



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: Greenburgh Hebrew Center

Greenburgh Hebrew Center (the “Applicant” and “Owner”) is seeking Site Plan approval construct a new playground and complete various improvements to the existing parking lot and associated driveways and sidewalks on the lot. The property is located at 515 Broadway, Section Block and Lot 3.40-4-11 (“Project Site”) and is located in the OF-1, One Family Residential 1, zoning district.

GENERAL AND PROCEDURAL COMMENTS

1. **SEQR.** This application is categorized as a Type II action under SEQR because it consists of the “maintenance or repair involving no substantial changes in an existing structure or facility.” 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. **County Board Referral.** This project required notification to be sent to the Westchester County Planning Board per section 239 L, M, and N of the New York State General Municipal Law because the project is within 500 feet of NYS Route 9. This was sent to Westchester County last month. No further action is required.
4. **Agency Permits.** The Applicant is proposing to work in the NYS DOT Route 9 Right-of-Way. A permit may be needed and should be a condition of approval.
5. **Zoning.** The Applicant provided a zoning table for the OF-1 district. We note the following:

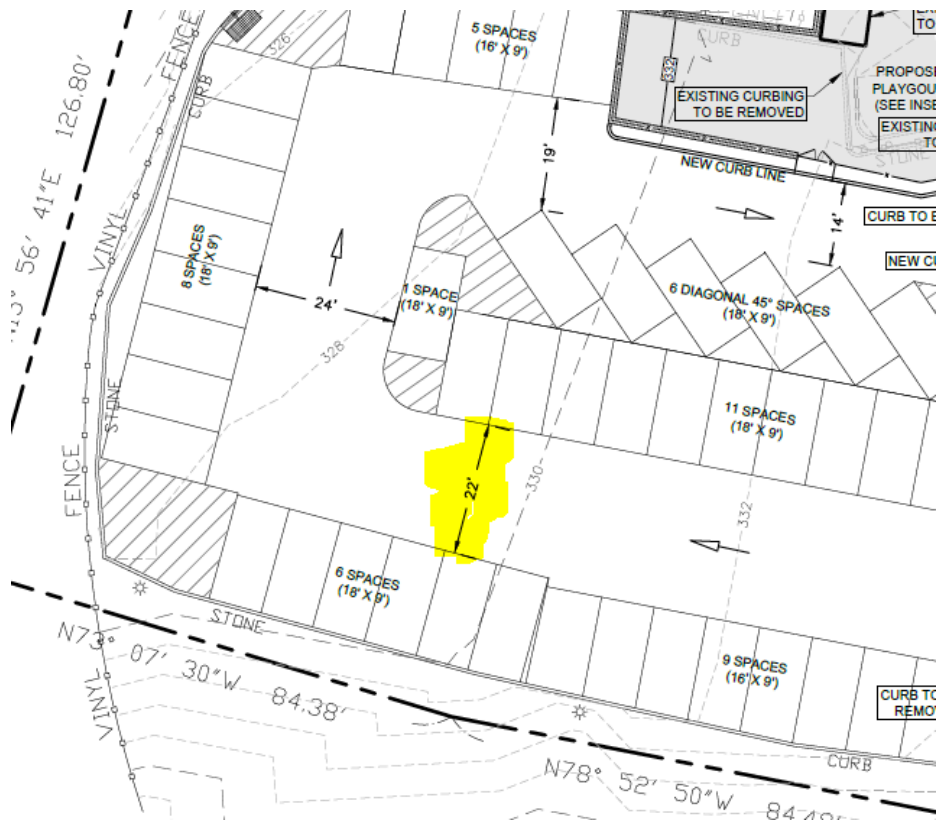
- a. Building coverage. The permitted amount of building coverage is 15%, however the existing building presents 27% coverage. We note the Applicant is proposing the removal of an existing shed, which decreases the overall non-conformity.
 - b. Impervious coverage. The OF-1 zoning district permits a maximum of 30% impervious coverage, however the lot presents 74% coverage. The Applicant has indicated a slight decrease in the impervious coverage resulting in a decrease in the non-conformity.
 - c. Parking Design. Please see the Site Plan comments on the parking lot design regarding waivers that will need to be granted by the Planning Board in accordance with § 300-52E. If the Planning Board decides not to approve the waivers, the Planning Board will need to refer this application to the Zoning Board of Appeals to obtain variances from §300-48D.
6. **Architectural and Historic Review Board.** This application will require Architectural and Historic Review Board approval.
 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.

SITE PLAN COMMENTS

1. **Parking Area Design.** In accordance with §300-48D of the Village Zoning and Land use chapter, the following requirements must be met. It appears the application does not meet some of the requirements.
 - *Location. Off-street parking spaces must be located on the same lot as the use served except as allowed in Subsection H, Alternative parking requirements, below. Where practicable, parking should be located behind the front facade of the principal building on a lot. **We note the applicant has existing spots on the front portion of the project site. The Applicant is not proposing to change this aspect of the site plan. The Building Inspector should opine if a waiver from the Planning Board or a variance from the ZBA is required.***
 - *Parking aisles. The width of all aisles providing direct access to individual parking stalls shall be in accordance with the requirements specified below, with varying aisle widths based on the angle of the parking stalls and the direction of traffic on the aisles.*

Parking Angle (degrees)	One-Way Aisle Width (feet)	Two-Way Aisle Width (feet)
90°	24	24
60°	18	22
45°	13	20
30°	12	20
0° (parallel)	12	20

The western portion of the southern aisle is not compliant, and the Applicant is not proposing to change this condition. This will require a waiver or variance.



2. **Trees.** Tree removal is required, and the applicants needs to provide 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 can be a condition of approval.

SUBMISSION MATERIALS

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

- AHRB Application dated February 1, 2024

- Land Use Approval Application, dated February 1, 2024
- Short Environmental Assessment Form, Part 1 by James Annicchiarico, dated January 23, 2024
- LWRP Consistency Review Coastal Assessment Form, by Ken Widman, dated January 23, 2024
- Site Plan Set, 3 sheets, by Cronin Engineering,, dated October 5, 2023, last revised April 24, 2024 including:
 - SP-1.1 Existing Conditions
 - SP-2.1 Proposed Conditions
 - DT-3.1 Construction Details