



## Westchester County Planning Board Referral Review

Pursuant to Section 239 L, M and N of the General Municipal Law and  
Section 277.61 of the County Administrative Code

George Latimer  
County Executive

April 19, 2024

Robert Yamuder, Village Administrator  
Village of Dobbs Ferry  
112 Main Street  
Dobbs Ferry, New York 10522

### County Planning Board Referral File DBF 24-001 – 99 Main Street Site Plan Approval

Dear Mr. Yamuder:

The Westchester County Planning Board has received a site plan (dated February 15, 2024) and related materials for a proposed site plan application to construct a three-story addition over an existing single-story commercial building on a 2,874 square-foot site located at 99 Main Street (SBL 3.80-40-9). The site lies within the DB – Downtown Business zone, and the existing building is currently under renovation. The property is located within the Dobbs Ferry downtown, and is within walking distance to the Dobbs Ferry Metro-North train station.

The existing first floor and walk-out basement would continue to be utilized as commercial space, with the entrance fronting Main Street. The proposed three upper floors would contain four apartments (one studio, two 1-bedroom, and one 2-bedroom), accessed through a separate entrance from Main Street at the front of the building. Each floor would be setback from the floor below at the rear of the building, providing a rooftop terrace for each unit except the studio. The fourth floor would be setback from the front of the building by 12 feet, as per Village regulations, providing an additional terrace for that unit. The existing two parking spaces behind the building would remain, accessible through a shared alleyway with the neighboring property at 101 Main Street. Solar panels are proposed on the rooftop.

We have reviewed this matter under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code and we offer the following comments:

#### 1. Consistency with County Planning Board policies.

The County Planning Board's long-range planning policies set forth in *Westchester 2025—Context for County and Municipal Planning and Policies to Guide County Planning*, adopted by the Board on May 6, 2008, amended January 5, 2010, and its recommended strategies set forth in *Patterns for Westchester: The Land and the People*, adopted December 5, 1995, call for directing new development to existing centers where infrastructure can support growth, where public transportation can be provided efficiently, and where redevelopment can enhance economic vitality. We appreciate that the proposed plan follows these strategies, and that the applicant proposes to create infill housing within an established neighborhood.

## **2. Affirmatively furthering fair housing (AFFH).**

The submitted materials do not indicate if any of the proposed four residential units are to be developed as affordable Affirmatively Furthering Fair Housing (AFFH) units. While the development would fall under the five-unit threshold to require an AFFH set-aside, we recommend the Village work developers to provide affordable housing opportunities in this and all new development.

## **3. Transportation demand management.**

We note that the applicant indicates that future residents' vehicles may be accommodated in the nearby Village-owned parking lot. While we appreciate that the Village is considering a proposal that provides infill development without increasing surface parking, ensuring that the transportation needs of new residents are accommodated through means other than private automobiles is an important factor in the implementation of Transit-Oriented Development.

The County's *Transportation Demand Management Toolkits* provides strategies for municipalities, employers, and developers to reduce the need for single-occupancy vehicle commutes, which could help future tenants avoid the need to park private vehicles. We recommend that the Village and applicant review these *Toolkits* to ensure transportation needs are met.

## **4. Sewage flows.**

The proposed development will increase sewage flows from this site into the existing infrastructure. The increased flow will add to the volume of sewage flow requiring treatment at a Water Resource Recovery Facility operated by Westchester County. Since 2010, it has been the policy of the County Planning Board that municipal governments require the applicant to identify mitigation measures that will offset the projected increase in flow. The best means to do so is through reductions in inflow/infiltration (I&I) at a ratio of three for one for market rate units and a ratio of one for one for affordable AFFH units.

The County Planning Board further recommends that the Village implement a program that requires inspection of sewer laterals from private homes for leaks and illegal connections to the sewer system, such as from sump pumps. These private connections to the system have been found to be a significant source of avoidable flows. At a minimum, we encourage the Village to enact a requirement that a sewer lateral inspection be conducted at the time property ownership is transferred and any necessary corrective action be enforceable by the municipal building inspector.

## **5. Bicycle parking.**

We recommend that a bicycle parking room be provided within the proposed building for residents and employees, which includes electrical outlets to charge e-bicycles. We note that as the popularity of e-bicycles increases, there is a fire risk associated with their batteries, particularly when tenants charge them with extension cords. Providing a centralized, sprinklered storage facility with appropriate outlets for charging is the best way to prevent fires and accommodate this form of transportation to and from the building. In addition, the applicant should provide a bicycle rack for customers near the commercial entrance. We note that cycling could be a popular mode of transportation for residents, customers, and employees, as the site is located near the Old Croton Aqueduct railway.

**6. Green building technology.**

We commend the applicant for proposing to install solar panels on the building rooftop, and encourage the applicant to include as much additional green, or sustainable building technology as possible within the proposed development.

**7. Provisions for recycling.**

The Village should require the applicant to verify that there is sufficient space to accommodate the storage needs for recyclables under the County's recycling program. County regulations for recycling may be found at: <https://environment.westchestergov.com/recycling>.

**8. Universal Design.**

We encourage the Village to consider the principles of universal design in this development. Universal Design standards allow all residents and visitors to fully engage in our public and residential spaces. Universal Design is also an important means of enabling household residents to age in place as well as to provide access for persons with mobility issues.

Please inform us of the Village's decision so that we can make it a part of the record.

Thank you for calling this matter to our attention.

Respectfully,  
WESTCHESTER COUNTY PLANNING BOARD

A handwritten signature in dark ink, appearing to read "Richard Hyman", written in a cursive style.

Richard Hyman  
Chair, Westchester County Planning Board

RH/mv

cc: Blanca Lopez, Commissioner, Westchester County Department of Planning