



VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES
REGULAR MEETING AGENDA

MEETING DATE: January 10, 2023
AGENDA ITEM SECTION: Public Hearings
AGENDA ITEM NO. : 1
AGENDA ITEM: Public hearing on an Introductory Local Law which proposed amendments to the Zoning Provisions of the Dobbs Ferry Code to clarify the matters requiring mandatory review by the Architectural and Historic Review Board with the goal of further streamlining review of land use applications
ITEM BACKUP DOCUMENTATION: <ol style="list-style-type: none">1. Draft resolution2. Introductory local law3. Legal notice of public hearing



VILLAGE OF DOBBS FERRY
112 Main Street
Dobbs Ferry, New York 10522
TEL: (914) 231-8500 • FAX: (914) 693-3470

**RESOLUTION ADOPTING A LOCAL LAW CLARIFYING THE LIST OF
MANDATORY REFERRALS TO THE ARCHITECTURAL AND HISTORIC
REVIEW BOARD**

WHEREAS, the Village Board of Trustees has been considering an introductory local law which proposes amendments to the Zoning provisions of the Dobbs Ferry Code to clarify the list of actions subject to mandatory referral to the Architectural and Historic Review Board in furtherance of the goal to streamline reviews of land use applications for the benefit of the public; and

WHEREAS, the Board of Trustees is prepared to take action having found no impediment to adoption of such law after completing its review, undertaking the necessary referral under General Municipal Law and following close of a duly noticed public hearing on January 10, 2023.

NOW, THEREFORE, BE IT RESOLVED, that, the Board of Trustees of the Village of Dobbs Ferry, in its role as Lead Agency under the State Environmental Quality Review Act ("SEQRA), after having classified the adoption of the local law as Unlisted Action under SEQRA and 6 NYCRR Part 617, and based upon the review of the EAF and consultant memoranda prepared for this action, the Board of Trustees hereby adopts a Negative Declaration in connection with the proposed law; and

BE IT FURTHER RESOLVED, that, after conducting the necessary review, the Board of Trustees of the Village of Dobbs Ferry hereby determines that the proposed law is consistent with the Village's Local Waterfront Revitalization Plan; and

BE IT FURTHER RESOLVED, that, the Board of Trustees of the Village of Dobbs Ferry hereby adopts a local law amending the text of Chapter 300 "Zoning" of the Dobbs Ferry Code to clarify the list of actions subject to mandatory referral to the Architectural and Historic Review Board

BE IT FURTHER RESOLVED, that, the Board of Trustees directs the Village Clerk to take all necessary action to achieve the purpose of this resolution including filing, posting, publishing and distributing said Local Law in accordance with NYS Village Law 7-706 and other applicable legal requirements.

Motion By: _____ Seconded By: _____

Vote:

I hereby attest that the above Resolution was approved by the Board of Trustees at its _____, 2023 meeting, and that I have been authorized to sign this Resolution by decision of the Board of Trustees.

Elizabeth A. Dreaper
Village Clerk

Date

INTRODUCTORY LOCAL LAW
REVISION TO CODE TO CLARIFY LIST OF MANDATORY REFERRALS TO THE
ARCHITECTURAL AND HISTORICAL REVIEW BOARD

A LOCAL LAW to amend the Dobbs Ferry Code Chapter 300 to clarify the matters requiring review and approval by the Architectural and Historic Review Board.

BE IT ENACTED by the Board of Trustees of the Village of Dobbs Ferry, as follows:

Section 1. Legislative Intent. As a means to further streamline the application review process for the benefit of the public, the Village Board of Trustees seeks to amend the Dobbs Ferry Village Code Chapter 300 to provide clarification as to mandatory referrals for Architectural and Historical Review Board.

Section 2. Chapter 300, Section 300-18 of the Code of Dobbs Ferry entitled "Design review" is hereby revised as set forth below with deleted matter in [brackets] and ~~struck~~ and new matter underlined:

§300-18. Design review.

- A. When required. Except as listed in Subsection B below, AHRB review shall be mandatory for the following types of applications:
 - (1) The construction, reconstruction or exterior alteration of any structure.
 - (2) Applications requiring site plan review
 - (3) Signs and canopies within a designated historic district.
 - (4) Walls within a designated historic district.
- B. Exemptions. The following applications for building permits are exempt from mandatory review by the AHRB, with the discretionary right reserved to the Building Inspector to request review and recommendation by the AHRB:
 - (1) In-kind replacements of walls, fences, signs, canopies, and façade materials in all zoning districts.
 - (2) New construction or installation of the following in all zoning districts outside any designated historic district: walls less than five feet, fences, signs, canopies, doors, and windows.
 - (3) Non-permanent siting of accessory sheds under the following conditions: (a) no larger than 100 square feet; (b) no higher than 10 feet above grade at the ridge; (c) located in rear yard; and (d) painted, stained or colored to match either the body or trim color of the house.
 - (4) Retaining walls under the following conditions: (a) no higher than five feet; and (b) constructed of natural stone or having a natural stone veneer on all visible, exposed surfaces.
 - (5) All new basement egress windows or doors, except on the front facade, provided that such windows and doors are located more than 50% below the most adjacent grade and the style of window or door is consistent with the same facade.
 - (6) Replacement windows or doors under the following conditions: (a) no alteration of style, size or location; (b) must be installed in existing rough openings without modification; (c) windows with currently exposed exterior muntins must be replaced with same style (Simulated Divided Lites, known as SDLs are acceptable).

- (7) Any Site Plan applications granted a review waiver in accordance with §300-52 (A)(2).

Section 3. Except as otherwise provided herein, all other provisions of the Dobbs Ferry Code shall remain the same.

Section 4. This Local Law shall take effect immediately upon filing with Secretary of State and shall be published and posted as required by law, including NYS Village Law §7-706 pertinent to zoning text amendments.



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PLEASE TAKE NOTICE that on January 10, 2023, the Dobbs Ferry Village Board of Trustees will meet to conduct a public hearing at 7:30 p.m., or as soon thereafter as the matter may be heard, in the Board Room at Village Hall, 112 Main Street, to receive public comment on an Introductory Local Law which proposes amendments to the Zoning provisions of the Dobbs Ferry Code to clarify the matters requiring mandatory review by the Architectural and Historic Review Board with the goal of further streamlining review of land use applications. Except as may be authorized by any overriding federal, state or local order, all meetings of the Village's boards or committees qualifying as "public bodies" are conducted in accordance with Open Meetings Law (NYS Public Officers Law, Article 7). One or more board members may participate remotely under "extraordinary circumstances" as authorized by Open Meetings Law 103-a. Unless otherwise set forth on the Village website (www.dobbsferry.com), in the meeting notice or on the agenda, meetings are conducted using a hybrid format with both in-person and virtual participation options available to the public. For virtual participation, interested parties may be heard using a web-based videoconferencing service by: (i) typing "join.zoom.us" on your web browser and entering the Webinar ID #205 957 953, Passcode: 309361; or (ii) using the direct link <https://zoom.us/j/205957953?pwd=aU5YNHJVYkxub21WN0RzQUZoVzROUT09>; or (iii) dialing telephone number 929 205 6099. Parties may also provide written comments in advance of the hearing to the Village Clerk, 112 Main Street or by e-mail LDreaper@dobbsferry.com. A copy of the proposed local law and detailed instructions for participation may be found online at the Village of Dobbs Ferry website www.dobbsferry.com

BY ORDER OF THE BOARD OF TRUSTEES

Dated: December 19, 2022

Elizabeth Dreaper
Village Clerk