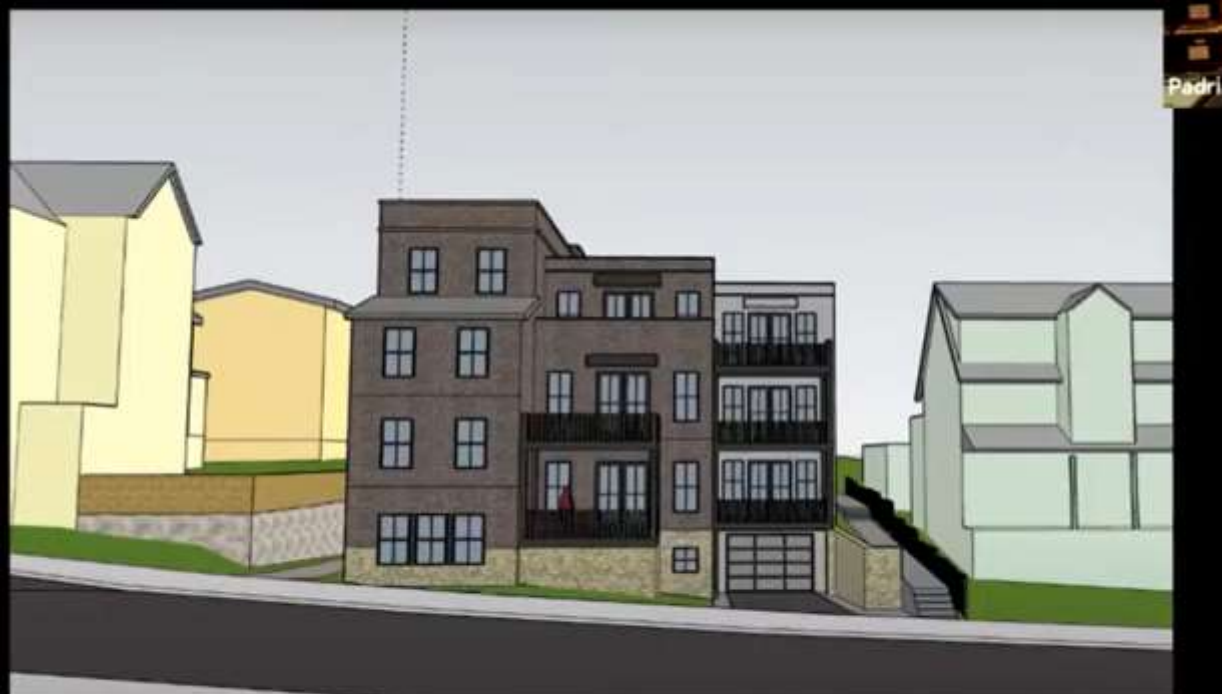


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Presented at October 26, 2020 AHRB



Presented at November 4, 2020 Planning Board

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Presented at September 3 2020 Planning Board



Presented at September 3 2020 Planning Board

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Discussion:

- A discussion was held and Mr. Steinschneider addressed questions from the Board.
- Mr. Rosenkranz commented on the proposed application.
- The discussion continued.
- Mr. Lane shared the following screens regarding the GIS work the he did with the Board:



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Discussion:

- The discussion continued.
- Mr. Pozin said he does not think a straw poll is necessary because the members were all very clear.
- Ms. Haupt thanked Mr. Lane and everyone for their hard work.

Action:

The Board advised Mr. Steinschneider to modify the proposed application to comply with the proposed draft regulations, particularly as they apply to height and building lot coverage.

3. 13 English Lane – Public Hearing for Site Plan Approval for Proposed New Multi-Family Building, Three (3) Units

Ms. Christina Griffin/Architect and Ms. Lizette Garcia-Elias/Project Architect were present to represent the application.

Motion by Chairman Hunter, seconded by Mr. Hale to open the public hearing for 13 English Lane for site plan approval for proposed new multi-family building, three (3) units.

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ROB LANE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ALLEN HALE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
LAURA HAUPT	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
PETER WINDER, 1ST ALTERNATE MEMBER	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	5 AYE	0 NAY	0 ABSTAIN	0 RECUSE	0 ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

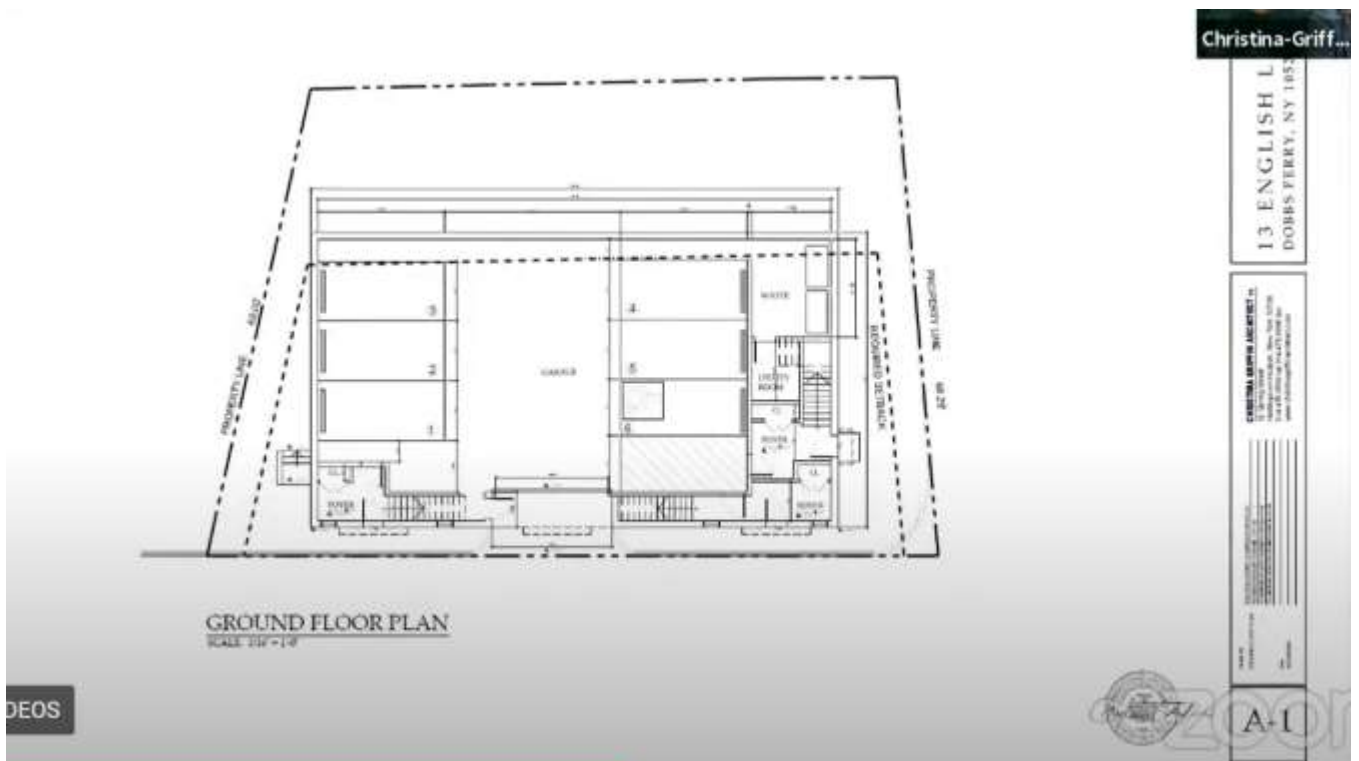
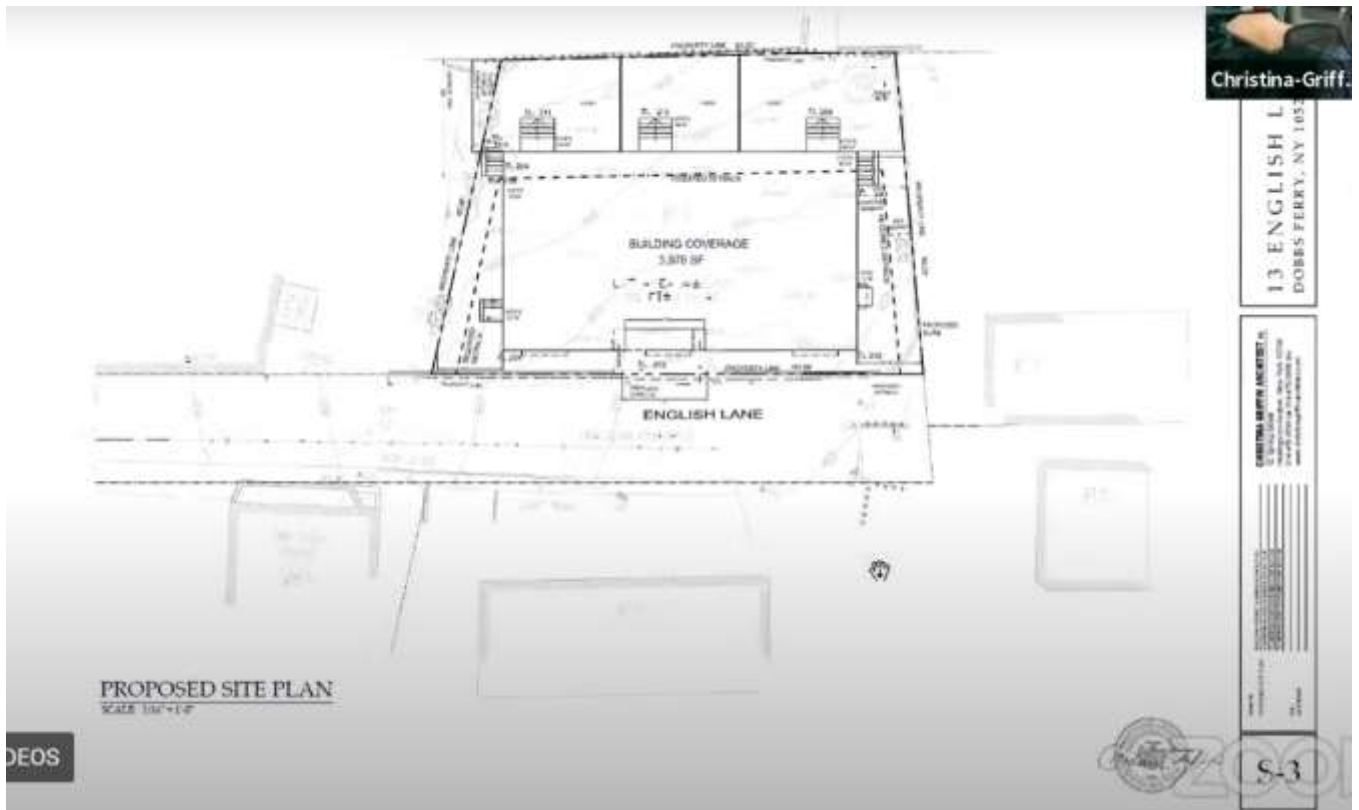
Discussion:

- Ms. Griffin discussed the proposed application and displayed the following slides:

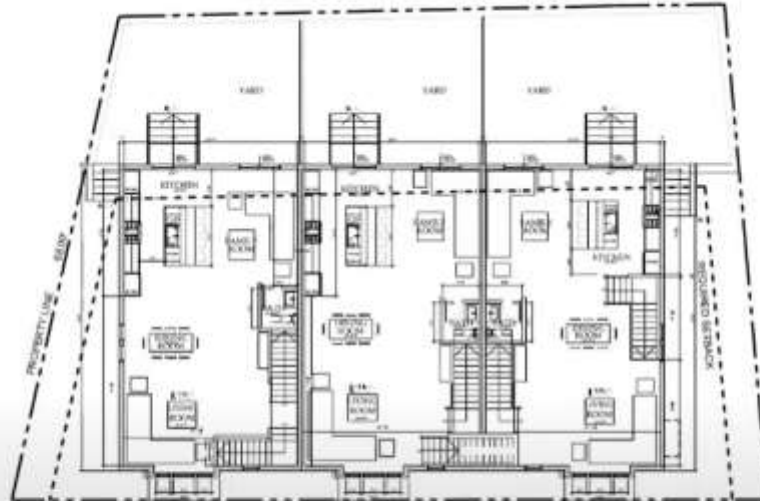


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FIRST FLOOR PLAN
SCALE 3/8" = 1'-0"



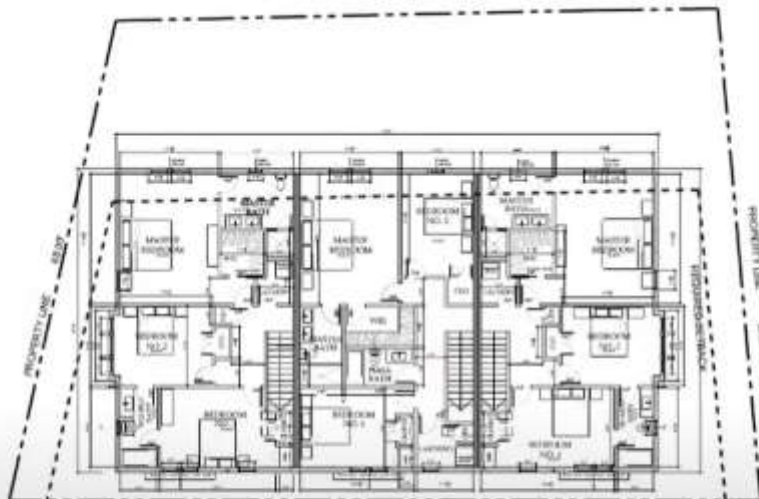
Christina-Griff

13 ENGLISH L
DOBBS FERRY, NY 10521

CHRISTINA GRIFF ARCHITECT, LLC
13 English Lane, New York, NY 10521
Tel: 914.351.1111
www.christinagriff.com

DATE	11/05/20
PROJECT	13 ENGLISH L
OWNER	DOBBS FERRY, NY 10521
ARCHITECT	CHRISTINA GRIFF ARCHITECT, LLC
SCALE	3/8" = 1'-0"
SHEET	A-2

A-2



SECOND FLOOR PLAN
SCALE 3/8" = 1'-0"

Christina-Griff

13 ENGLISH L
DOBBS FERRY, NY 10521

CHRISTINA GRIFF ARCHITECT, LLC
13 English Lane, New York, NY 10521
Tel: 914.351.1111
www.christinagriff.com

DATE	11/05/20
PROJECT	13 ENGLISH L
OWNER	DOBBS FERRY, NY 10521
ARCHITECT	CHRISTINA GRIFF ARCHITECT, LLC
SCALE	3/8" = 1'-0"
SHEET	A-3

A-3

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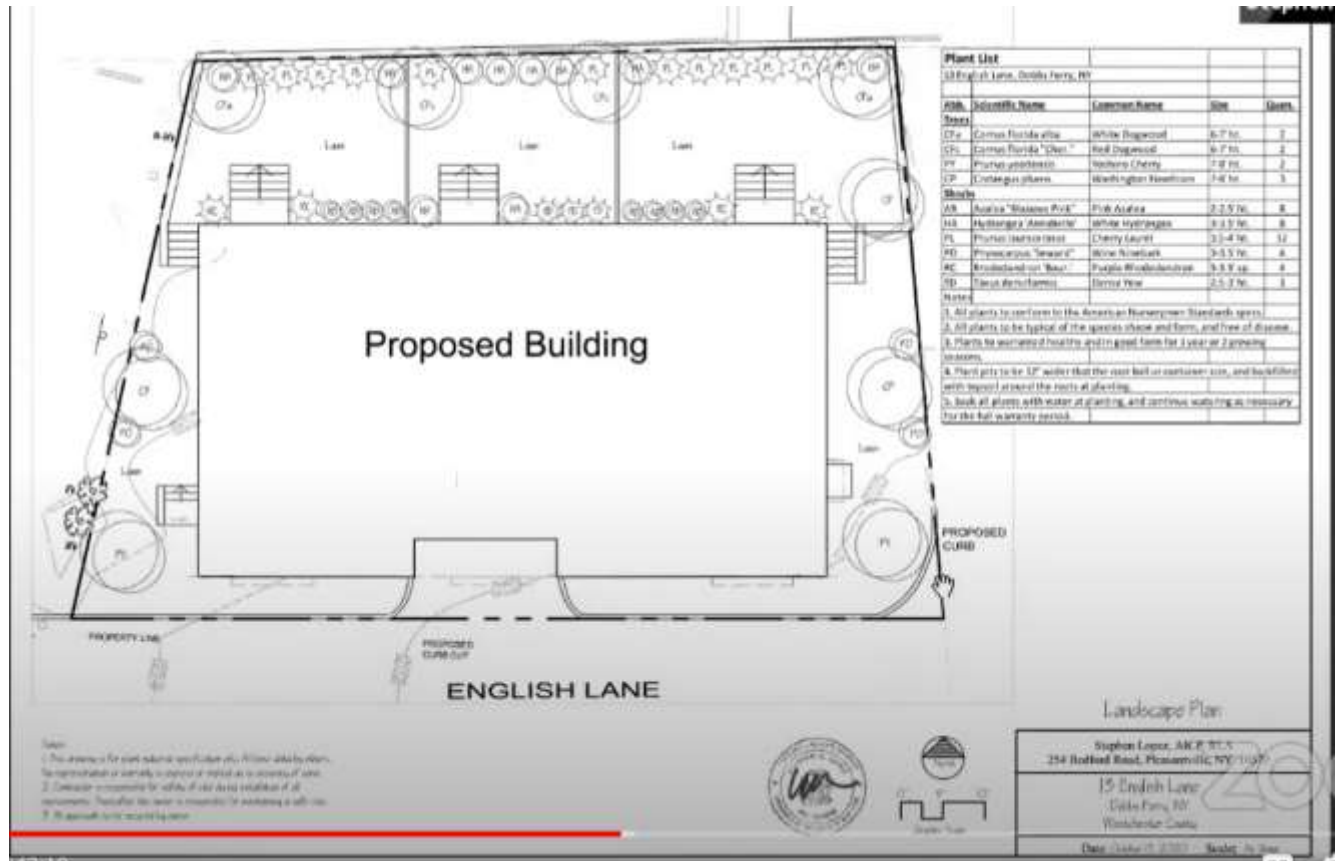
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- A discussion was held and Ms. Griffin addressed questions from the Board.
- Mr. Manley said the proposed application has not gone to the Zoning Board of Appeals because it was totally compliant when it came to the Planning Board. Mr. Manley said the Board asked the applicant to push it back to allow for some sidewalk space, so it was assumed that the Board would be granting a waiver since they asked the applicant to move it back.
- Mr. Manley said the application has to go to the Board of Trustees for approval after the Board's recommendation.
- No one from the public addressed the Board.
- Mr. Manley said we can send the landscape plan to Ms. Susan Nolan/Village Consulting Landscape Architect and she can send a referral letter to the Board of Trustees as well.
- Mr. Pozin suggested that the Board can approve and have a resolution on paper after the fact and the approval this evening can be verbal.
- Mr. Pommer said he has not received the updated engineering drawings so he is not sure of the utilities and some of the other things in there. Mr. Pommer said he would wait to approve the application at the next meeting. Mr. Pommer said he did not receive Hudson Engineering's updated comments and he also has not received any responses.
- Ms. Griffin said she has a response from Hudson Engineering dated November 4th.
- Mr. Pozin said we can close the public hearing this evening and carry this over to the December meeting of the Board for action.
- Ms. Garcia-Elias said the submission that was made on October 15th included Hahn

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Engineering's drawings as well. Ms. Garcia-Elias said it was a complete submission with response from the Landscape Architect, our response to Hahn Engineering and it was all inclusive in that submission.

- Ms. Griffin said Ms. Garcia-Elias is correct.
- Mr. Manley said Ms. Garcia-Elias is correct and that he has his copy of the drawings and he does not know why Mr. Pommer does not have it. Mr. Manley said we can close the public hearing and Mr. Pommer and Mr. Douglas can draft a resolution for the next meeting after he looks at the engineering plans.

Action:

Motion by Chairman Hunter, seconded by Mr. Brosnahan to close the public hearing for 13 English Lane for site plan approval for proposed new multi-family building, three (3) units.

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STEPHEN BROSNAHAN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ROB LANE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ALLEN HALE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
LAURA HAUPT	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
PETER WINDER, 1ST ALTERNATE MEMBER	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	<input type="text" value="5"/> AYE	<input type="text" value="0"/> NAY	<input type="text" value="0"/> ABSTAIN	<input type="text" value="0"/> RECUSE	<input type="text" value="0"/> ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

Chairman Hunter said we will follow the path laid out by Ed Manley.

4. 12 Parkway Drive – Public Hearing for Site Plan Approval for Proposed New Two (2) Car Garage with Deck Above & New Two (2) Story Extension

Ms. Christina Griffin/Architect represent the application.

Motion by Chairman Hunter, seconded by Ms. Haupt to open the public hearing for 12 Parkway Drive for site plan approval for proposed new two (2) car garage with deck above and new two (2) story extension.

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ROB LANE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ALLEN HALE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
LAURA HAUP	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
PETER WINDER, 1ST ALTERNATE MEMBER	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	5 AYE	0 NAY	0 ABSTAIN	0 RECUSE	0 ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

Discussion:

- Ms. Griffin discussed the proposed application and displayed the following slides:

BLATTER RESIDENCE

32 PARKWAY DRIVE, DOBBS FERRY, NY 10522

CHRISTINA GRIFFIN ARCHITECT, PC

10 Spring Street, Hastings-on-Hudson, NY 10706

Christina-



GENERAL NOTES

1. These drawings are prepared for the purpose of this project and are not to be used for any other purpose without the written consent of the architect.
2. The owner is responsible for obtaining all necessary permits and for paying all fees associated with the project.
3. The architect is not responsible for the accuracy of the information provided by the owner or for the results of any tests or analyses performed by others.
4. The architect is not responsible for the construction of the project or for the safety of the project during or after construction.
5. The architect is not responsible for the design of the project or for the results of any tests or analyses performed by others.
6. The architect is not responsible for the construction of the project or for the safety of the project during or after construction.
7. The architect is not responsible for the design of the project or for the results of any tests or analyses performed by others.
8. The architect is not responsible for the construction of the project or for the safety of the project during or after construction.
9. The architect is not responsible for the design of the project or for the results of any tests or analyses performed by others.
10. The architect is not responsible for the construction of the project or for the safety of the project during or after construction.

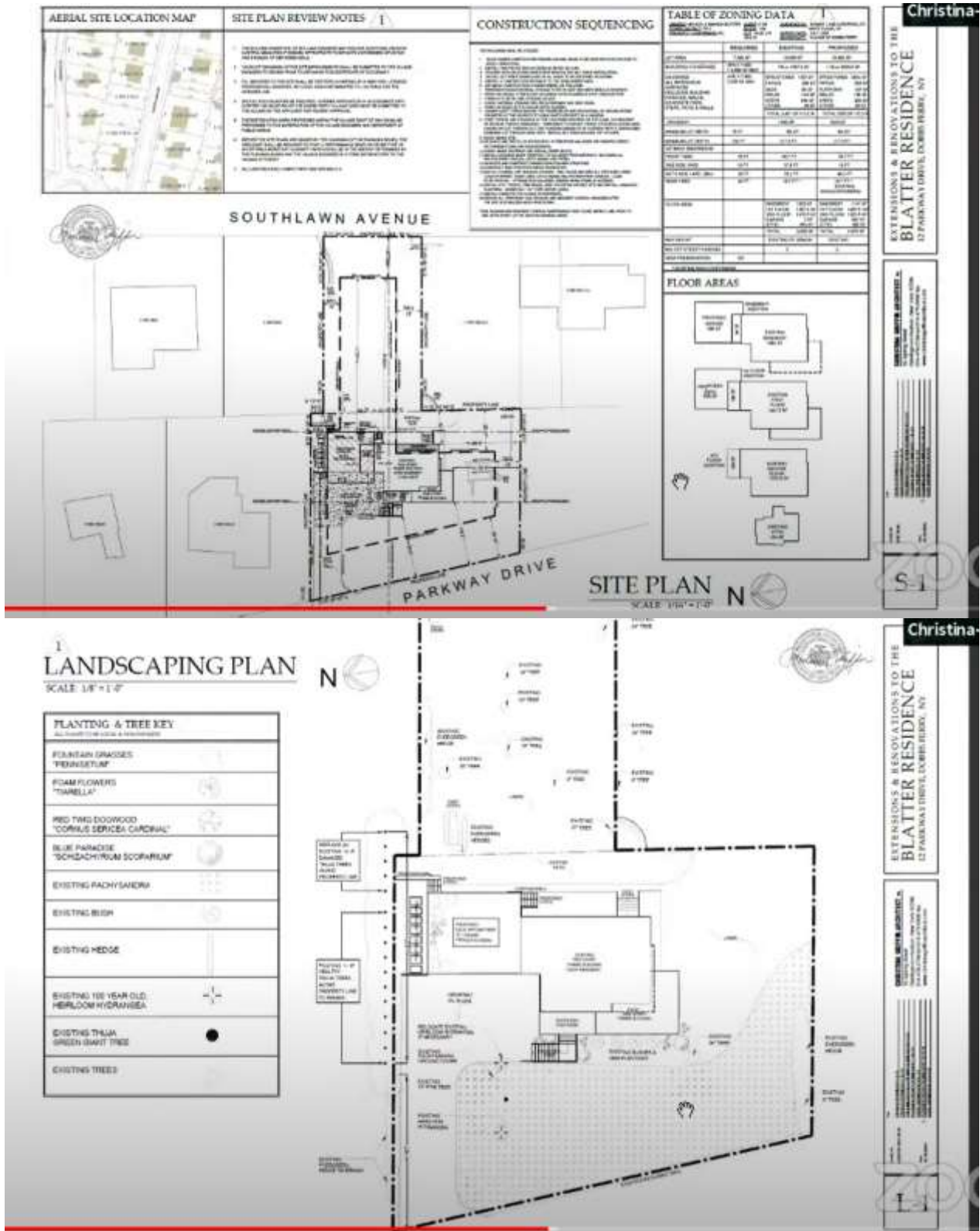
REGULATORY AND PERMITTING REQUIREMENTS BY COMPONENT

Component	Regulatory Requirement	Permitting Requirement
Foundation	Foundation must be designed to support the load of the structure.	Foundation must be approved by the local building department.
Walls	Walls must be constructed of masonry or concrete.	Walls must be approved by the local building department.
Floors	Floors must be constructed of wood or concrete.	Floors must be approved by the local building department.
Roof	Roof must be constructed of asphalt shingles.	Roof must be approved by the local building department.
Chimney	Chimney must be constructed of masonry.	Chimney must be approved by the local building department.

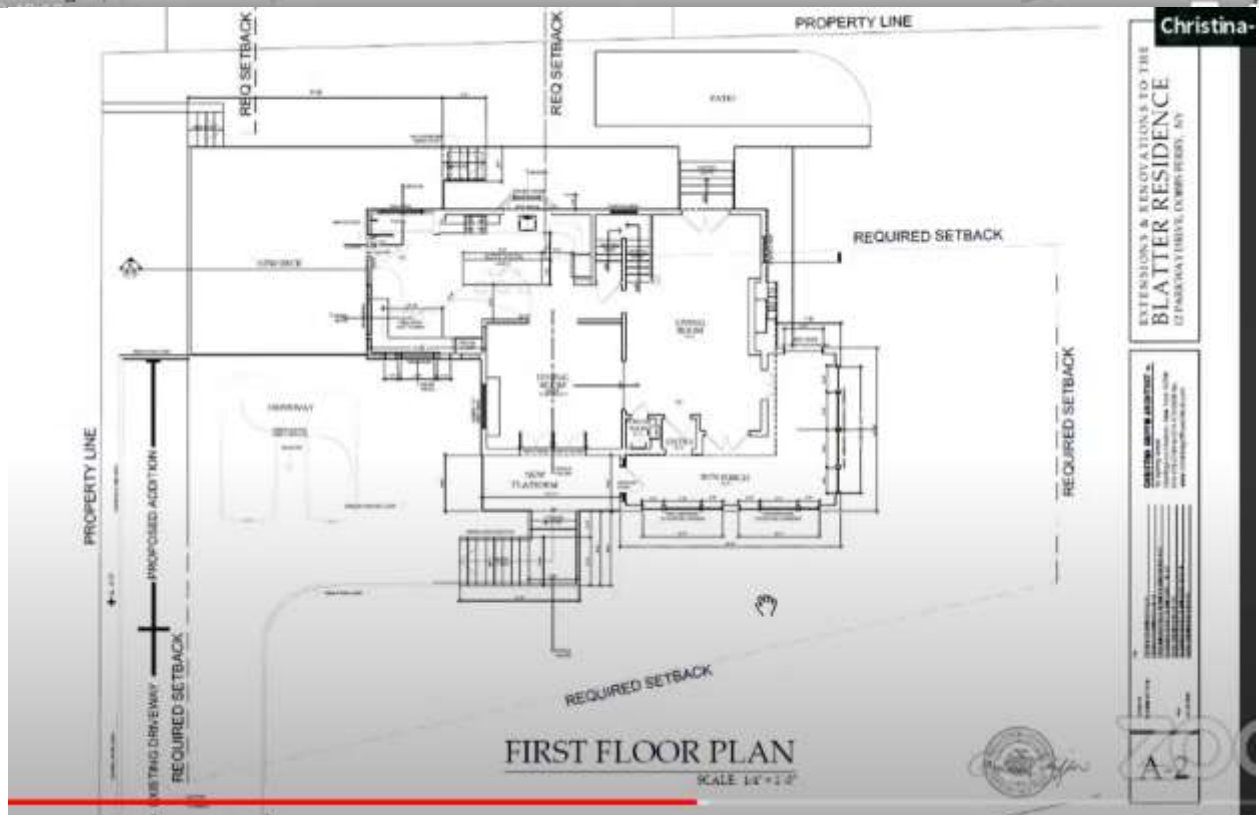
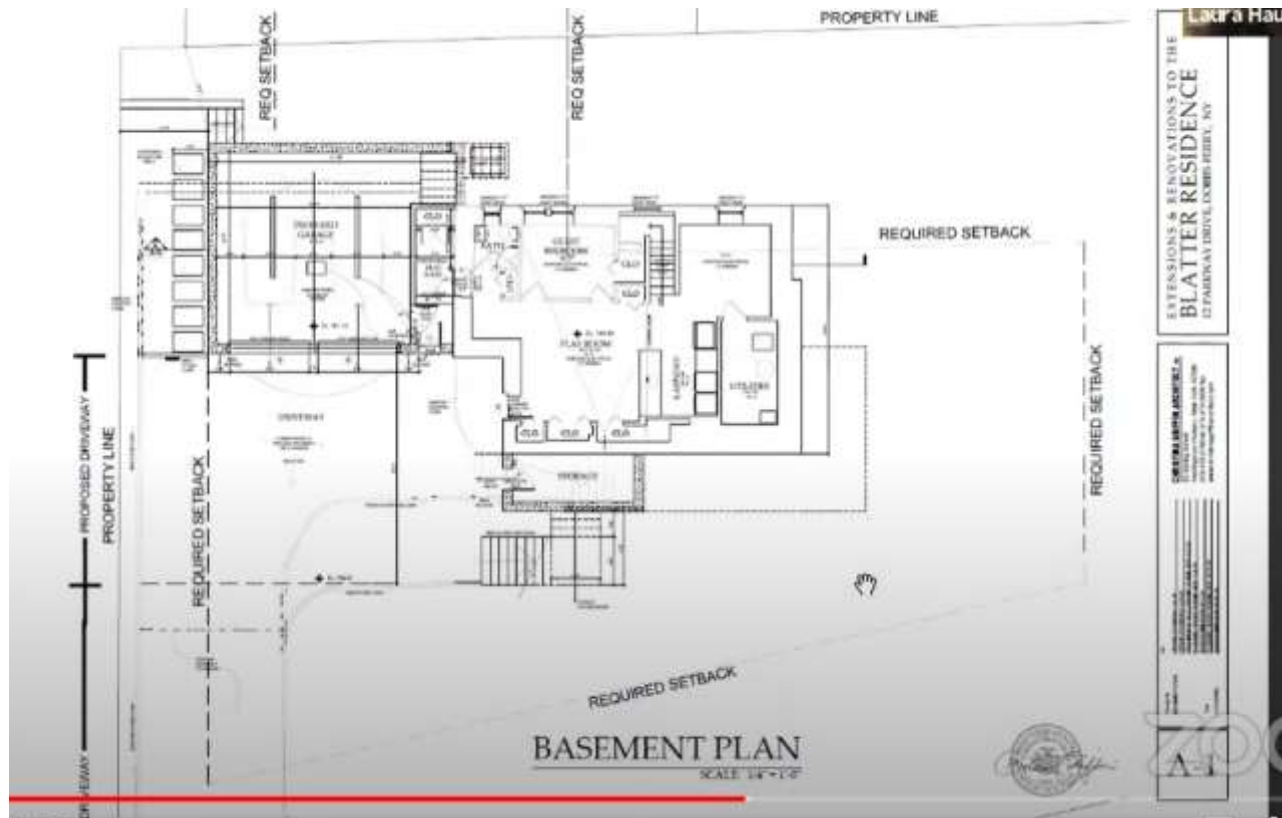
LIST OF DRAWINGS

Drawing	Date	Revised
1. Foundation	10/15/20	
2. Walls	10/15/20	
3. Floors	10/15/20	
4. Roof	10/15/20	
5. Chimney	10/15/20	

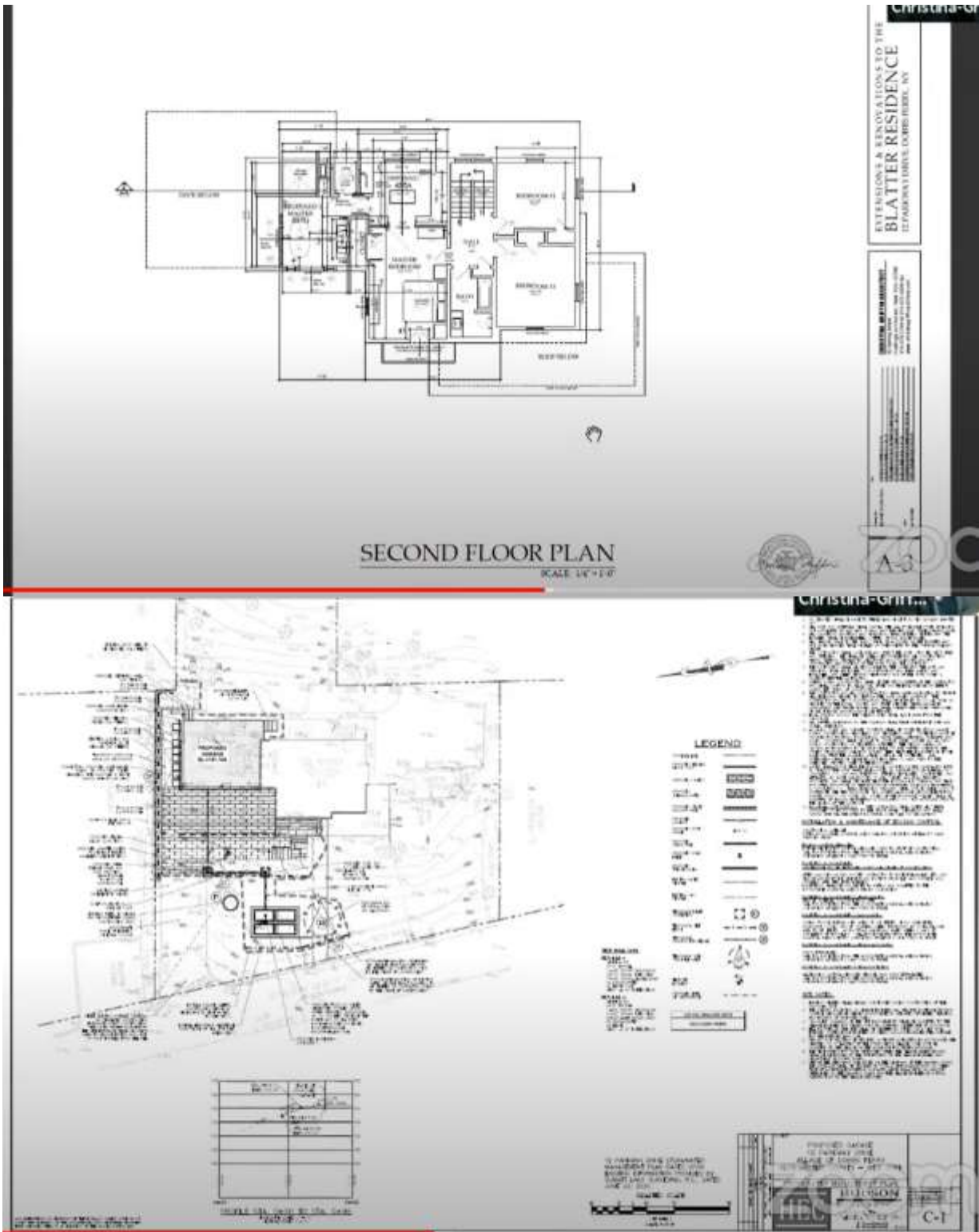
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- Mr. Pommer said most of the issues were minor and he has drafted a resolution.
- No one from the public addressed the Board.

Action:

Motion by Chairman Hunter, seconded by Ms. Haupt to close the public hearing for 12 Parkway Drive for site plan approval for proposed new two (2) car garage with deck above and new two (2) story extension.

CHAIRMAN HUNTER	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
STEPHEN BROSNAHAN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ROB LANE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
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LAURA HAUPT	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
PETER WINDER, 1ST ALTERNATE MEMBER	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	<input type="text" value="5"/> AYE	<input type="text" value="0"/> NAY	<input type="text" value="0"/> ABSTAIN	<input type="text" value="0"/> RECUSE	<input type="text" value="0"/> ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

Chairman Hunter offered the following resolution which was seconded by Ms. Haupt:

RESOLUTION 10-2020

**RESOLUTION OF THE VILLAGE OF DOBBS FERRY PLANNING BOARD GRANTING SITE PLAN
APPROVAL FOR THE CONSTRUCTION OF AN ADDITION TO A SINGLE FAMILY HOUSE
12 PARKWAY DRIVE**

WHEREAS, Michael and Amanda Blatter owners, have applied for site plan approval to construct an addition to a single family house and make other site improvements on the property at 12 Parkway Drive. and denoted on the tax assessment maps as Section 3.160, Block 139, Lot 34-38, 21A, 22 & 23, and located in the OF-5 zoning district, and

WHEREAS, the following plans and documents were submitted as part of the application:

- “General Notes/Title Sheet”, Revised 10/15/20.
- “Site Plan”, Revised 10/15/20, Sheet S-1.
- “Landscape Plan”, Revised 10/15/20, Sheet L-1.
- “Basement Plan”, Revised 10/15/20, Sheet A-1.
- “First Floor Plan”, Revised 10/15/20, Sheet A-2.
- “Second Floor Plan”, Revised 10/15/20, Sheet A-3.
- “Elevations”, Revised 10/15/20, Sheet A-4.
- “Elevations”, Revised 10/15/20, Sheet A-5.
- “Elevations”, Revised 10/15/20, Sheet A-6.
- “Elevations”, Revised 10/15/20, Sheet A-7.

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“Sky Plan”, Revised 10/15/20, Sheet A-8.
“Stormwater Management Plan”, Dated 10/15/20, Sheet C-1.
“Details”, Dated 10/15/20, Sheet C-2.
“Steep Slope Analysis”, Dated 10/15/20, Sheet SA-1.
“Topographical Survey”, Dated 6/22/20.

Letter from Christina Griffin, Dated 10/15/20.
Letter from Michael Furgis, Dated 10/15/20.
Stormwater Management Plan & Drainage Analysis, Dated 10/15

WHEREAS, the Planning Board is familiar with the site and surrounding area and the proposed improvement plans and at their meeting of September 3, 2020 held a duly noticed public hearing and all comments were considered, and

WHEREAS, the proposed construction of an addition to a single family house and other site work as herein proposed constitutes a type II action under the State Environmental Quality Review Act (“SEQRA”), and is therefore exempt from further environmental review.

NOW THEREFORE BE IT RESOLVED, that the Planning Board of the Village of Dobbs Ferry herein grants site plan approval for the subject application, conditioned on the following:

1. All applicable provisions of the Village, County and State regulations shall be met.
2. Prior to the issuance of a Building Permit, all required site plan and Village consultants’ review fees shall be paid and all items in the Village Consulting Engineer’s memo dated October 30, 2020 shall be addressed to his satisfaction.

3. The following Language shall be added to the plan:

“Approved subject to all requirements and conditions of an November 5, 2020 resolution of the Planning Board of the Village of Dobbs Ferry, New York. Any change, erasure, modification, or revision of this plan, absent re-approval from the Planning Board, shall void this approval”.

BE IT FURTHER RESOLVED, that this Resolution shall have an effective date of November 5, 2020.

CHAIRMAN HUNTER	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
STEPHEN BROSNAN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
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LAURA HAUPT	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
PETER WINDER, 1ST ALTERNATE MEMBER	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	5 AYE	0 NAY	0 ABSTAIN	0 RECUSE	0 ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

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Chairman Hunter and Ms. Haupt thanked Ms. Griffin.

5. 189 Broadway – Continuation of Pre-submission Conference for Proposed Minor Subdivision & New Townhouses

Chairman Hunter said he is recommending to schedule a site visit on either November 21st or 22nd.

Mr. Javier De La Garza was present to represent the application.

Discussion:

- Mr. De La Garza discussed the proposed application and displayed the following slides:



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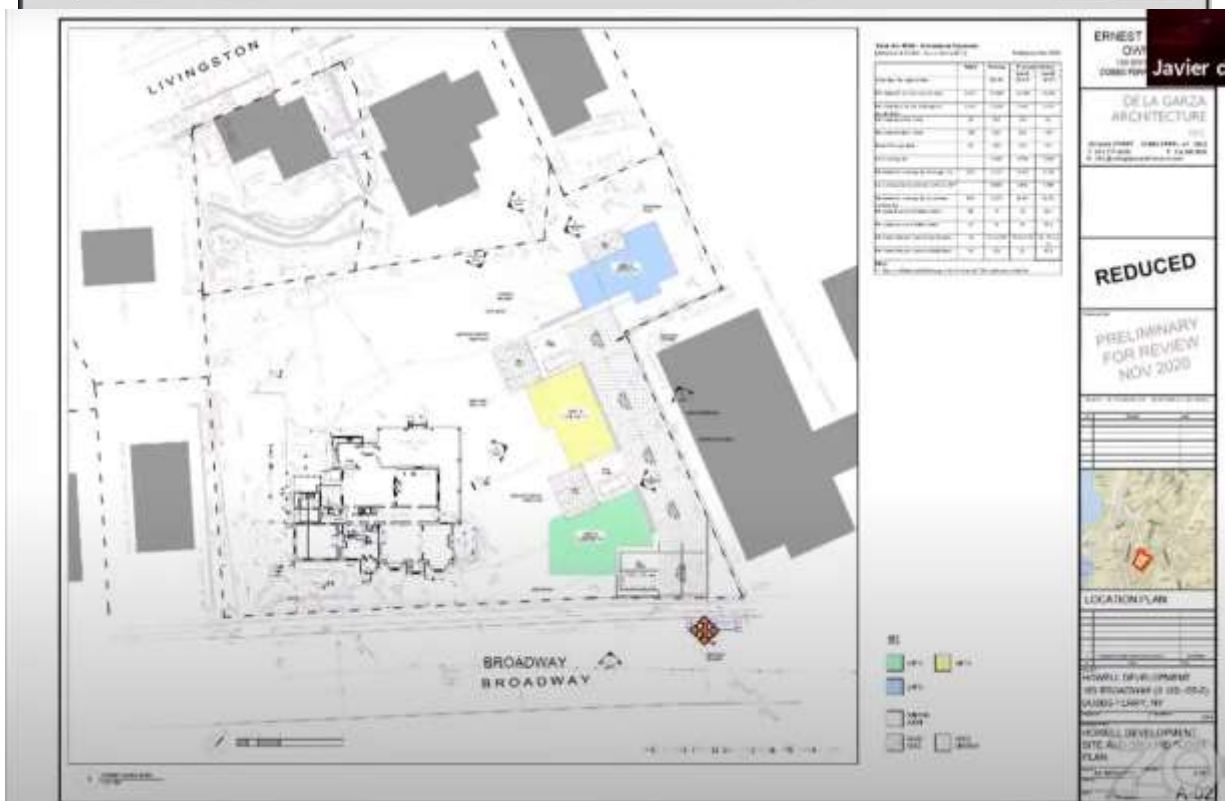
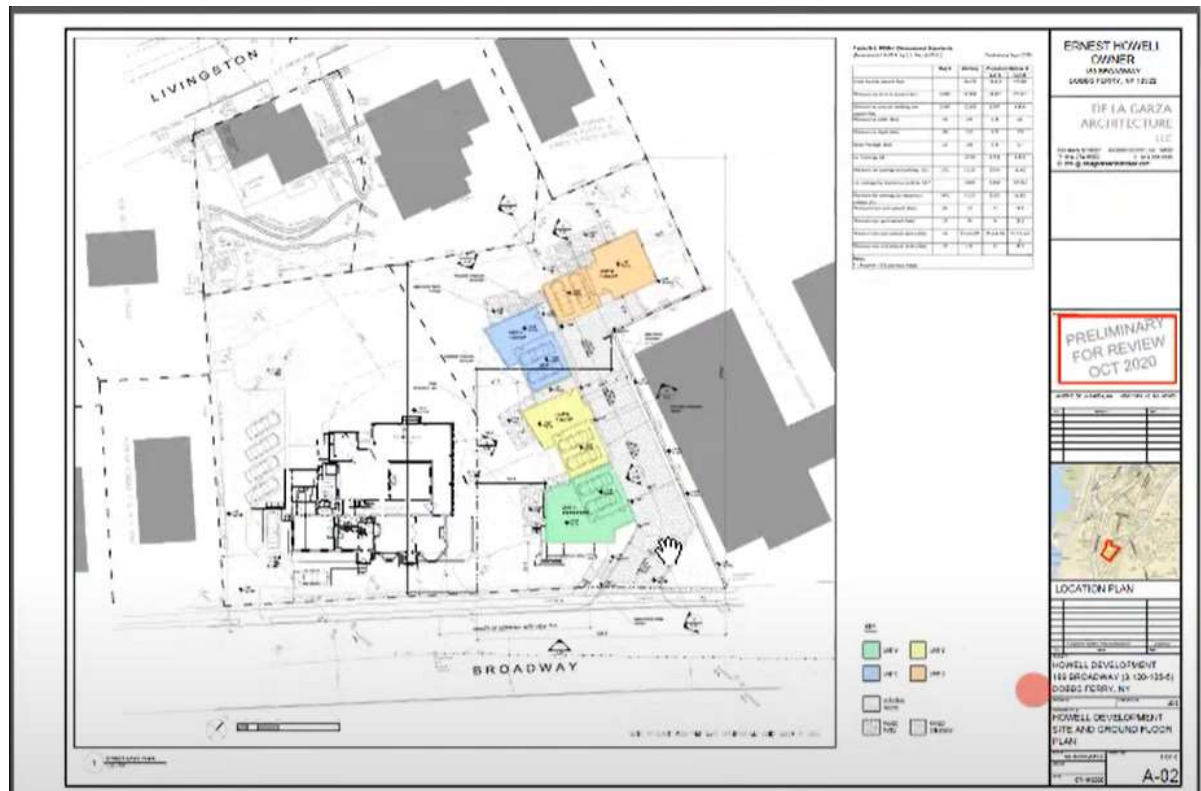
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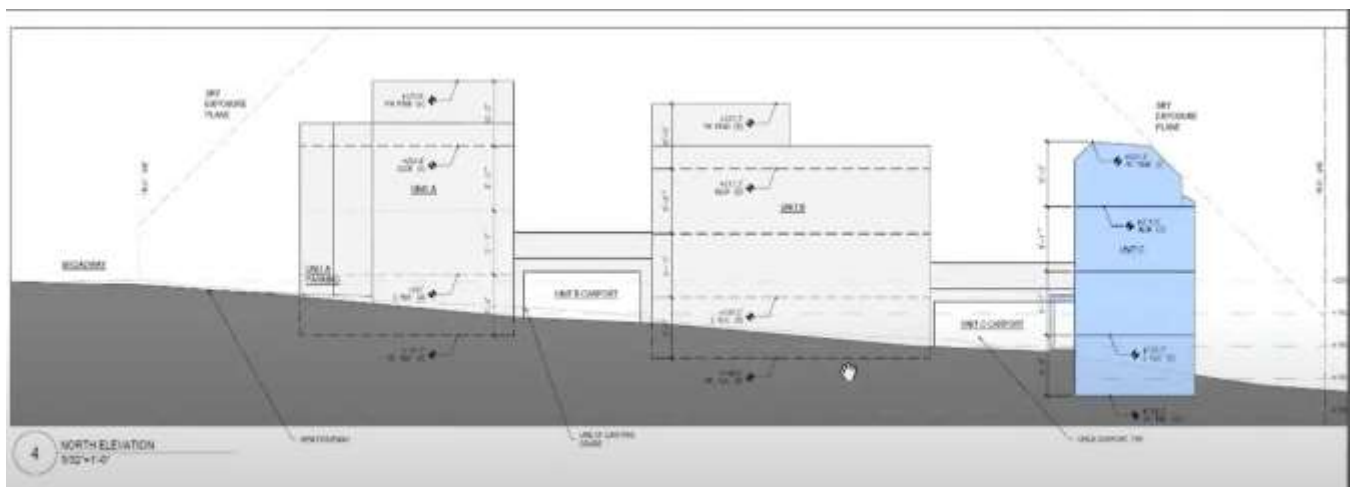
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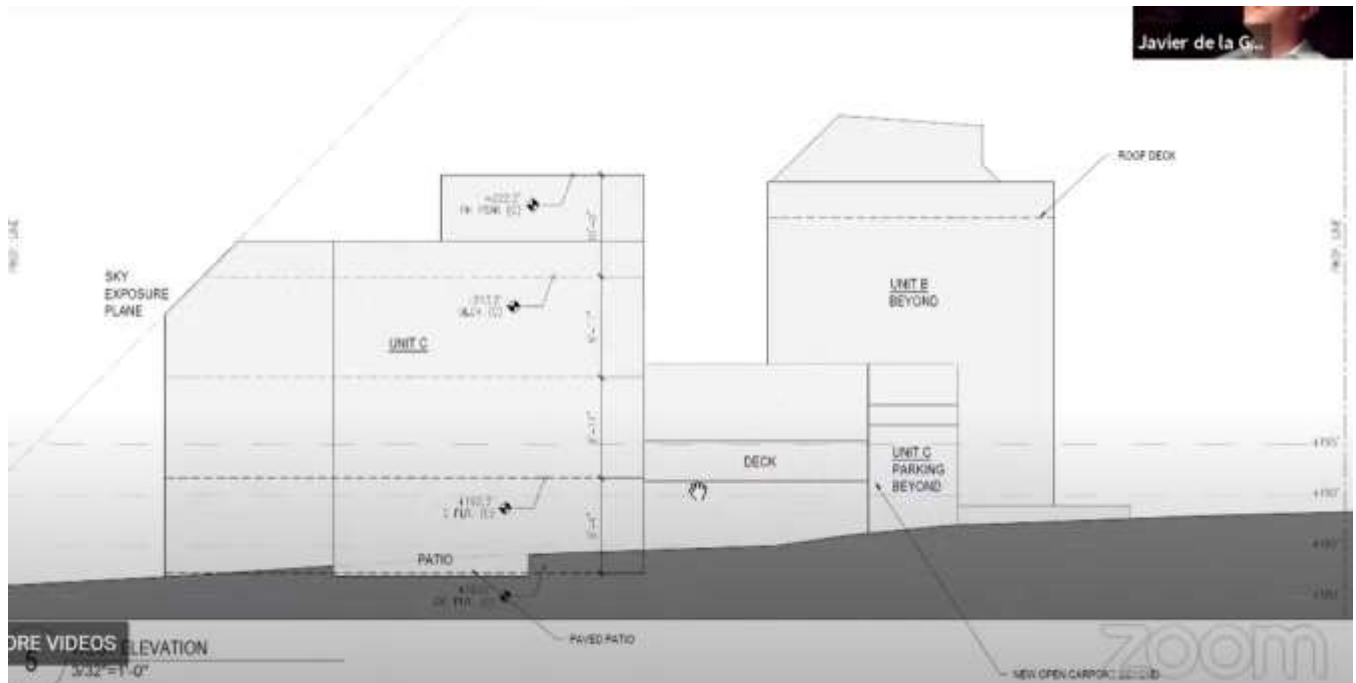


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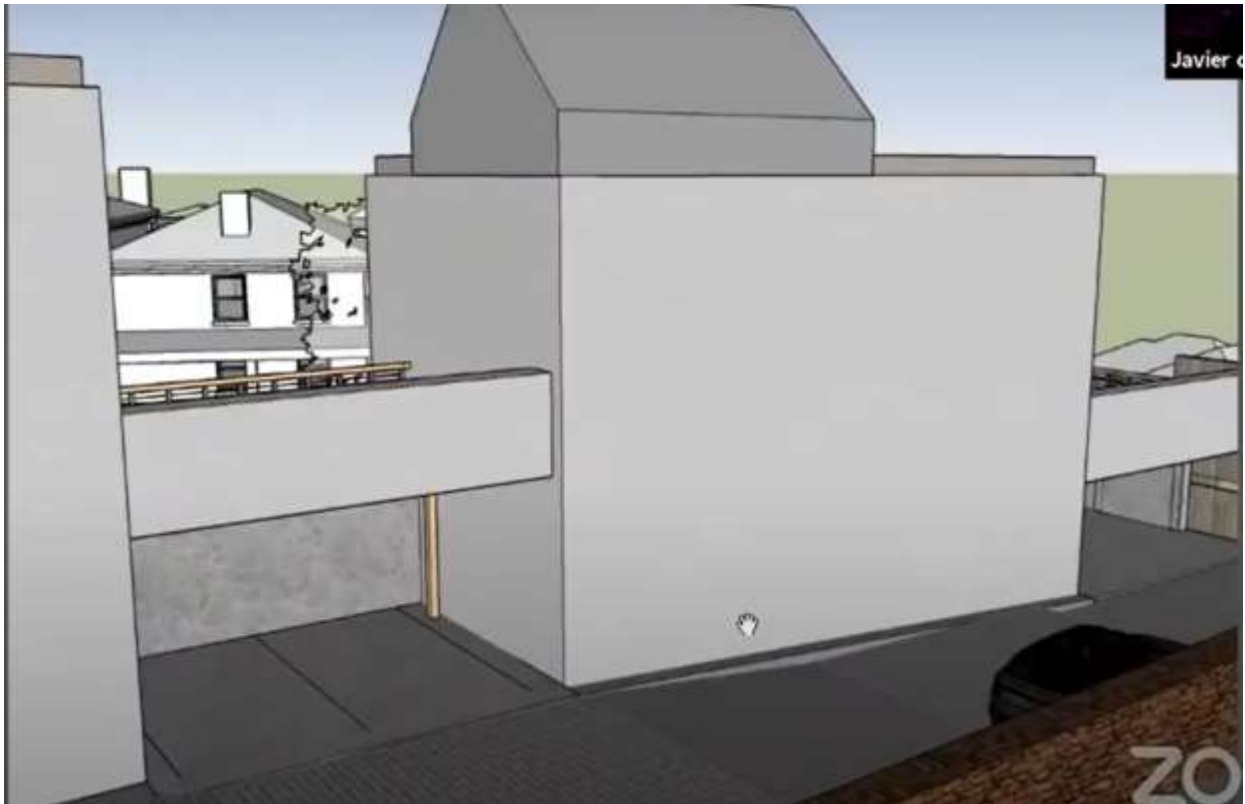
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- A discussion was held and Mr. De La Garza addressed questions from the Board.
- Mr. De La Garza said he would stake out the property.
- Chairman Hunter suggested that the Board has a site visit on either November 21st or 22nd. The Board decided to have a site visit on November 22nd at 10:00 a.m.

Action:

The Board scheduled a site visit on Sunday, November 22, 2020 at 10:00 a.m.

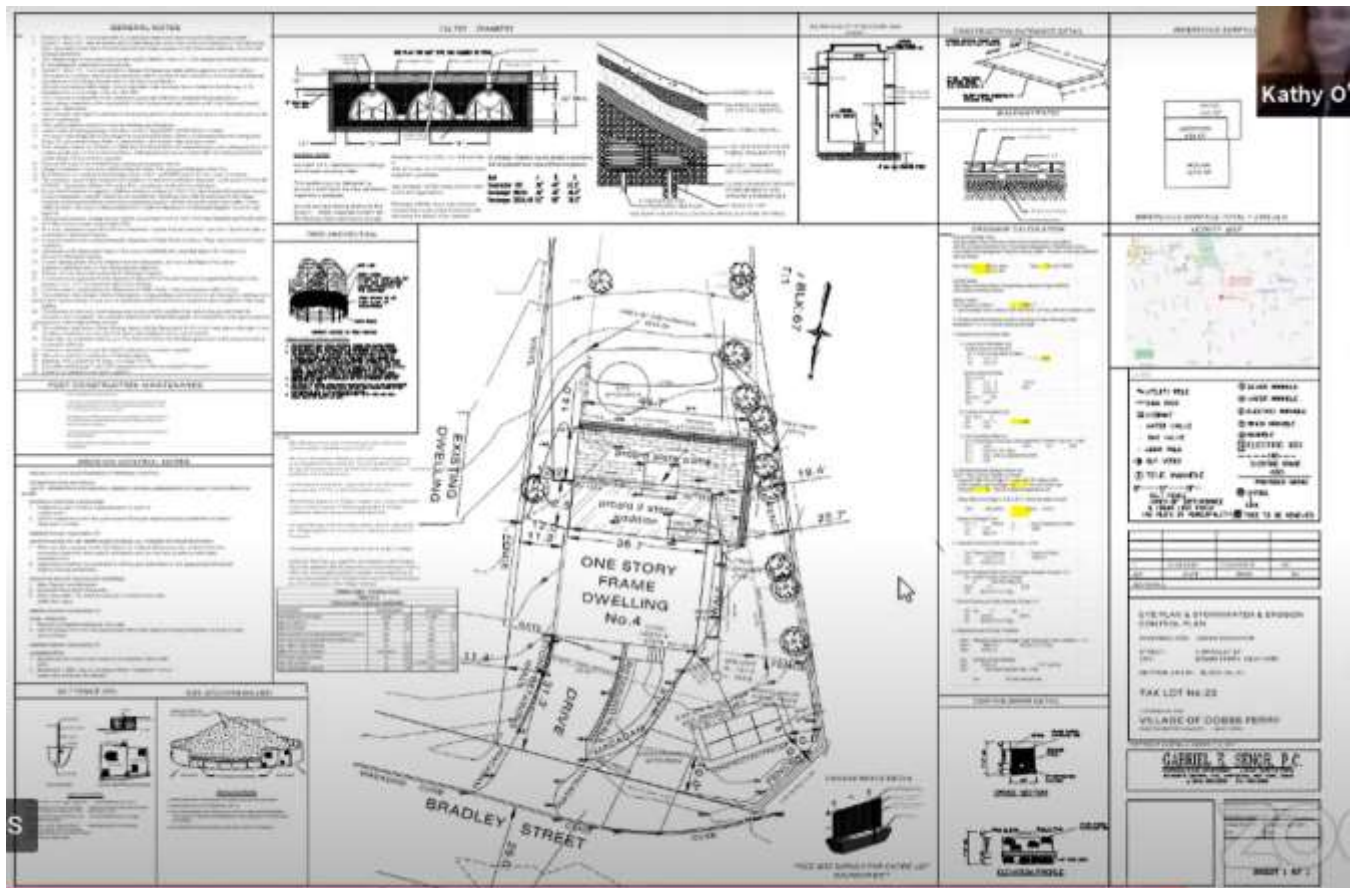
The pre-submission conference for the application of 189 Broadway for proposed minor and subdivision and new townhouses will be continued to the next meeting of the Board on December 3, 2020.

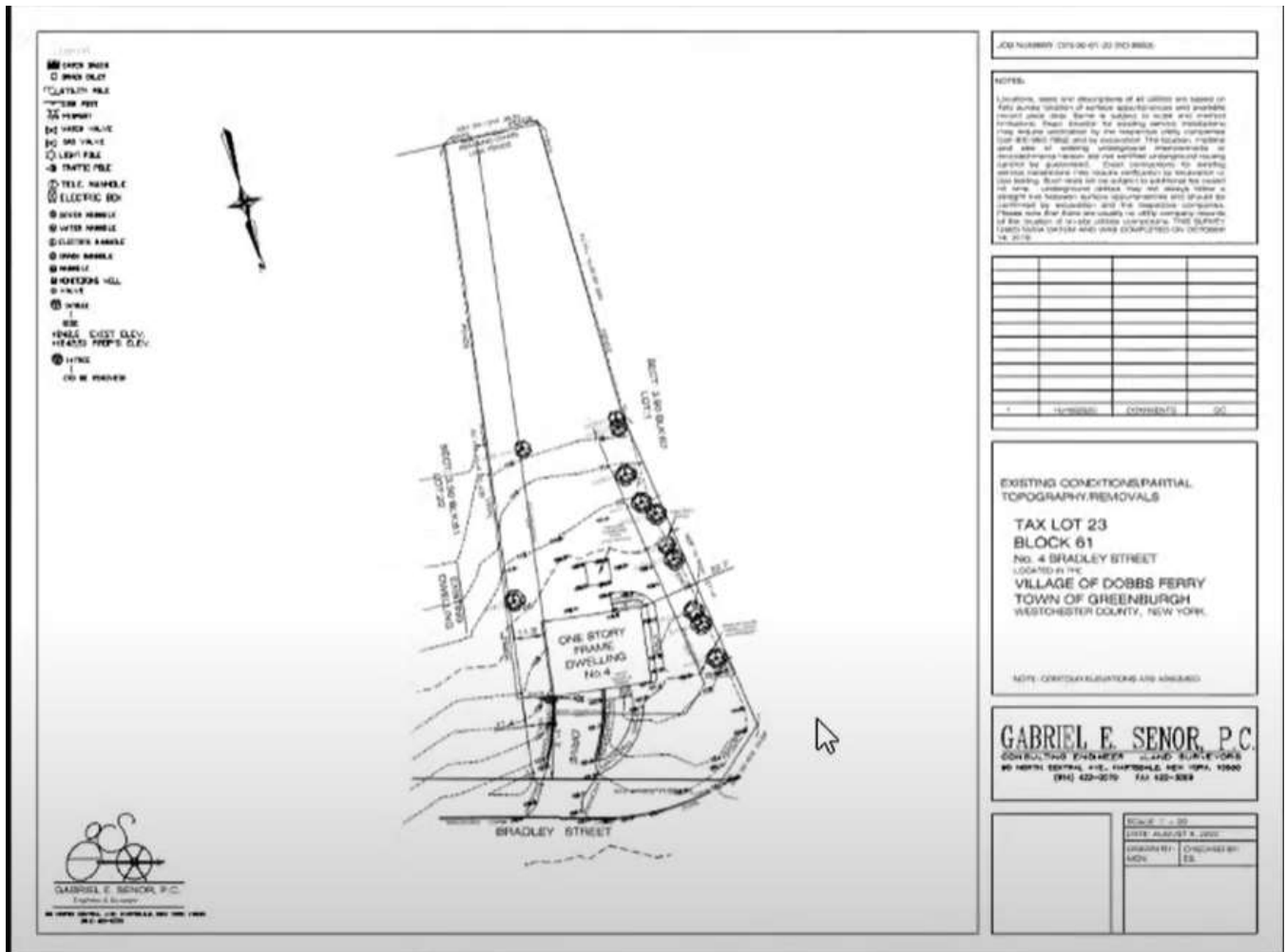
6. 4 Bradley Street – Continuation of Pre-submission Conference for Site Plan Review for Proposed Two (2) Story Rear Addition & New Patio

Mr. Gregory Caccippoli/Gabriel Senor Architects and Mr. James O'Connor and Ms. Kathy O'Connor/Property owners, were present to represent the application.

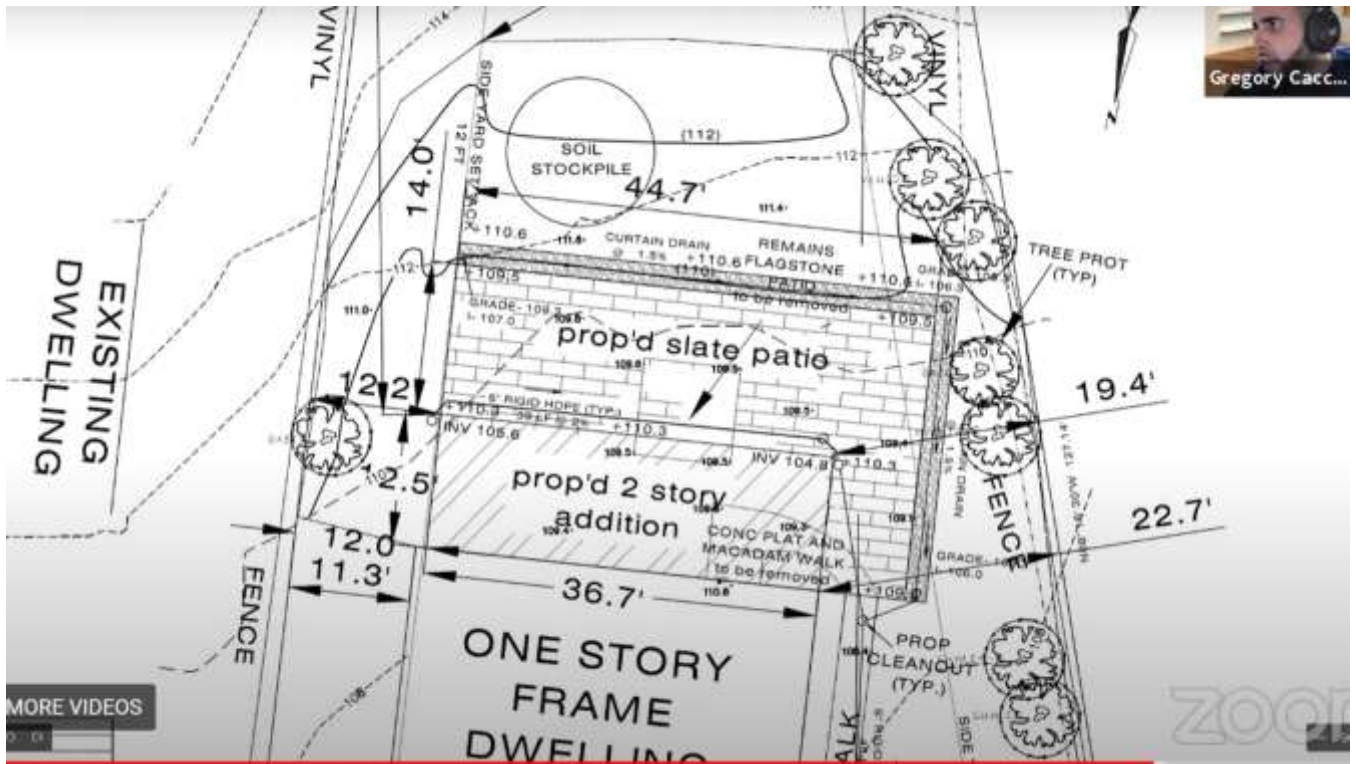
Discussion:

- Mr. Caccippoli discussed the proposed application and displayed the following slides:

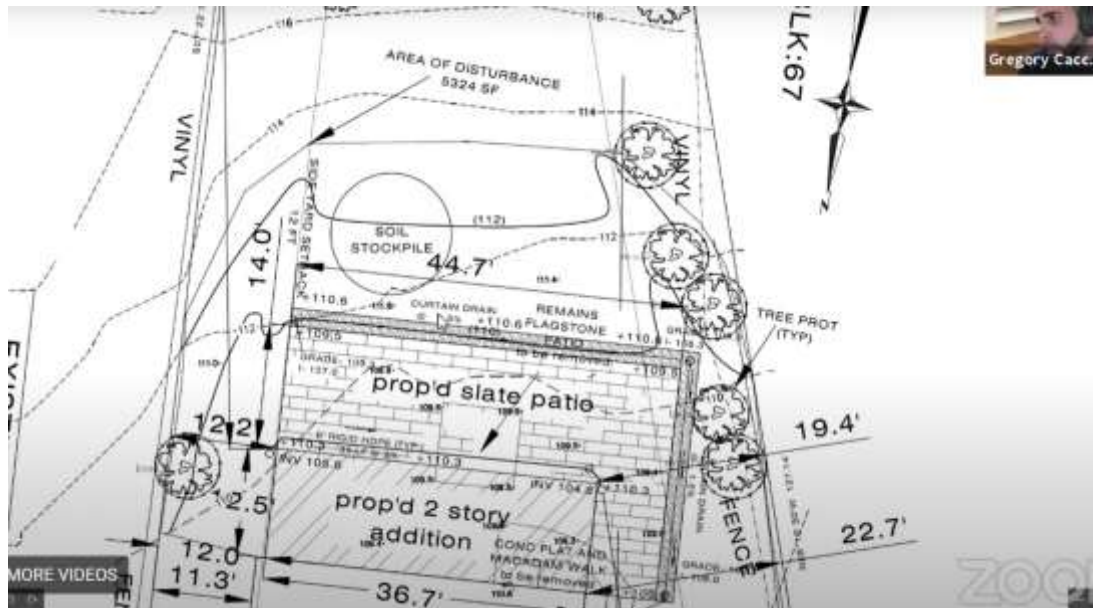




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GABRIEL E. SENOR, P.C.
Engineers Planners Surveyors
90 N Central Park Avenue
Hartsdale, NY 10530
Tel: (914) 422-0070
Fax: (914) 422-3009
E-Mail: info@gesenor.com

October 20, 2020

TO: Village of Dobbs Ferry Planning Board

CC: George E. Pommer, P.E.
Vice President

Dwight Douglas
Village Consulting Planner

Re: Site Plan Review
Owner/Applicant-James O'Connor 4 Bradley Street
Tax ID: 3.90-61-23

Dear Members of the Planning Board,

To follow are our revisions/responses to all comments, pertaining to engineering, received from the above referenced parties.

JAMES J. HAHN ENGINEERING P.C., VILLAGE CONSULTING PLANNERS, COMMENTS DATED 09/28/2020:

1. A complete site plan should be provided. The site plan should include the proposed conditions, building envelope, and a complete zoning table. The zoning table should show required, existing, and proposed values for parameters listed in Table B-1 of the Village Code.
 - Zoning Table and Building Envelope now shown. All proposed conditions are labeled accordingly.

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2. A plan should be provided showing the existing conditions and labeled as "Existing Conditions".
 - An existing conditions plan is now provided along with proposed removals of what is existing.
3. A full-size Stormwater & Erosion Control Plan should be submitted for review.
 - Stormwater plan provided with this response.
6. The "limits of construction" should include all proposed work, including the proposed stormwater system.
 - All proposed work is shown within the "Area of Disturbance" or Limits of Construction.

Dobbs Ferry Planning Board Site Plan Review – Response to Comments
4 Bradley Street
Page 2 of 3

7. The site items proposed to be demolished or removed should be clearly shown on an existing conditions or demolition plan.
 - See response to # 2.
10. The drainage system should be sized for the 100-year storm event. It should also be verified that excess runoff will not enter the system and thereby possibly causing frequent over-topping.
 - The design has been updated to a 100 year storm. There will be no excess water entering the system. We have created a berm on the south side of the curtain drain to prevent runoff from the yard from entering the system.
11. The infiltration system must not be connected until construction is complete and the contributing area is stabilized. A note, stating as much, should be added to the plans.
 - See notes under the tree protection detail.
12. The area of the proposed infiltration system should be protected from over-compaction during construction. The area should be fenced off during construction or the area should be de-compacted prior to installation of the infiltration units.
 - See notes under the tree protection detail.
13. An overflow structure should be provided for the infiltration system. The elevation of the overflow should be above the highest elevation of storage.
 - Pop up emitter has been added as an overflow
14. A structure or cleanout should be provided at all pipe bends and junctures.
 - Cleanouts have been added
15. Post-construction maintenance notes should address the infiltration system.
 - Infiltration system now addressed.

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16. Silt fence should be revised to be located down slope of the proposed construction.

- Silt Fence Revised

17. The date the survey was completed and source of topography should be shown.

- The topo has been revised to clarify the data captured in the field. In addition the date and source of topo has been stated on the Existing Conditions and Partial topo plan. Gabriel E Senor. PC performed the topo.

18. The name(s) and address (or lot, block and section numbers) of each adjacent property should be shown.

- Now shown on existing conditions plan

19. The quantity of cut/fill material to be imported/exported should be stated on the plans or provide the following note on the plan:

"Cut/fill material shall not be imported to or exported from the site."

- See notes under the tree protection detail.

Dobbs Ferry Planning Board Site Plan Review – Response to Comments
4 Bradley Street
Page 3 of 3

20. The following notes should be shown on the plans:

"The Building Inspector or Village Engineer may require additional erosion control measures if deemed appropriate to mitigate unforeseen siltation and erosion of disturbed soils."

"As-Built" drawings of the site improvements shall be submitted to the Village Engineer for review prior to obtaining Certificate of Occupancy."

"Infiltration system access ports shall be shown on the "As-Built"."

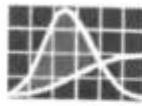
"Before the Site Plans are signed by the Chairman of the Planning board, the applicant shall be required to post a performance bond or other type of acceptable monetary guaranty which shall be in an amount determined by the Planning Board and the Village Engineer in a form satisfactory to the Village Attorney."

- See notes under the tree protection detail.

Should you have any additional comments or questions concerning the above, please feel free to contact me. Thank you for your consideration in this matter.

Very truly yours,

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**JAMES J. HAHN
ENGINEERING, P.C.**

Putnam Business Park
1689 Route 22
Brewster, NY 10509

Tel: 845-279-2220
Fax: 845-279-8909
jjahn@jahn-eng.com

MEMORANDUM

To : Village of Dobbs Ferry Planning Board

From : George E. Pommer, P.E.
Vice President

Dwight Douglas
Village Consulting Planner

Dated : October 30, 2020

Subject : Site Plan Review
Owner/Applicant – James O'Connor
4 Bradley Street
Tax ID 3.90-61-23

Drawings Reviewed : "Site Plan & Stormwater & Erosion Control Plan", Revised 10/18/20,
Sheet 1 of 1.

Documents Reviewed : Letter from Eliot Senor, Dated 10/20/20.

The referenced plans have been reviewed for compliance with Article XII of the Village Code – Site Plan Review and our previous memorandum dated September 28, 2020. The applicant proposes the construction of a two story addition to a single family residence on 0.33 acres in the OF-4 zoning district. The improvements also include a patio and stormwater system.

Pursuant to our review, the following items should be addressed by the applicant.

1. As previously mentioned, a plan should be provided showing the existing conditions and labeled as "Existing Conditions". The plan was not provided. *SKY EXPOSURE PLANE AND EXIST COND. ATTACHED.*
2. As previously mentioned, a sky exposure plane diagram per Section 300-14 "Sky Exposure Plane" of the Dobbs Ferry Village Code should be provided.
3. As previously mentioned, a landscaping plan should be provided.

ENVIRONMENTAL AND CIVIL ENGINEERING
STUDIES • REPORTS • DESIGN

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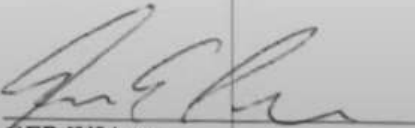
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**Dobbs Ferry Planning Board
Site Plan Review
4 Bradley Street
October 30, 2020
Page 2**

4. As previously mentioned, the site items proposed to be demolished or removed should be clearly shown on an existing conditions or demolition plan. The plan was not provided.
5. As previously mentioned, the items labeled as "New" should be changed to "Proposed".
6. As previously mentioned, the limits of patio appear to differ between the architectural and engineering plans. This should be corrected and revisions to the drainage calculations should be made as necessary. Revised architectural plans were not provided.
7. As previously mentioned, the name(s) and address (or lot, block and section numbers) of each adjacent property should be shown. The existing conditions plan was not provided.
8. A sequence of construction should be provided on the plans.

A written response and revised plans responding to the above comments should be submitted by the applicant for review. Any changes made that do not pertain to our comments should be identified separately in the written response. Additional comments may be generated based on the revised plans.



GEP:WJA:cg

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Discussion:

- Mr. Caccipoli reviewed his responses to the Village's Consulting Engineer's comments.
- No one from the public addressed the Board.
- Mr. Manley asked Mr. Roemer if he reviewed the application for zoning compliance. Mr. Roemer said he did and the applicant set the addition in to be zoning compliant.

Action:

Motion by Chairman Hunter, seconded by Mr. Hale to close the public hearing for 4 Bradley Street for site plan review for proposed two (2) story rear addition and new patio.

CHAIRMAN HUNTER	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
STEPHEN BROSNAHAN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ROB LANE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ALLEN HALE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
LAURA HAUPT	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
PETER WINDER, 1ST ALTERNATE MEMBER	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	5 AYE	0 NAY	0 ABSTAIN	0 RECUSE	0 ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

Chairman Hunter offered the following resolution which was seconded by Ms. Haupt:

RESOLUTION 11-2020

**RESOLUTION OF THE VILLAGE OF DOBBS FERRY PLANNING BOARD
GRANTING SITE PLAN APPROVAL FOR THE CONSTRUCTION OF
AN ADDITION TO A SINGLE FAMILY HOUSE
4 Bradley Street**

WHEREAS, James O'Connor, owner, has applied for site plan approval to construct an addition to a single family house and make other site improvements on the section 3.90, block 61, Lot 23 and located in the OF-4 zoning district, and

WHEREAS, the following plans and documents were submitted as part of the application:

- “Foundation Plan & Wall Section”, Revised 6/22/20, Sheet A-1.
- “Floor Plans”, Revised 6/22/20, Sheet A-2.
- “Elevations”, Revised 6/22/20, Sheet A-3.
- “Floor Plans”, Revised 6/22/20, Sheet D-1.
- “Electrical & Lighting Plans”, Revised 6/22/20, Sheet E-1.
- “Stormwater & Erosion Control Plan”, Dated 8/12/20, Sheet 1 of 1.

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“Survey”, Revised 5/22/20.

Site Plan Application, Dated 8/10/20.

Coastal Assessment Form (CAF), Dated 8/20/20.

Short Environmental Assessment Form, Dated 8/20/20.

Soil Percolation Test Data, Dated 7/29/20.

“Site Plan & Stormwater & Erosion Control Plan”, Revised 10/18/20,
Sheet 1 of 1.

Letter form Eliot Senor, Dated 10/20/20.

WHEREAS, the Planning Board is familiar with the site and surrounding area and the proposed improvement plans and at their meeting of November 5, 2020 held a duly noticed public hearing and all comments were considered, and

WHEREAS, the proposed construction of an addition to a single family house and other site work as herein proposed constitutes a type II action under the State Environmental Quality Review Act (“SEQRA”), and is therefore exempt from further environmental review.

NOW THEREFORE BE IT RESOLVED, that the Planning Board of the Village of Dobbs Ferry herein grants site plan approval for the subject application, conditioned on the following:

4. All applicable provisions of the Village, County and State regulations shall be met.
5. Prior to the issuance of a Building Permit, all required site plan and Village consultants’ review fees shall be paid and all items in the Village Consulting Engineer’s memo dated October 30 2020 shall be addressed to his satisfaction.

6. The following Language shall be added to the plan:

“Approved subject to all requirements and conditions of an November 5, 2020 resolution of the Planning Board of the Village of Dobbs Ferry, New York. Any change, erasure, modification, or revision of this plan, absent re-approval from the Planning Board, shall void this approval”.

BE IT FURTHER RESOLVED, that this Resolution shall have an effective date of November 5, 2020.

CHAIRMAN HUNTER	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
STEPHEN BROSNAHAN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ROB LANE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ALLEN HALE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
LAURA HAUPT	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
PETER WINDER, 1ST ALTERNATE MEMBER	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	5 AYE	0 NAY	0 ABSTAIN	0 RECUSE	0 ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

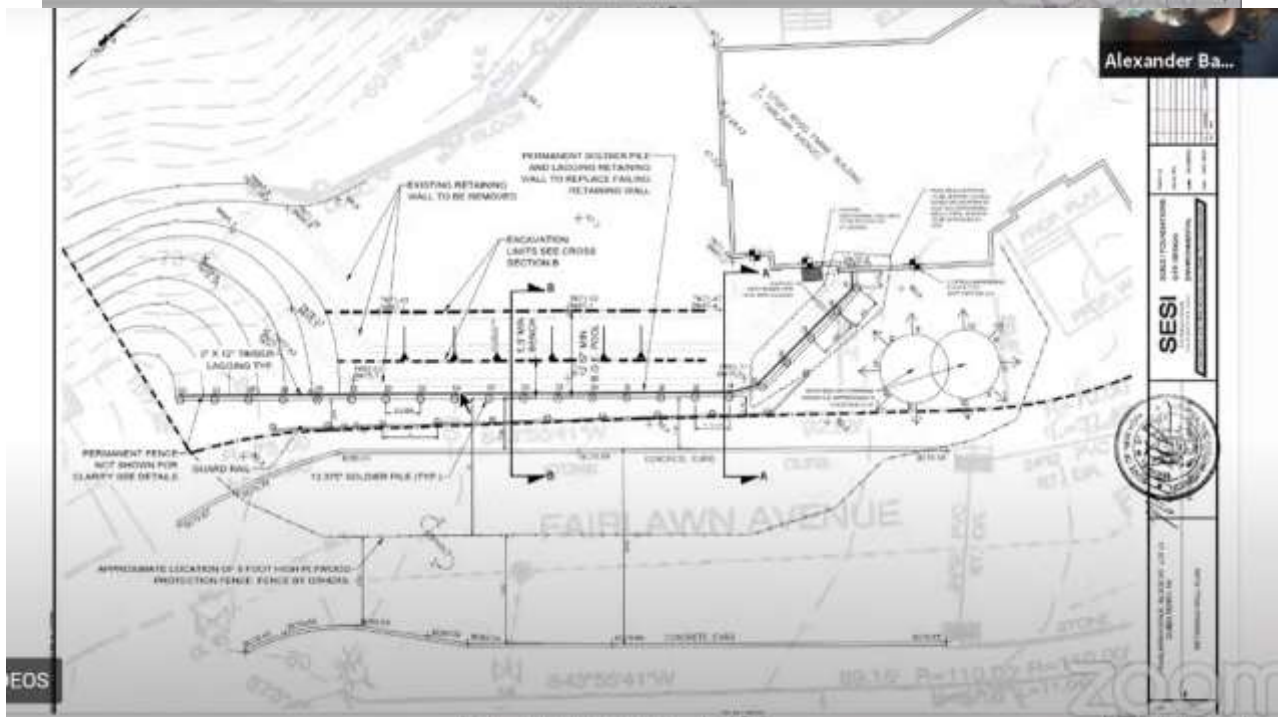
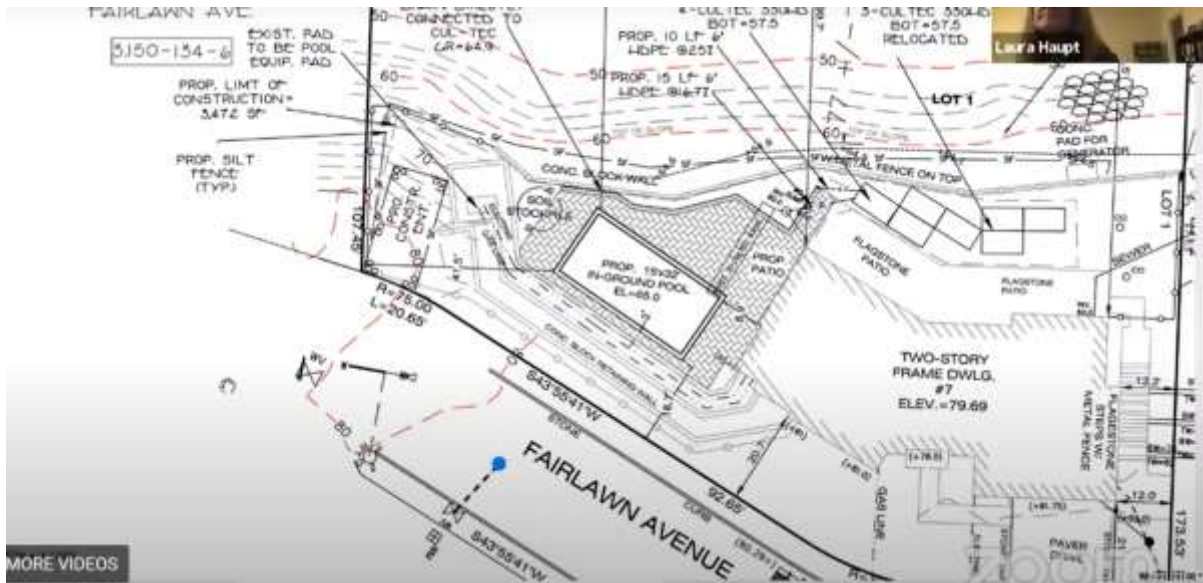
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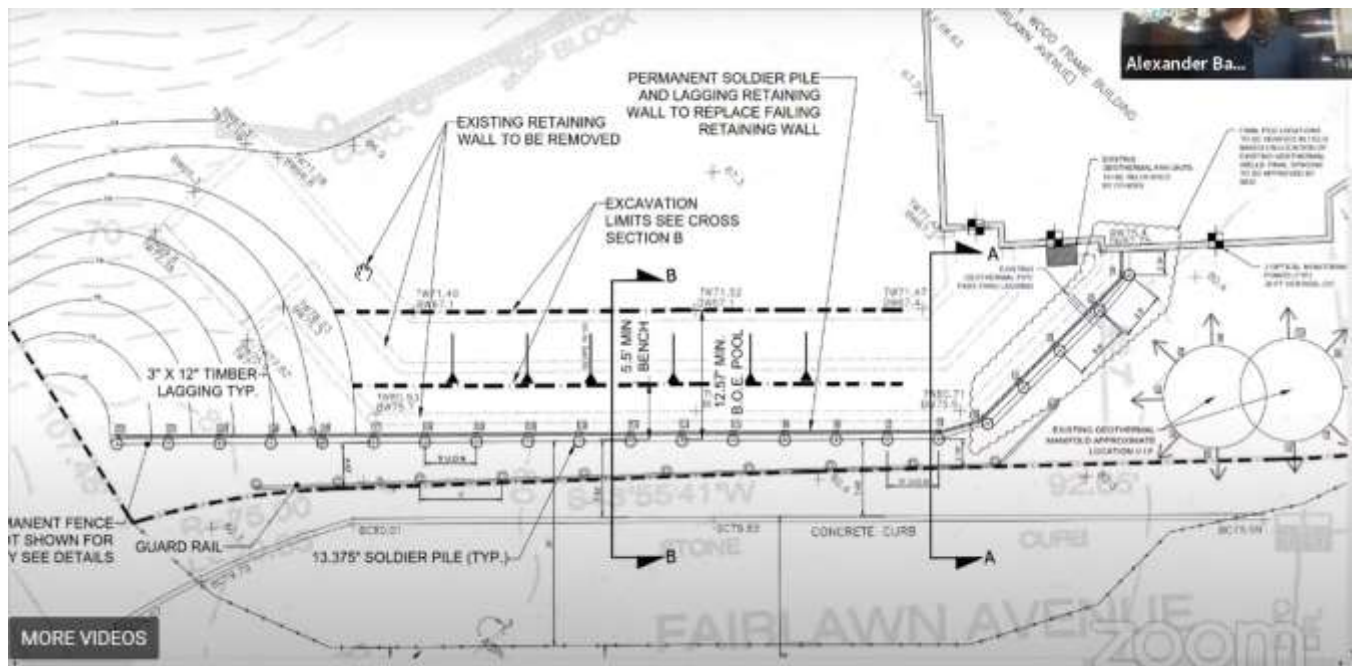
7. 7 Fairlawn Avenue – Pre-submission Conference for Site Plan Review for Proposed New Retaining Wall

Mr. Daniel Fossner/Homeowner and Mr. Alexander Barish/Engineer - SESI were present to represent the application.

Discussion:

- Mr. Barish discussed the proposed application and displayed the following slides:





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**JAMES J. HAHN
ENGINEERING, P.C.**

Putnam Business Park
1039 Route 22
Browster, NY 10509

Tel: 845-279-2220
Fax: 845-279-8068
jrhahn@jahn-eng.com

MEMORANDUM

To : Village of Dobbs Ferry Planning Board

From : George E. Pommer, P.E.
Vice President

Dwight Douglas
Village Consulting Planner

Dated : September 28, 2020

Subject : Site Plan Review
Owner/Applicant – Daniel Fosmer
7 Fairlawn Avenue

Drawings Reviewed : "Support of Excavation Plan", Dated 8/21/20, Sheet SOE-1.
"Support of Excavation Profile", Dated 8/21/20, Sheet SOE-2.
"Support of Excavation Section, Details and Notes", Dated 8/21/20,
Sheet SOE-3.

Documents Reviewed : Site Plan Application, Dated 9/23/20.
Coastal Assessment Form (CAF), Dated 9/23/20.

The referenced plans have been reviewed for compliance with Article XII of the Village Code – Site Plan Review. The applicant proposes the construction of a timber lagging retaining wall on 0.62 acres in the DF-6 zoning district.

Pursuant to our review, the following items should be addressed by the applicant.

1. Per Section 300-42 B. of the Dobbs Ferry Village Code, in residential districts, walls in the front yard shall not exceed four feet. The proposed wall exceeds four feet and is located in the front yard; therefore, a variance may be required.
2. It is unclear if the proposed wall is temporary to facilitate construction of the pool or a permanent replacement for the existing block retaining wall. This should be clarified. If the proposed wall is permanent, then materials other than wood should be considered due to the limited life of wood.

ENVIRONMENTAL AND CIVIL ENGINEERING
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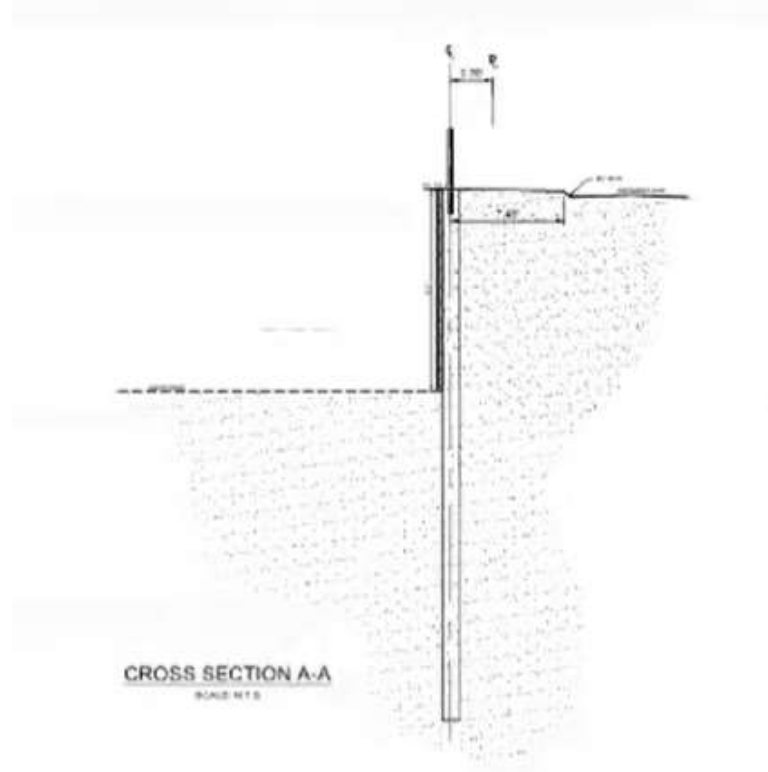
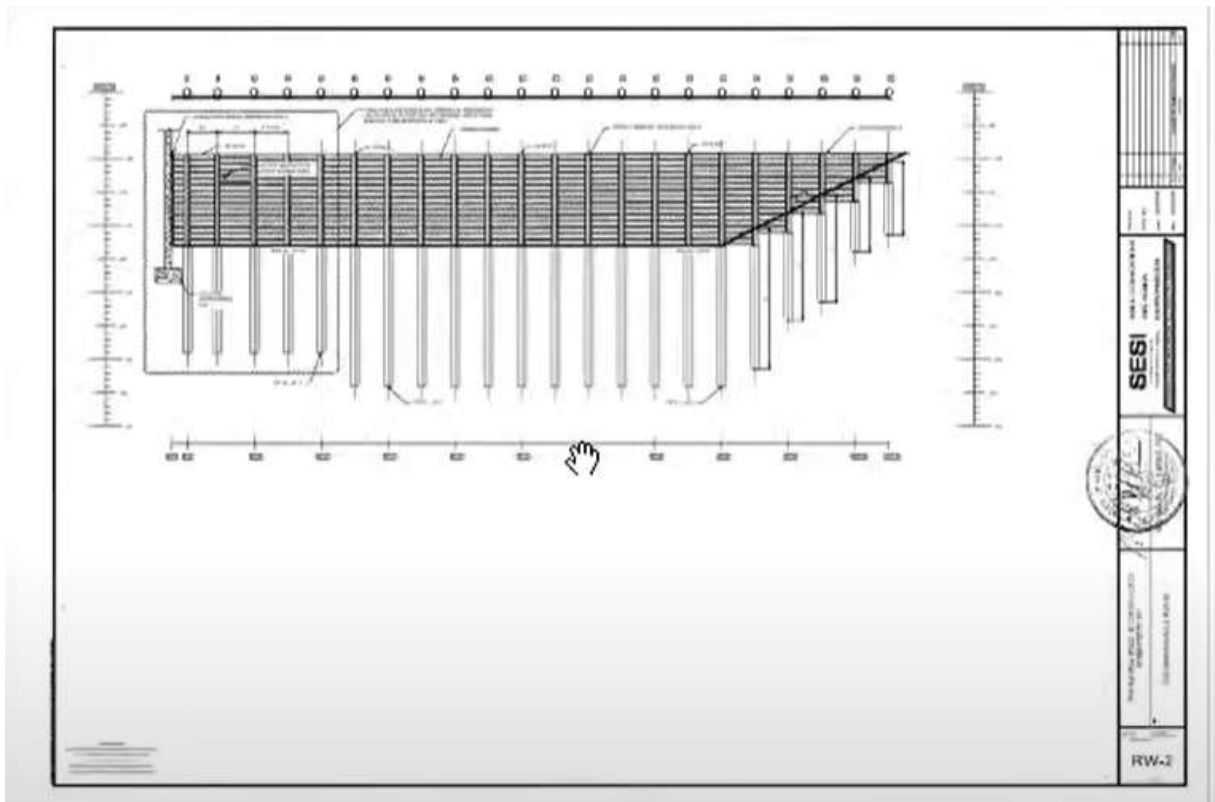
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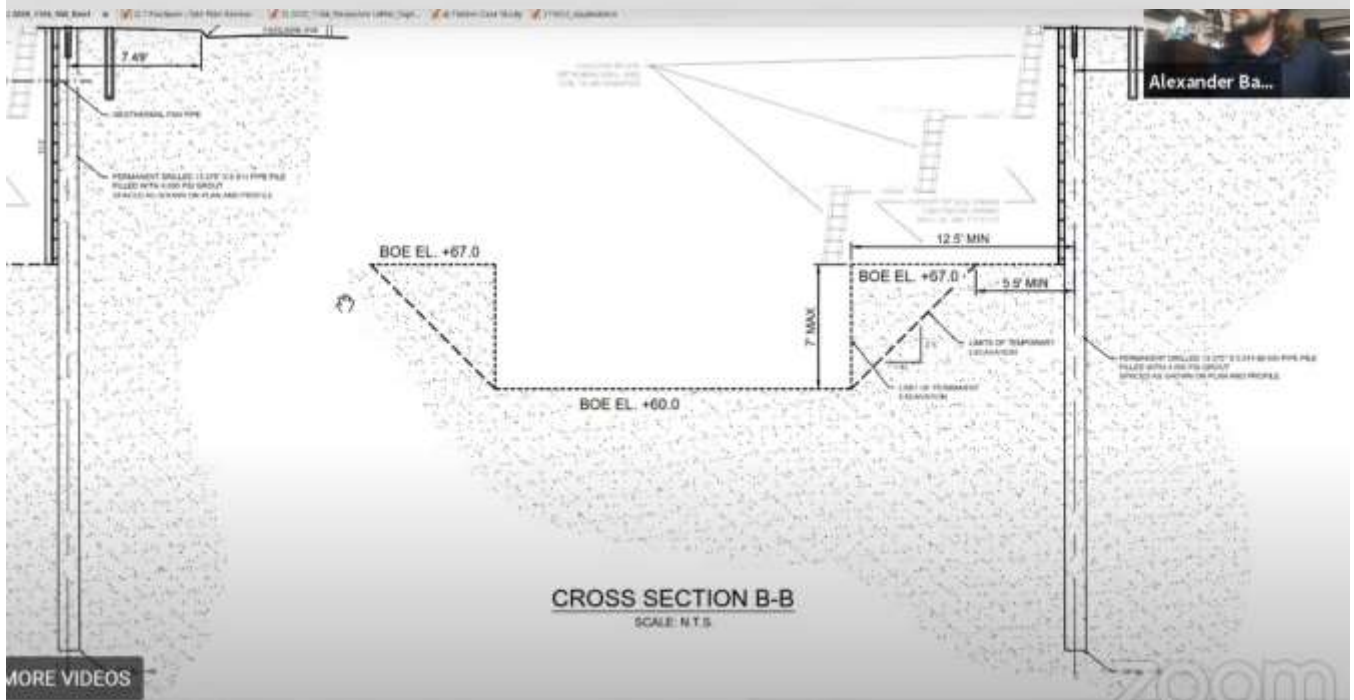
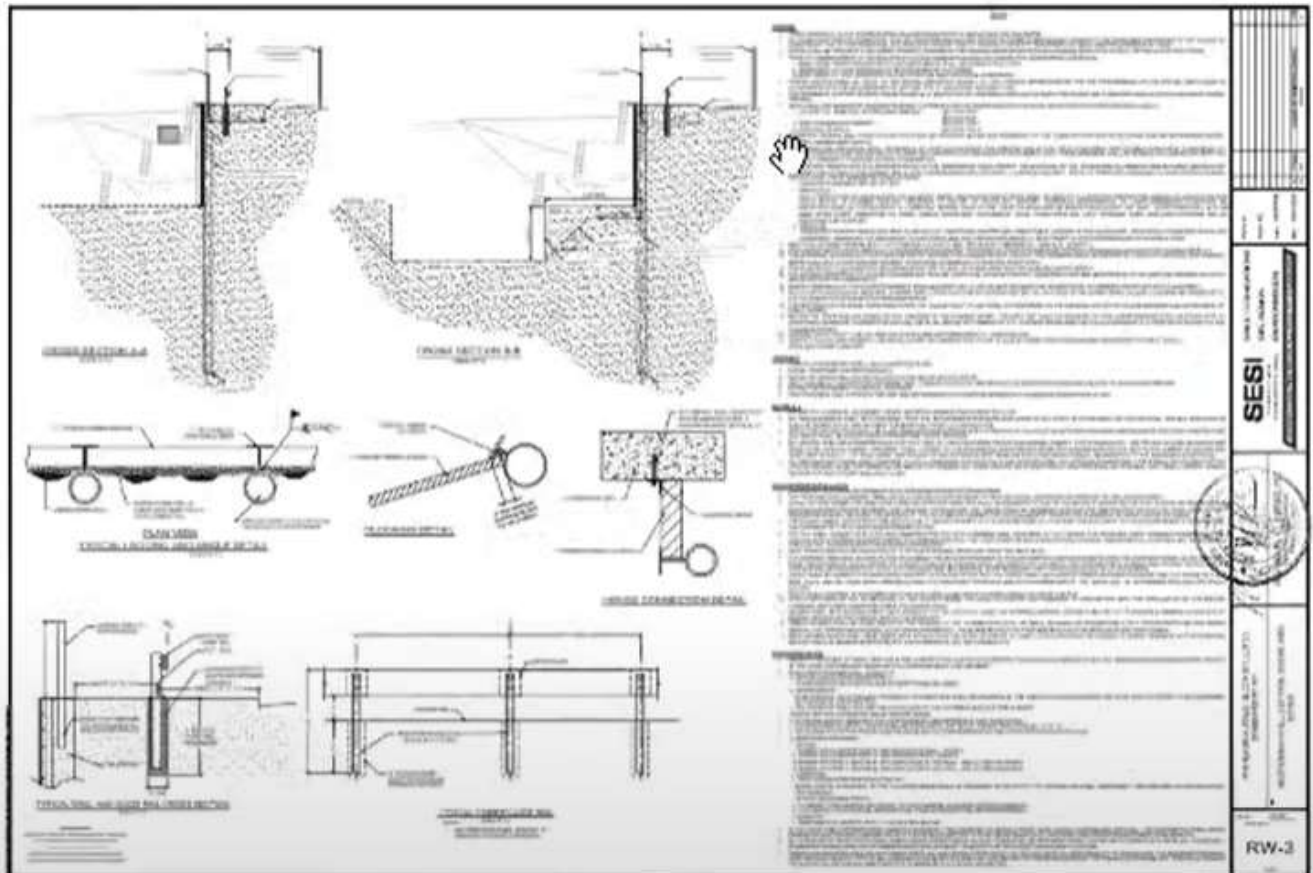
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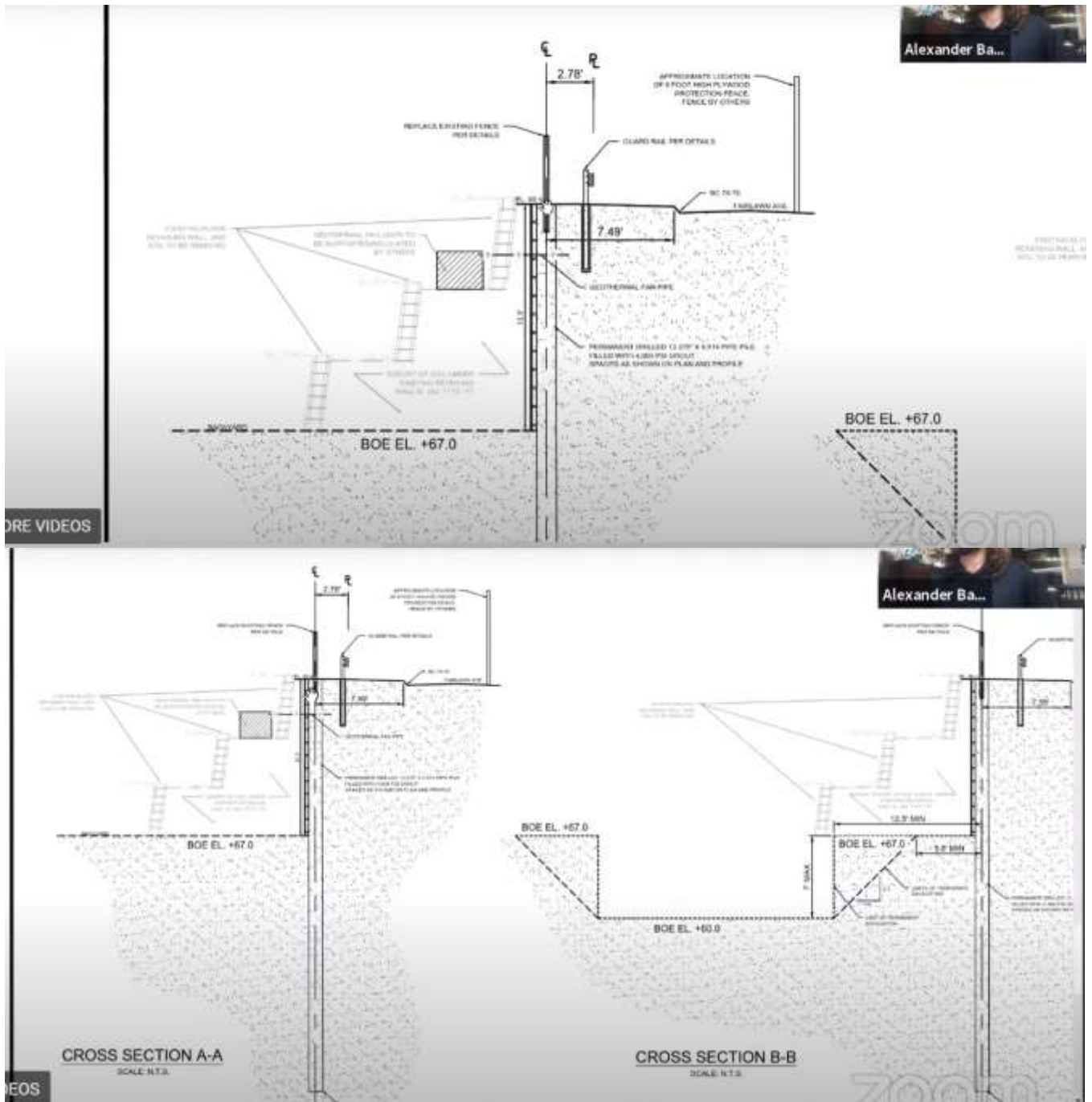
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Discussion:

- A discussion was held and Mr. Barish and Mr. Fossner addressed questions from the Board.
- Mr. Manley said the only way the retaining wall would be seen is from the applicant's backyard or looking up from the river with binoculars, but you would not even be able to see the whole wall looking up from the river.
- Mr. Pommer said as the applicant mentioned they did not submit drawings to us. Mr. Pommer said if the Board wanted to move the application along and let the engineering conversation go forth between us and the applicant it sounds reasonable since the applicant wants to resolve this as quickly as possible.
- Mr. Manley said the Board could close the public hearing and act on a resolution next month after Hahn Engineering has drafted that and looked at the engineering. Mr. Manley said in the meantime the application can be sent to the AHRB.
- Mr. Hale said considering the condition of the current wall the Board should do what we can to expedite this.
- Mr. Douglas said it would be important for the resolution to state site plan approval is granted conditioned on working with the Village Engineer and subject to his approval for solely the construction of a wall that supports our street, and any other site planning issues or AHRB conditions regarding the wall can be dealt with later.

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Action:

Motion by Chairman Hunter, seconded by Mr. Hale to close the public hearing for the application of 7 Fairlawn Avenue for Site Plan review for proposed new retaining wall.

CHAIRMAN HUNTER	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
STEPHEN BROSNAHAN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ROB LANE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ALLEN HALE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
LAURA HAUPT	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
PETER WINDER, 1ST ALTERNATE MEMBER	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	<input type="text" value="5"/> AYE	<input type="text" value="0"/> NAY	<input type="text" value="0"/> ABSTAIN	<input type="text" value="0"/> RECUSE	<input type="text" value="0"/> ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

Chairman Hunter offered the following resolution which was seconded by Mr. Hale:

RESOLUTION 12-2020

**RESOLUTION OF THE VILLAGE OF DOBBS FERRY PLANNING BOARD
GRANTING A LIMITED SITE PLAN APPROVAL FOR THE CONSTRUCTION
OF A REPLACEMENT RETAINING WALL
7 Fairlawn Avenue**

WHEREAS, Daniel Fossner, owner, has applied for site plan approval to construct a retaining wall to replace a tiered retaining wall system on his property which was compromised during the installation of a pool and is identified on the tax assessment map as Section 1A, block 537, Lot 23 and located in the OF-6 zoning district, and

WHEREAS, the following plans and documents were submitted as part of the application:

“Support of Excavation Plan”, Dated 8/21/20, Sheet SOE-1.
“Support of Excavation Profile”, Dated 8/21/20, Sheet SOE-2.
“Support of Excavation Section, Details and Notes”, Dated 8/21/20,
Sheet SOE-3.
Site Plan Application, Dated 9/23/20.
Coastal Assessment Form (CAF), Dated 9/23/20.

WHEREAS, the Planning Board is familiar with the site and surrounding area and the proposed improvement plans and at their meeting of November 5, 2020 held a duly noticed public hearing and all comments were considered, and

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WHEREAS, the proposed construction of a retaining wall to replace a segmental block retaining wall system constitutes a type II action under the State Environmental Quality Review Act ("SEQRA"), and is therefore exempt from further environmental review.

NOW THEREFORE BE IT RESOLVED, that the Planning Board of the Village of Dobbs Ferry herein grants site plan approval which is solely limited to the replacement of the subject retaining wall, conditioned on the following:

1. All applicable provisions of the Village, County and State regulations shall be met.
2. Prior to the issuance of a Building Permit, all required site plan and Village consultants' review fees shall be paid.
3. The final design of the replacement retaining wall shall be subject to the Village Consulting Engineer's approval and review memorandum dated 9/28/2020.
4. The following Language shall be added to the plan:

"Approved subject to all requirements and conditions of an November 5, 2020 resolution of the Planning Board of the Village of Dobbs Ferry, New York. Any change, erasure, modification, or revision of this plan, absent re-approval from the Planning Board, shall void this approval".

BE IT FURTHER RESOLVED, that this Resolution shall have an effective date of November 5, 2020.

CHAIRMAN HUNTER	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
STEPHEN BROSNAN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ROB LANE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ALLEN HALE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
LAURA HAUPT	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
PETER WINDER, 1ST ALTERNATE MEMBER	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	<div>5</div> AYE	<div>0</div> NAY	<div>0</div> ABSTAIN	<div>0</div> RECUSE	<div>0</div> ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

5. 14 Devoe Street – Presubmission Conference for Site Plan Review for Proposed Addition & Alteration & Site Improvements

Mr. Niall Cain was present to represent the application.

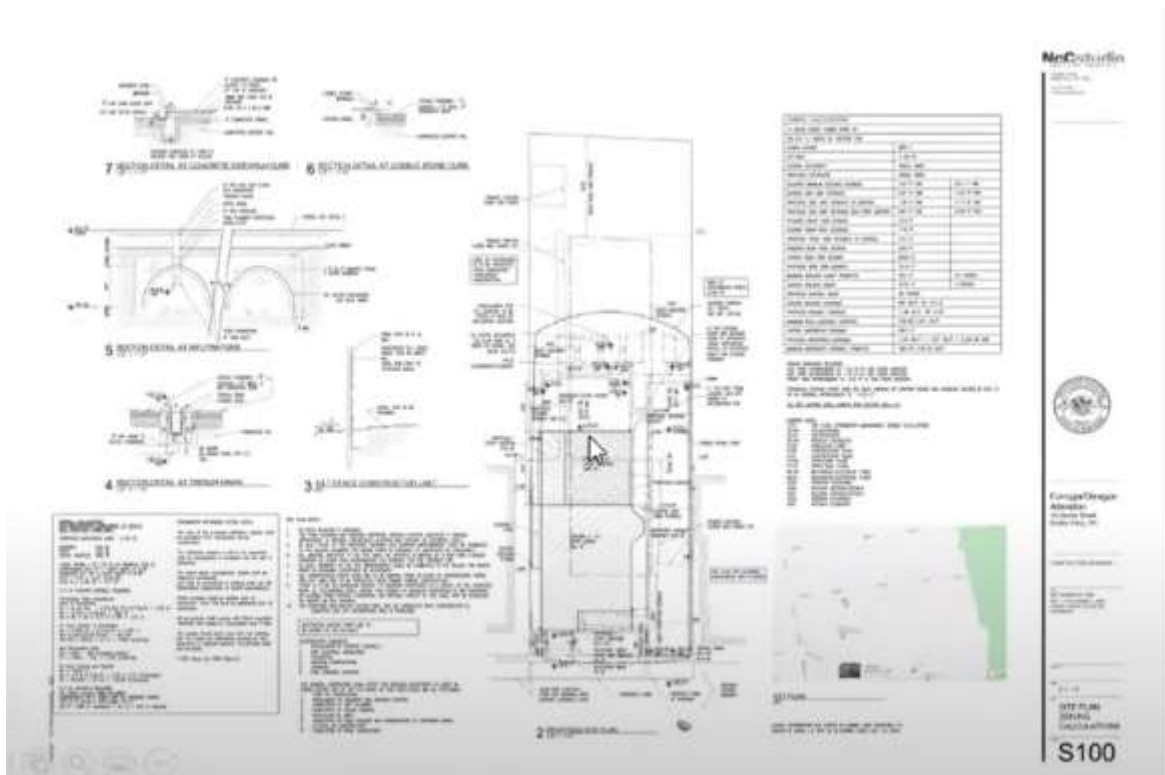
Discussion:

- Mr. Cain discussed the proposed application and displayed the following slides:

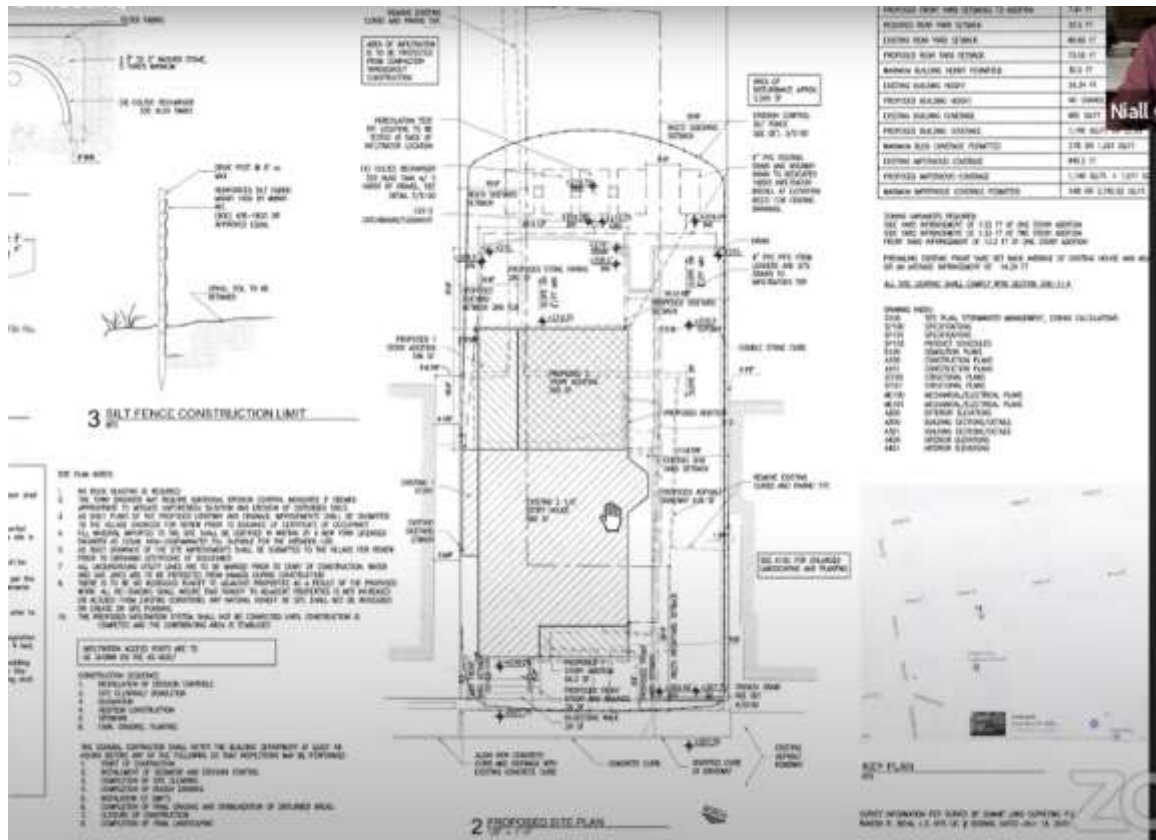
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Obregon/Farrugia Alteration

14 Devoe Street



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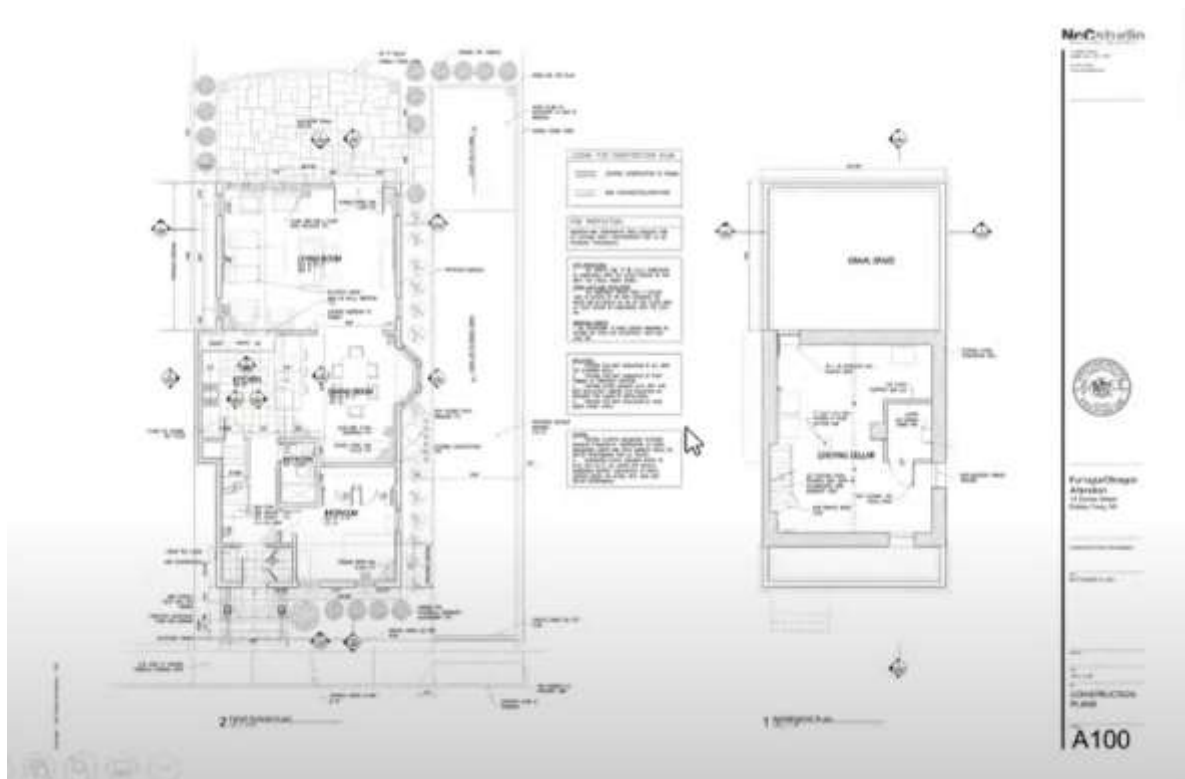
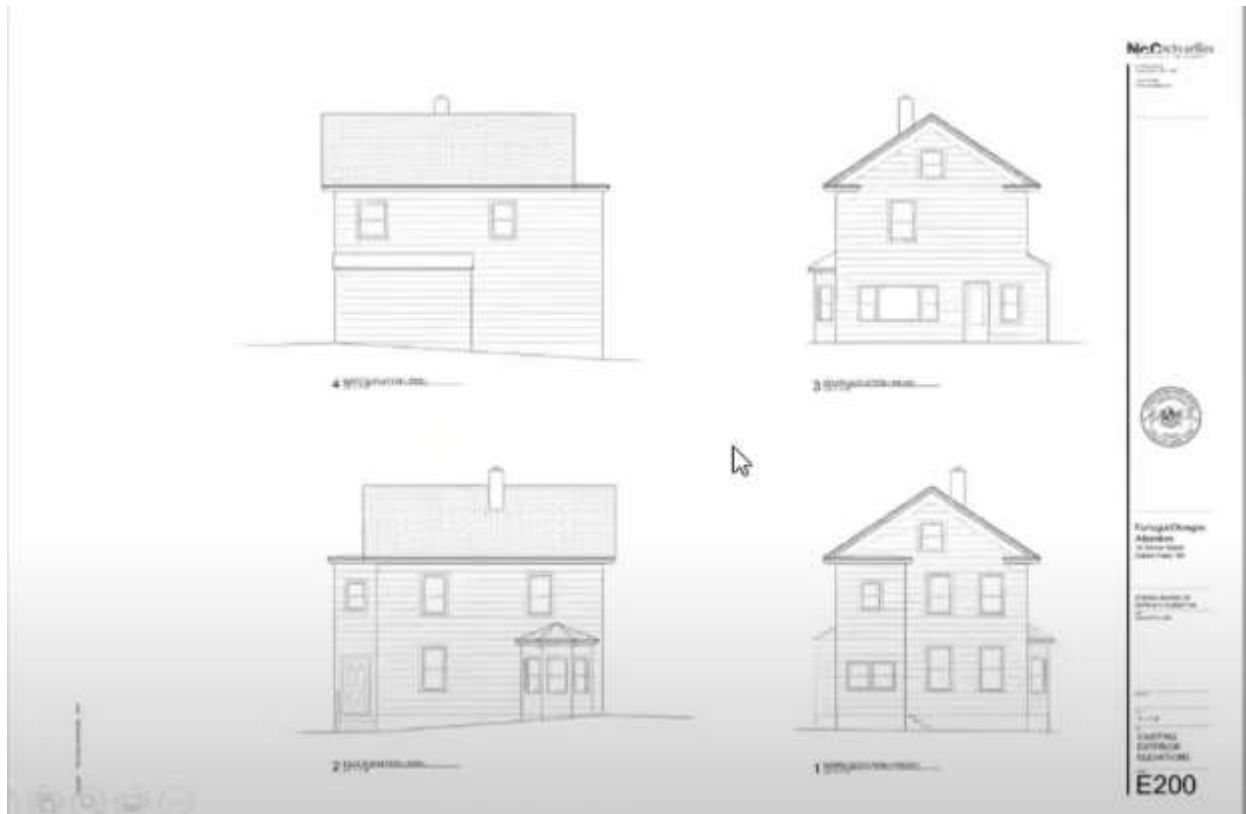


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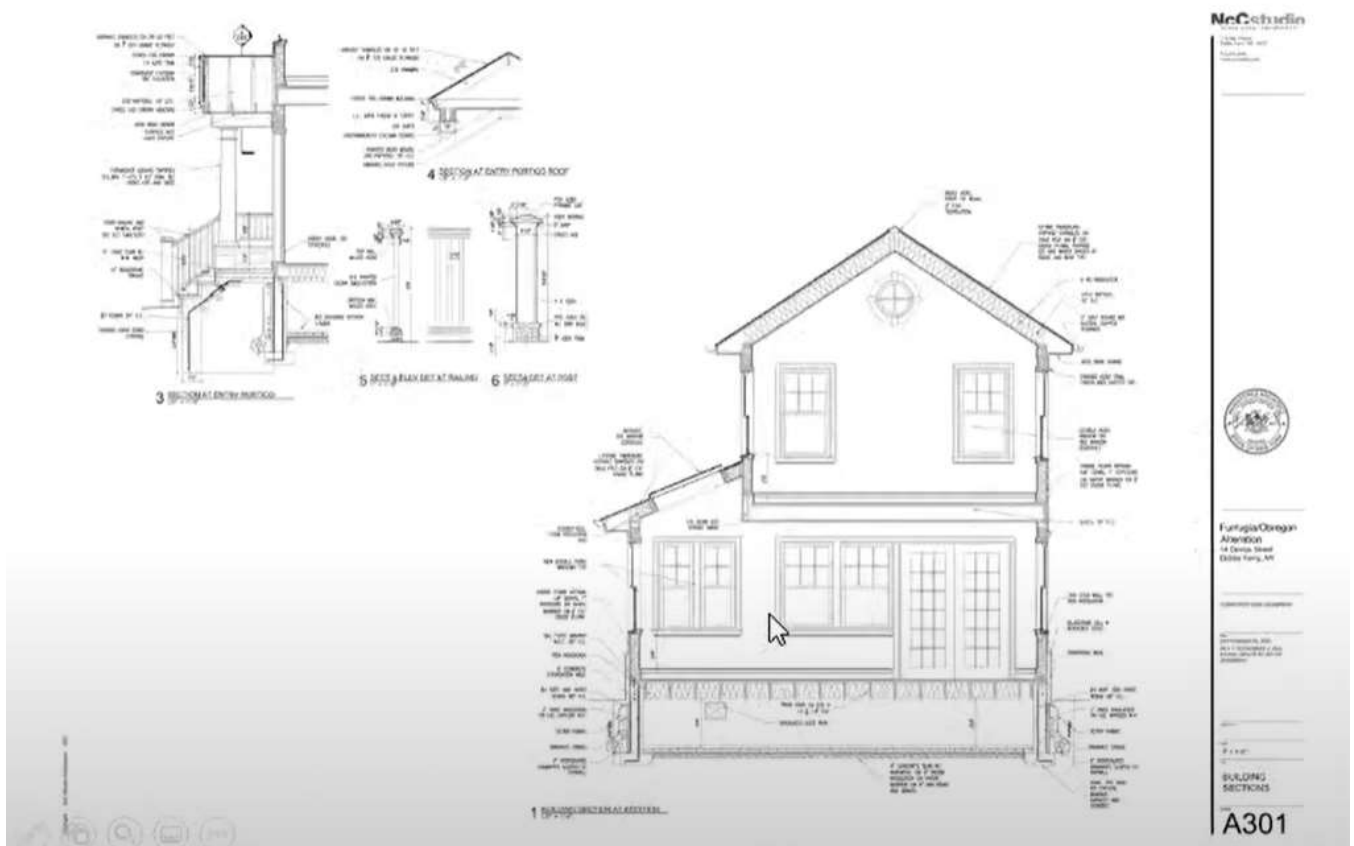


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Discussion:

- A discussion was held and Mr. Cain addressed questions from the Board.

Action:

Motion by Chairman Hunter, seconded by Mr. Brosnahan to schedule a public hearing for the application of 14 Devoe Street for site plan review for proposed addition and alteration and site improvements on December 3, 2020.

CHAIRMAN HUNTER	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
STEPHEN BROSNAHAN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ROB LANE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ALLEN HALE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
LAURA HAUPT	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
PETER WINDER, 1ST ALTERNATE MEMBER	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	5 AYE	0 NAY	0 ABSTAIN	0 RECUSE	0 ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

6. MDR-2 Zone – Continuation of discussion on Possible Zoning Code Changes

Mr. Lane said maybe we should distribute this again and plan a separate meeting to discuss.

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Mr. Manley said we can take a look at filling in the empty boxes before we send it to the Board of Trustees.

Mr. Manley addressed questions from the Board.

The discussion of MDR-2 Zone possible Zoning Code changes will be continued to December 3, 2020.

Motion by Chairman Hunter, seconded by Mr. Hale to adjourn the meeting.

CHAIRMAN HUNTER	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
STEPHEN BROSNAHAN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ROB LANE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ALLEN HALE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
LAURA HAUPT	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
PETER WINDER, 1ST ALTERNATE MEMBER	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	<div>5</div> AYE	<div>0</div> NAY	<div>0</div> ABSTAIN	<div>0</div> RECUSE	<div>0</div> ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

The meeting adjourned at 10:44 p.m.