



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: 11 Lyman Place

Ricardo Dos Anjos, 11 Lyman Place LLC, (the “Applicant” and “Owner”) is seeking Site Plan and Subdivision approval to construction two new one-family dwellings while subdividing the existing lots through a lot line change into two lots, labeled Lot No. 1 and Lot No. 2. The property is located at 11 Lyman Place, Section Block and Lot 3.60-22-3 (“Project Site”) and is located in the OF-6, One Family Residential 6, zoning district.

GENERAL AND PROCEDURAL COMMENTS

1. **SEQR.**

- a. This application is categorized as an Unlisted action under SEQR because it consists of a minor subdivision. The Planning Board should indicate their intent to be Lead Agency for the Project.
- b. The Applicant has provided a Short Environmental Assessment Form Part 1 and have attached a Part 2 and 3 for your review.

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. **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 subdivision plat.

4. **Zoning.**

- a. Any existing non-conforming conditions are proposed to be removed to allow for the construction of the proposed dwellings.
- b. The Applicant has provided a zoning table for each lot.

5. **Architectural and Historic Review Board.** The Project will also require review by the Planning Board, as the AHRB, to confirm that it is in accordance with the design guidelines established in Appendix G of the Village Code.

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. **Trees.** It appears that the landscape plan will meet §300-51(i), Tree Valuation.
2. **Curbs.** The Project will require two curb cuts for the driveways associated with the Proposed Buildings. The Superintendent of the Department of Public Works should be consulted to review and confirm compliance. **Has this been completed?**
3. **Retaining wall.** During the previous planning board meeting, there were concerns regarding the replacement of an existing retaining wall. We have not received any additional information in response to these concerns.

SUBMISSION MATERIALS

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

- Response Letter to the Planning Board dated February 12, 2024
- Subdivision Plat by Ramsay Land Surveying, P.C., dated February 22, 2024
- Architectural Plans by Christina Griffin, last revised January 18, 2024 including:
 - M-3 Exterior Aerial View
 - M-4 Exterior Street View

Project:

Date:

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing:		
a. public / private water supplies?		
b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Project:

Date:

Short Environmental Assessment Form

Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)