



## MEMORANDUM

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

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

**CC:** Dan Roemer, Building Inspector  
Anthony Oliveri, P.E., Village Engineer  
Dan Pozin, Village Attorney

**DATE:** December 29, 2023

**RE:** 125 Bellair Drive

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Niall Cain. (the “Applicant” and “Contract Vendee”) is seeking Site Plan approval for various improvements to the property including a widening of the existing driveway, terraced stone retaining walls, entry paving to curb, deck, stone terrace with retaining wall, plantings and exterior lighting. The property is located at 125 Bellair Drive, Section Block and Lot 3.120-114-1 (“Project Site”) and is in the OF-5, One-Family Residential 5, zoning district.

### GENERAL AND PROCEDURAL COMMENTS

1. **SEQR.** This application is categorized as a Type II action under SEQR. No additional SEQR review is necessary.
2. **Site Plan Approval.** This application requires Site Plan approval by the Planning Board per Section 300-52 of the Zoning chapter. A public hearing will be required for Site Plan approval.
3. **Zoning.** The project site is in the OF-5, One-Family Residential 5, Zoning District and the proposed work will meet the zoning requirements.
4. **Architectural and Historic Review Board.** This application will require Architectural and Historic Review Board approval.
5. **Local Waterfront Revitalization Consistency.** The Planning 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.

6. **Village Board Approval.** The Applicant is proposing to undertake work within the Village right-of-way. Approval from the Village Board will be required to undertake this work.

#### **SITE PLAN COMMENTS**

1. **Lighting.** Is lighting proposed for the site? If so, the Applicant should provide a lighting plan, and all proposed lighting must comply with §300-41 of the Zoning chapter.
2. **Trees.** The Applicant is proposing the removal of several trees. Please confirm that the planting plan meets §300-51(i), Tree Valuation by providing the total aggregate diameter of trees proposed for removal and the total aggregate diameter of trees that are proposed to be planted.

#### **SUBMISSION MATERIALS**

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

- Land Use Approval Application, dated December 8, 2023
- Short Environmental Assessment Form Part 1, dated December 8, 2023
- LWRP Consistency review Coastal Assessment Form, dated December 8, 2023
- Topographic Map and Slope Analysis Map dated October 17, 2022
- Four (4) photos of the Site
- Map of Surrounding properties, dated July 13, 2022
- Site Plans by NcCstudio, dated September 20, 2023, including the following:
  - A001 General Notes Zoning Legends
  - S100 Site Plan Stormwater Plan
  - L100 Landscape Plan
  - L200 Landscape sections deck struct plan
  - L201 Landscape Sections
  - L300 Landscape Details