



## **VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES AGENDA**

<b>MEETING DATE:</b> MARCH 22, 2022
<b>AGENDA ITEM SECTION:</b> PUBLIC HEARINGS
<b>AGENDA ITEM NO. :</b> 2
<b>AGENDA ITEM:</b>
<b>PUBLIC HEARING:</b> 417 BROADWAY/SACRED HEART PROJECT
<b>ITEM BACKUP DOCUMENTATION:</b> <ul style="list-style-type: none"><li>1. MEMORANDUM DATED FEBRUARY 28, 2022 FROM VALERIE MONASTRA, AICP/VILLAGE'S CONSULTING PLANNER TO MAYOR ROSSILLO AND THE BOARD OF TRUSTEES</li><li>2. MEMORANDUM DATED FEBRUARY 2, 2022 FROM ANTHONY OLIVERI, P.E./VILLAGE'S CONSULTING ENGINEER TO STEPHEN HUNTER/PLANNING BOARD CHAIRMAN</li><li>3. DRAWINGS OF SITE PLAN FOR PARKING IMPROVEMENTS</li></ul>

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3. DRAWINGS OF SITE PLAN FOR PARKING IMPROVEMENTS



## MEMORANDUM

**TO:** Mayor Rossillo and Members of the Village Board of Trustees

**FROM:** Valerie Monastra, AICP

**CC:** Dan Roemer, Building Inspector  
Anthony Oliveri, P.E., Village Engineer  
Melissa Gilbon Ferraro, Village Administrator  
Lori Lee Dickson Esq., Village Attorney

**DATE:** February 28, 2022

**RE:** 417 Broadway

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RC Church of Sacred Heart ("Applicant") is seeking site plan approval to repave the parking lot and upgrade the exterior lighting and landscaping ("Project"). The property is located at 417 Broadway, Section Block and Lot number 3.90-49-1.1 ("Project Site") and is located in the DG "Downtown Gateway" district.

## GENERAL AND PROCEDURAL COMMENTS

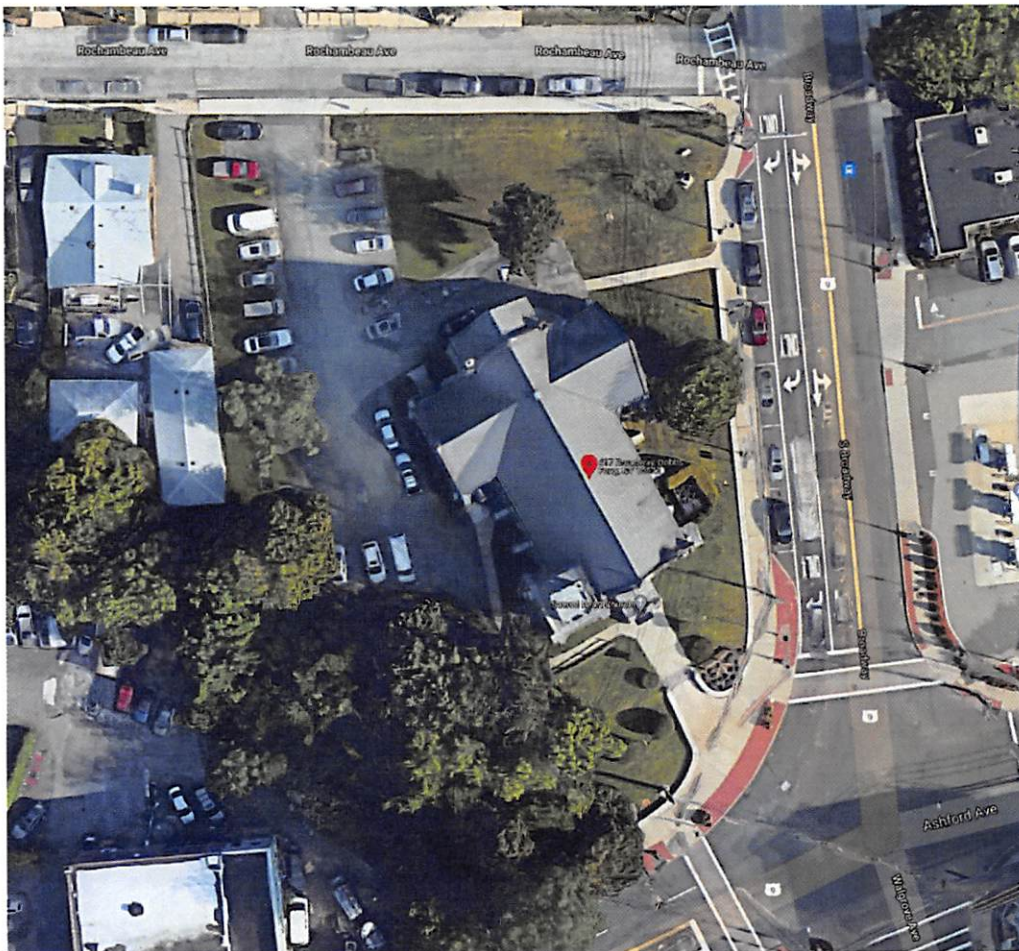
1. **SEQR.** This Application is categorized as a Type II under SEQR because the project will result in the "construction, or expansion of a primary or accessory/appurtenant, nonresidential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or use variance and consistent with local land use controls." The Applicant has provided a Short EAF Part 1.
2. **Site Plan Approval.** Per §300-52 of the Zoning chapter, this application requires Site Plan approval by the Village Board and a recommendation by the Planning Board. At the February 3, 2022, Planning Board meeting the Planning Board voted to refer this application back to the Village Board. The Board voted not to conduct a public hearing or issue a formal resolution to expedite the process.
3. **Zoning.** The Applicant provided a zoning table for the DG zone, and it appears the Applicant will meet all the requirements.
4. **County Board Referrals.** This project requires notification to the Westchester County Planning Board per Section 239 L, M and N of the New York State General Municipal Law and

Section 277.61 of the County Administrative Code as it is less than 5,000 square feet and within 500 feet of Broadway, NYS Route 9. Notification was sent to the County on February 28, 2022.

5. **Local Waterfront Revitalization Consistency.** The Village 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.

#### OUTSTANDING SITE PLAN COMMENTS

1. **Parking.** The Applicant is proposing to repave and repaint the existing parking lot, as well as add two (2) cobble curves. The Project will add additional parking spaces. It is noted that in recent aerial photographs it appears that cars are already utilizing the grass area as parking spaces. The proposed site plan would improve the current parking situation. The site plan should be updated to include the dimensions of the parking spaces, parking aisle, and curb cuts. Standards for parking lots can be found in §300-48(D) of the Zoning chapter.



2. **Lighting.** The Applicant provided a lighting plan. The Applicant should also provide lighting details. All lighting must comply with §300-41 of the Zoning chapter.

#### **ENGINEERING COMMENTS**

Attached to this memorandum are the remaining engineering comments which the engineer recommends being included as conditions of site plan approval.

#### **SUBMISSION MATERIALS**

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

- Site Plan Application by Reverend Christopher Montauro, dated January 20, 2022
- Site Plan by AZ Associates LTD., stamped and dated August 2, 2021
- Planting Plan by AZ Associated LTD., stamped and dated September 15, 2021



Dolph Rotfeld Engineering Division

570 Taxter Road, Suite 300  
Elmsford, NY 10523  
(914) 631-8600 phone  
(914) 631-5769 fax  
www.drepc.com  
www.aiengineers.com

## MEMORANDUM (1)

**TO:** Stephen Hunter, Planning Board Chairman

**CC:** Planning Board Members  
Richard Leins, Interim Village Administrator  
Dan Roemer, Building Inspector  
Dan Pozin, Planning Board Attorney  
Valerie Monastra, Village Planner

**FROM:** Anthony Oliveri, P.E.

**DATE:** February 2, 2022

**RE:** Site Plan Review  
417 Broadway – Sacred Heart Church  
Village of Dobbs Ferry

With regard to the above-mentioned project, this office has reviewed the following plans and submittals:

- Plan Submittal Form, Site Plan Application, Short Environmental Assessment Form, Site plan checklist, Coastal Assessment Form, prepared by Vernon Hill Land Development Corporation, Dated 1/20/2022
- Letter to the Planning board created by Nelson Pope Voorhis, Dated 2/1/2022
- Affidavit of Notice to Neighbors, created by Vernon Hills Land Development Corporation dated 9/23/2022
- Escrow Account Verification Email, created by Ed Manley, not dated
- Site Plan and Planting Plan For Parking Lot Improvements, created by AZ Associates LTD., Stamped by Antonio Zaino dated 9/15/2021

Description of work: Renovations and additions to an existing one-family residence, with new porch and patio.

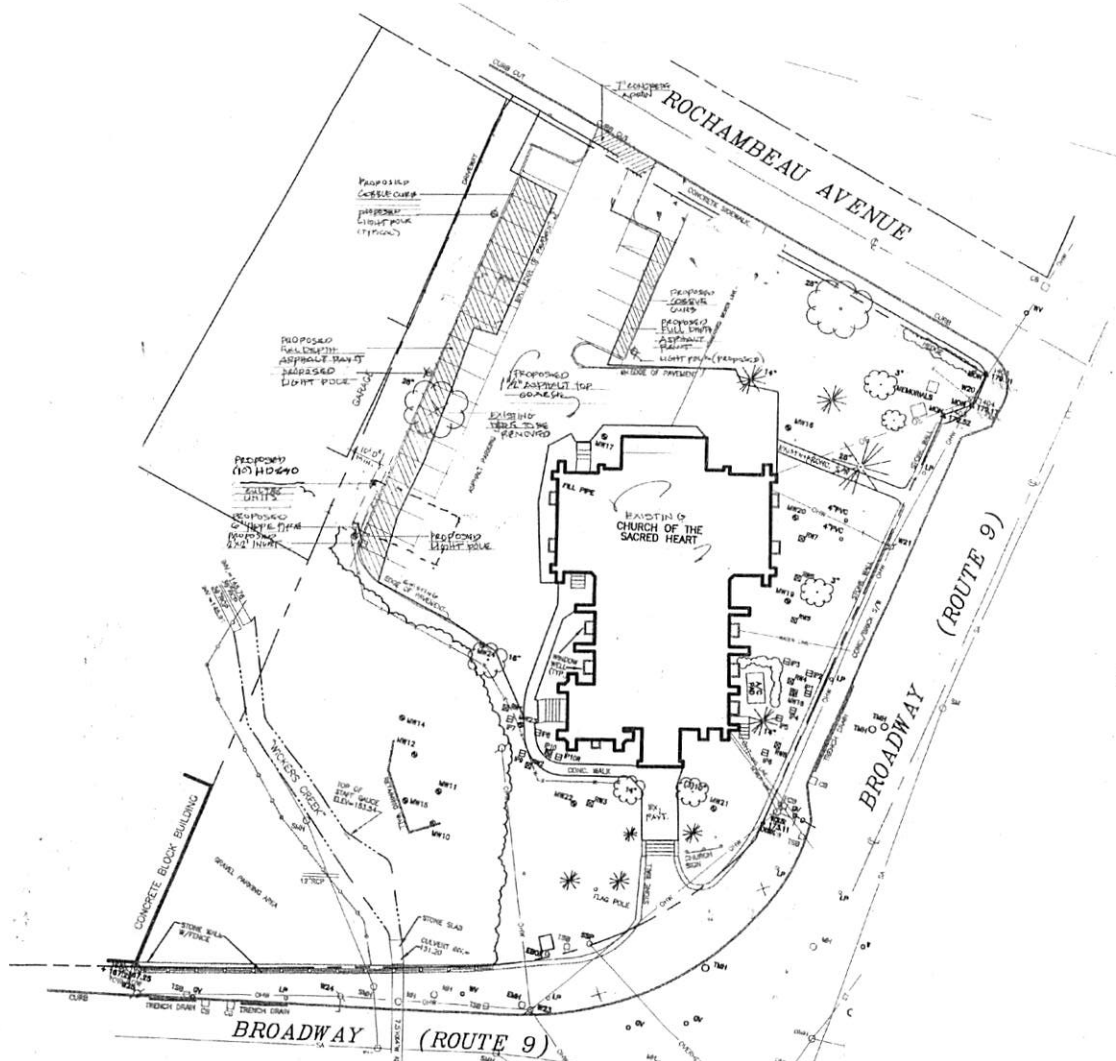
Our comments are as follows:

1. Provide dimensions for all parking spaces and aisle widths.

2. An erosion and sediment control plan and details must be provided.
3. Calculations verify the sizing of cultec units must be provided for the increased impervious areas proposed. Clarification with regard to an overflow or outlet to the detention system must be detailed as the design states infiltration is not being considered.
4. Test pits must be performed to confirm soil type and to determine the elevation of ledge rock and groundwater prior to construction.
5. Provide a minimum of an 18" sump at the proposed drain inlet for water quality.
6. Indicate existing and proposed topography to confirm positive pitch to the proposed drain inlet.
7. The existing driveway may be used as a construction entrance. Add the following note to the plan, "The paved street adjacent to the site entrance shall remain clear and will be swept daily to remove an excess dirt, mud or rock tracked offsite."
8. Details for the proposed cultec system should include:
  - a. Actual configuration of system.
  - b. Include at least one inspection port per row of cultecs and include in the details.
  - c. Provide all rims, inverts and sump elevations for any proposed piping and the proposed detention system.
  - d. Provide manufacturers details required for installation in paved areas.

The applicant should provide annotated responses to each of the comments outlined herein with any subsequent submissions. We will be happy to continue our review once responses are provided.

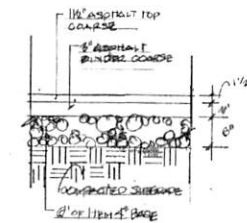
Thank you



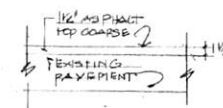
#### Zoning Chart

	DG Zone	Existing	Proposed
Building height	Maximum stories	3	no change
	Maximum height (ft)	40	no change
Lot Coverage	Maximum lot coverage by building	70%	no change
	Maximum lot coverage by impervious cover	80%	35.21%
Set backs	Minimum front yard setback (feet)	0	no change
	Minimum rear yard setback (feet)	5	no change
	Minimum side yard setback (each) (feet)	5	no change
	Minimum side yard setback (both) (feet)	10	no change

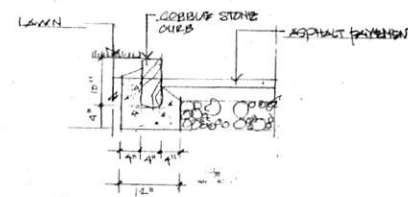
Note: existing lot size: 49,120 SF



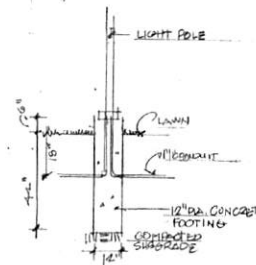
FULL DEPTH ASPHALT RESURF.  
SCALE: 1"=1'-0"



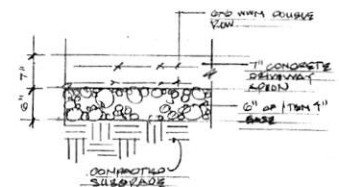
1/2" ASPHALT TOP COARSE  
SCALE: 1"=1'-0"



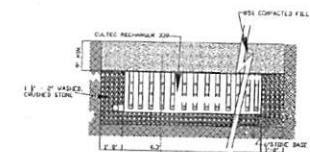
COBBLE STONE CURB  
SCALE: 1"=1'-0"



LIGHT POLE FOOTING  
SCALE: 1/4"=1'-0"



7" CONCRETE APRON  
SCALE: 1"=1'-0"



CULVERT STORM WATER RECHARGER  
HTS

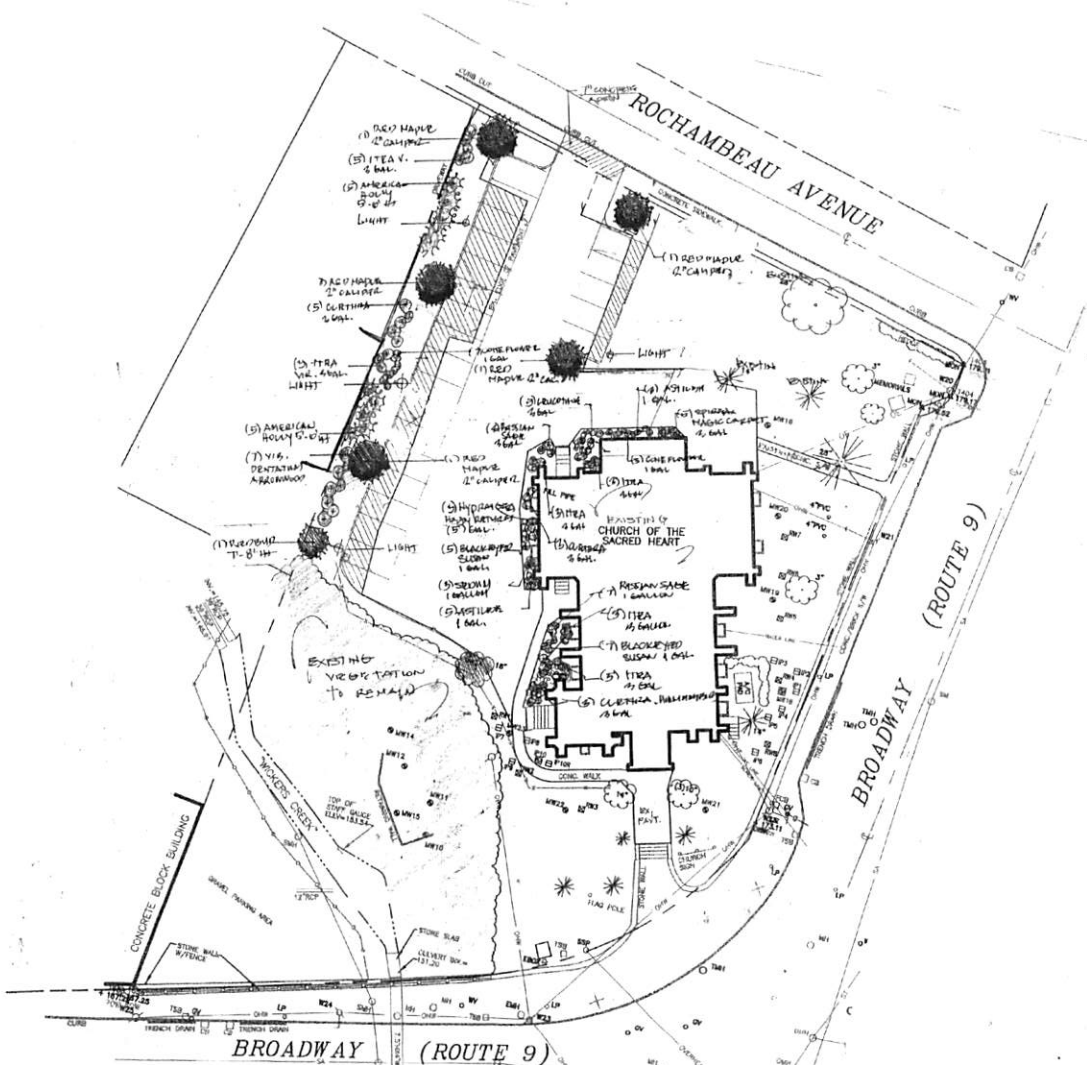
SITE PLAN FOR PARKING LOT IMPROVEMENTS  
ARCHDIOCESE OF NEW YORK  
417 BROADWAY  
DOVER FERRY, NEW YORK

SCALE: 1"=20'-0" AUGUST 2, 2021

SHEET L-1

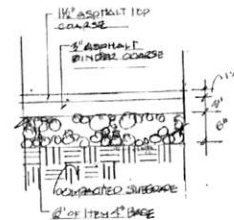
AZ ASSOCIATES LTD.  
DESIGN & HORTICULTURAL CONSULTANT  
ANTHONY ZANO  
LANDSCAPE ARCHITECT  
7 SOUTH BRIDGE ROAD  
BROOKFIELD, CT 06804



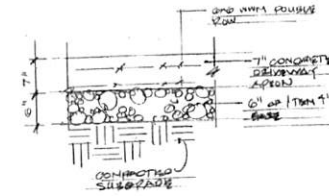


**Zoning Chart**

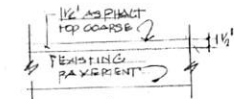
	DG Zone Existing	Proposed
Building height (Maximum stories)	40	no change
Maximum height (ft)	70'	no change
Lot Coverage	70%	no change
Maximum lot coverage by building	80%	35-21%
Maximum lot coverage by impervious cover	0	no change
Set backs	5	no change
Minimum front yard setback (feet)	5	no change
Minimum rear yard setback (feet)	5	no change
Minimum side yard setback (each) (feet)	5	no change
Minimum side yard setback (both) (feet)	10	no change



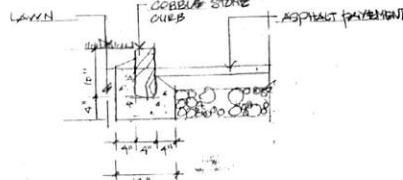
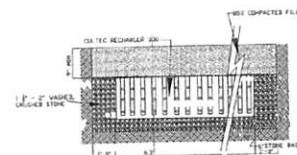
FULL DEPTH ASPHALT PAV'T  
SCALE: 1"=1'-0"



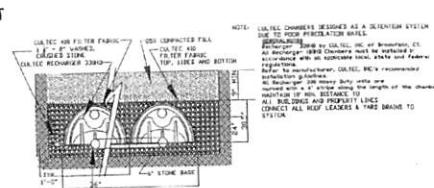
7" CONCRETE APRON  
SCALE: 1"=1'-0"



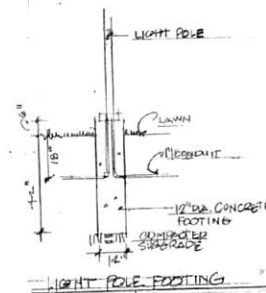
1 1/2" ASPHALT TOP COARSE  
SCALE: 1"=1'-0"



COBBLES STONE CURB  
SCALE: 1"=1'-0"



CULTIC STORM WATER RECHARGER  
HT3



LIGHT POLE FOOTING  
SCALE: 1"=1'-0"

PLANTING PLAN  
SITE PLAN FOR PARKING LOT IMPROVEMENTS  
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117 BROADWAY  
DOBBINS TERRY, NEW YORK  
SCALE: 1"=20'-0" AUGUST 2, 2021  
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