



## 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:** February 29, 2024

**RE:** 107 Palisade Street

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Maria Theresa Lorenz (the “Applicant” and “Owner”) is seeking Site Plan and Preliminary Plat Subdivision approvals to subdivide an existing lot and construct a new two-family residence on the vacant lot. The property is located at 107 Palisade Street, Section Block and Lot 3.80-36-17 (“Project Site”) and is located in the MDR-2, Mixed Density Residential 2, zoning district.

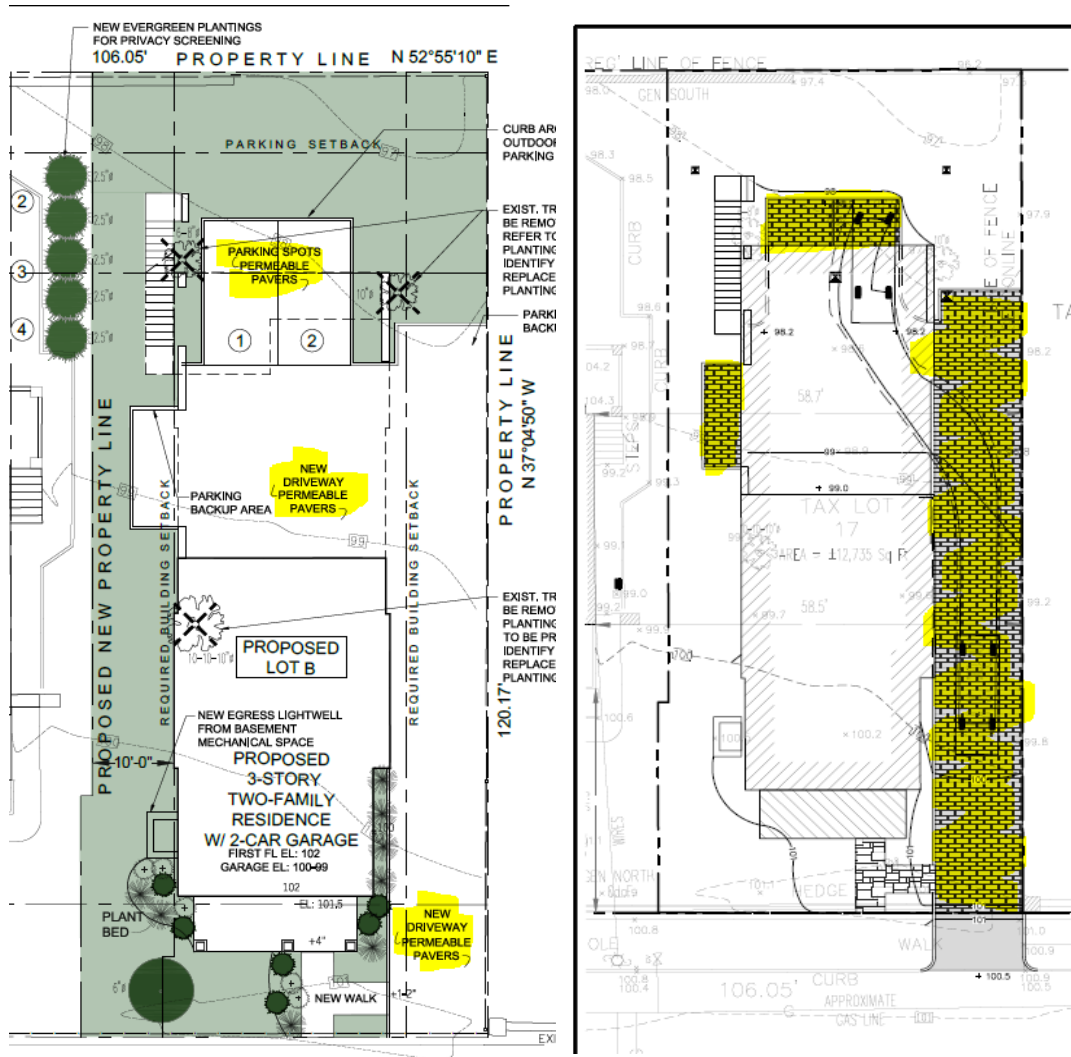
## GENERAL AND PROCEDURAL COMMENTS

1. **SEQR.** This application is categorized as an Unlisted action under SEQR because it consists of a subdivision.
2. **Site Plan Approval.** This application requires Site Plan approval by the Planning Board per Section 300-52 of the Land Use and Zoning chapter. A public hearing will be required for Site Plan approval.
3. **Subdivision.** This application requires Subdivision approval by the Planning Board per Article XIV Subdivision of Land of the Zoning chapter. A public hearing will be required for Preliminary Plat approval. The applicant has submitted a preliminary subdivision plat for review.

4. **Zoning.** The Applicant provided a zoning table for the MDR-2 district. The Application required two variances for the proposed Lot A, with the existing building. This application received the following variance from the Zoning Board of Appeals at its September 13, 2023, meeting:
  - a. Minimum parking Setback. The zoning requirement is 10 feet, and the Applicant is proposing 6.1 feet. They received a variance of 3'10".
  - b. Maximum impervious surface. The zoning requirement is 60% and the Applicant proposed 77%. They received a variance of 17%.
5. **Architectural and Historic Review Board.** This application will require Architectural and Historic Review Board approval and falls within the Character Guidelines for Palisade Street found in Appendix H of the Zoning and Land Use chapter.
6. **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.

#### OUTSTANDING SITE PLAN COMMENTS

1. **Lighting.** The Applicant has provided a lighting plan. With the notes on M-1, the lighting plan will be compliant with §300-41.
2. **Trees.** The applicant has provided a planting plan that meets §300-51(i), Tree Valuation, by providing the total aggregate diameter of trees proposed for removal and the total aggregate diameter of trees proposed to be planted. This appears to meet the requirements of the Code.
3. **Landscaping.** The Applicant has provided a landscape plan. We note the locations of the proposed permeable driveway shown on the landscaping plan does not align exactly with the turning radius plan sheet TR-1. Please clarify this discrepancy as this will also alter the amount of impervious coverage on the site. In addition, Lot B is very close to the maximum impervious coverage. The Applicant should confirm that the proposed site plan is still under the maximum impervious coverage.



4. **Parking.** The Applicant appears to be in conformance with the parking requirements of §300-48(C) of the Zoning and Land Use chapter.

- a. We do note based on the most recent turning radius plan that a car for garage space 2 is not able to turn around in the back parking area without potentially encroaching into one of the existing spots.

## SUBMISSION MATERIALS

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

- Response to Engineering Comments Letter by Nicholas Shirriah, dated February 8, 2024
- Response to Comments Letter by Christina Griffin, dated February 9, 2024

- Permeable Pavers Information Sheets (2) , undated
- Stormwater Management Plan & Drainage Analysis by Hudson Engineering & Consulting, P.C., dated November 13, 2023, last revised February 7, 2024.
- Survey by Summit Land Surveying P.C., dated November 28, 2022
- Subdivision Map by Summit Land Surveying, P.C., dated February 22, 2024
- Architectural Plan set by Christina Griffin, dated January 18, 2024, last revised February 22, 2024, including the following:
  - Title, Title Sheet & List of Drawings
  - S-1, Site Plan, Zoning Compliance, Area Map
  - S-2 Neighborhood Context
  - A-1 First Floor & Basement Plans
  - A-2 Second, Third & Roof Plans
  - A-3 Elevations
  - L-1 Landscape Plan & exterior Lighting Layout
  - M-1 Exterior Material & Color Scheme
- Civil Engineering Plans, by Hudson Engineering, dated November 13, 2023, last revised February 8, 2024, including:
  - C-1 Stormwater Management Plan
  - C-2 Details
  - C-3 Detail
  - TR-1Turning Radius Plan