



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: 5 Chestnut Court

Miguel Sostre (the “Applicant” and “Contract Vendee”) is seeking Site Plan and AHRB approvals for the addition of a new wood raised deck in the rear yard, a new retaining wall at the rear of the property, and miscellaneous walking surfaces and trellis. The property is located at 5 Chestnut Court, Section Block and Lot 3.80-45-6 (“Project Site”) and is located in the B, Broadway, 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. **County Notification.** The project is located 500 feet from the Old Croton Aqueduct Trail. Therefore, in accordance with §239-m of General Municipal Law, the Westchester County Planning Department must be notified of the project.
3. **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.
4. **Submittal Requirements.** The following information is still needed on the Site Plan for the application to be complete:
 - a. Existing zoning and properties owners of adjoining properties.
 - b. SBL and name and address of owner.
 - c. Location map.
 - d. Existing and proposed final grades.

5. **Zoning.** The Applicant provided a zoning table for the B district. We note the following:
 - a. **Labeling.** The table refers to 4 Chestnut. Please revise to reflect the property associated with the application.
 - b. **Minimum lot area.** The applicant has indicated that the minimum lot area per dwelling unit is 2,500 sf. This should be corrected to say 800 sf, as required in the B zoning district.
 - c. **Impervious coverage.** The applicant provides a site impervious diagram. We defer to the Building Inspector to confirm the various indications included on the plan. Given the various changes to the site, we are unsure if the impervious coverage actually remains the same as existing. This should be confirmed to rule out any need for a variance.
6. **Architectural and Historic Review Board.** This application will require revised Architectural and Historic Review Board approval and falls within the Residential Design Guidelines found in Appendix G of the Zoning and Land Use chapter.
7. **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.
8. **Common Area.** The applicant appears to be proposing work in the "common area" at the rear of the property. Who has ownership of this area? Does work within the common area require the approval of an HOA or board of some kind? If so, such approval should be provided with future submittals.

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. **Landscaping.** The applicant has provided a proposed layout rendering indicating the proposed landscaping for the project. The landscaping plan must comply with §300-44 of the Zoning Chapter.
3. **Erosion and Sediment Control.** The Applicant has provided a proposed erosion and sediment control plan. The Village Engineer should review and provide comments.

SUBMITTAL DOCUMENTS

- Land Use Approval Application by Miguel Sostre, dated March 20, 2024
- Short Environmental Assessment Form, Part 1, by Miguel Sostre, dated March 11, 2024
- LWRP Consistency Review Coastal Assessment Form, by Miguel Sostre, dated March 20, 2024

- Building Permit Set Sheet "T-1.1" by Miguel Sostre, dated X/XX/2022 last revised January 25, 2024
- AHR Application by Miguel Sostre, dated March 23, 2024