



VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES AGENDA

MEETING DATE: OCTOBER 26, 2021
AGENDA ITEM SECTION: RESOLUTIONS
AGENDA ITEM NO. : 1
AGENDA ITEM: RESOLUTION REFERRING SITE PLAN APPLICATION FOR PROPERTY LOCATED AT 417 BROADWAY (SACRED HEART CHURCH) TO THE PLANNING BOARD
ITEM BACKUP DOCUMENTATION: 1. DRAFT RESOLUTION

**417 BROADWAY SACRED HEART CHURCH SITE PLAN APPLICATION –
REFERRAL TO BOARD(S) & SEQRA REVIEW**

WHEREAS, at the meeting on October 12, 2021 the Board of Trustees of the Village of Dobbs Ferry acknowledged receipt of an application by Sacred Heart Church. for revisions to an existing site plan, referred in accordance with Dobbs Ferry Zoning Code §300-52(B)(2) by the Building Inspector serving as Land Use Officer, for property at 417 Broadway in the DG (“Downtown Gateway”) Zoning District for the proposed upgrade and expansion of parking, improved lighting, landscaping and stormwater management; and

WHEREAS, following presentation of an overview of the project by the applicant’s representatives, the Board must now take certain actions prior to conducting further review of the application in compliance with applicable laws, such as the New York State Environmental Quality Review Act and corresponding regulations thereto (“SEQRA”), the Dobbs Ferry Zoning Code and NYS General Municipal Law.

NOW, THEREFORE, BE IT RESOLVED, that, the project will result in the “construction, or expansion of a primary or accessory/appurtenant, nonresidential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or use variance and consistent with local land use controls” and is classified under the State Environmental Quality Review Act (SEQRA) implementing regulations as a Type II Action, in accordance with 6 NYCRR § 617.5(c)(9), requiring no further environmental review; and

BE IT FURTHER RESOLVED that, as an essential precondition to further review of the proposed project, the Board of Trustees of the Village of Dobbs Ferry hereby directs that the project be referred for comment and recommendation to the Dobbs Ferry Planning Board as required by the Zoning Code §300-52(B)(3), and referred to the Westchester County Planning Board in accordance with General Municipal Law §239-m based on the proximity of the subject property to Broadway, NYS Route 9, which is a state road.