



## 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 4, 2023

**RE:** 45 Gould Avenue

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Jayashree Lyer (the “Applicant” and “Owner”) is seeking Site Plan for additions to the existing dwelling on the site. The property is located at 45 Gould Avenue, Section Block and Lot 3.100-80-7 (“Project Site”) and is located 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 or expansion of a single-family, two-family, or a three-family residence on an approved lot.” 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 Applicant provided a zoning table for the OF-6 zoning district. As currently proposed, it appears that the project does not require any variances. We do note the following:
  - a. Side yard. The table indicates no change to the side yard but the side yard on the western side of the house is proposed to change from 23.2’ to 13.62’ as a result of the addition. The project will still be compliant.
4. **Architectural and Historic Review Board.** This application will require Architectural and Historic Review Board approval and falls within the Residential Design Guidelines found in Appendix G of the Zoning and Land Use chapter.

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.

#### **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 site plan notes no tree removal is proposed.
3. **Stormwater Management Plan.** The Applicant has provided Stormwater Management information including drainage calculations. The Village Engineer will review the plan and comment on this information.
4. **Erosion and Sediment Control.** The Applicant has provided soil erosion and sediment control notes. The Village Engineer will review and provide comments on this information.

#### **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 November 10, 2023
- AHRB Application, dated November 10, 2023
- Coastal Assessment Form, November 10, 2023
- Short EAF form Part 1, dated November 10, 2023
- Narrative by Jorge B. Hernandez, R.A. dated November 10, 2023
- Survey by Roguski Land Surveying, P.C, dated June 30, 2012
- Site Plans by Jorge B. Hernandez, dated August 1, 202, last revised November 2, 2023, including the following:
  - T-100 Maps & General Notes
  - S-100 Exist. & Proposed Site Plan
  - A-001 Exist. & Demo. Floor Plans
  - A-100 Existing & Proposed Basement Floor Plan
  - A-101 Existing & Proposed First Floor Plan
  - A-102 Existing & Proposed Attic Floor Plan
  - A-200 Existing & Proposed Elevations

- A-201 Existing & Proposed Elevations
- A-300 Typical Details
- A-400 Neighborhood Study