



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: April 26, 2024

RE: 235 Palisade Avenue

Nina Orville and Edouard Nammour (the “Applicants” and “Owners”) are Subdivision approval for a two-lot subdivision. The property is located at 235 Palisade Avenue, Section Block and Lot 3.160-139-9.2 (“Project Site”) and is located in the OF-5, One-Family Residential 5, zoning district.

GENERAL AND PROCEDURAL COMMENTS

1. **SEQR.** This application is categorized as an Unlisted action under SEQR.
2. **Ownership.** The applicant should provide proof of ownership and owners endorsement from both names included as owners on the application.
3. **Preliminary Plat Approval.** This application requires preliminary plat approval by the Planning Board per Section 300-52 of the Zoning chapter. A public hearing will be required for preliminary plat approval.
4. **Plat Requirements.** This project will need a preliminary subdivision plat to be submitted as part of the application. The applicant has submitted a “subdivision plan.” The following information is still needed on the Preliminary Plat for the application to be complete:
 - a. Existing zoning and properties owners of adjoining properties.
 - b. Space and titles of appropriate signatures.
 - c. Location map.
 - d. Existing topography of the site as revealed by two-foot contours extended **at least 10 feet into adjoining properties.**

5. **Zoning.** The Applicant provided a zoning table for the OF-5 district. We note the following:

- a. **Minimum lot area.** The applicant's narrative indicates the need for a deductions of from the lot area due to steep slopes on the project site. Westchester County GIS shows the majority of the lot having at least 15%+ and some areas of 25%+ slopes. These will require deductions in accordance with §300-34A(2). It is unclear if the applicant will meet the minimum net lot area requirements. Please provide a map identifying the location of the steep slopes on the property as well as a calculation of the net lot area with the appropriate deductions due to the steep slopes accounted for. The zoning table should also reflect the net lot area not the gross as it currently does.



- b. **Proposed parcel.** We note the applicant has included a building on the parcel 2 to show the lot is buildable. The applicant has not applied for site plan approval related to this dwelling but has indicated this will likely happen in the future.
6. **Local Waterfront Revitalization Consistency.** The Planning Board will need to make a consistency determination with the Village's LWRP. The Applicant has provided a Coastal Consistency Form.

SUBDIVISION COMMENTS

1. **Parkland.** Given the limited area of the project site, it is unlikely that the applicant will be able to provide park/open space to the Village for the subdivision. As a result, a payment in lieu of parkland as outlined in §300-52(J)(3) will be required.

SUBMITTAL DOCUMENTS

- Land Use Approval Application by Edouard Nammour, dated February 14, 2024
- Short Environmental Assessment Form, Part 1, by Padriac Steinschneider, dated February 10, 2024
- LWRP Consistency Review Coastal Assessment Form, undated.
- Preliminary Subdivision Plan by Laura Wakefield, dated February 13, 2024
- Letter from Padriac Steinschneider, dated February 14, 2024