



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

<b>MEETING DATE:</b> MAY 10, 2022
<b>AGENDA ITEM SECTION:</b> DISCUSSION AND RESOLUTION ITEMS
<b>AGENDA ITEM NO. :</b> 1
<b>AGENDA ITEM:</b>
<b><u>RESOLUTION:</u></b> CONSIDER A RESOLUTION FOR MERCY COLLEGE SITE PLAN
<b>ITEM BACKUP DOCUMENTATION:</b> <ul style="list-style-type: none"><li>1. MEMORANDUM DATED MAY 5, 2022 FROM VALERIE MONASTRA, AICP/VILLAGE CONSULTING PLANNER TO MAYOR ROSSILLO AND THE BOARD OF TRUSTEES</li><li>2. DRAFT RESOLUTION</li></ul>

**ITEM BACKUP DOCUMENTATION:**

1. MEMORANDUM DATED MAY 5, 2022 FROM VALERIE MONASTRA, AICP/VILLAGE CONSULTING PLANNER TO MAYOR ROSSILLO AND THE BOARD OF TRUSTEES
2. DRAFT RESOLUTION



## MEMORANDUM

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

**FROM:** Valerie Monastra, AICP

**CC:** Melissa Ferraro, Village Administrator  
Lori Lee Dickson, Esq., Village Attorney  
Dan Roemer, Building Inspector

**DATE:** May 5, 2022

**RE:** 555 Broadway

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Mercy College (the "Applicant" and "Owner") is seeking Site Plan approval for the construction of an approximately 3,960 square foot open-air pavilion and upgrades to the existing "R-Lot" parking lot. The property is located at 555 Broadway, Section Block and Lots 3.40-4-19 and 3.40-4-21 ("Project Site") and is in the EI, Educational/Institutional zoning district.

## GENERAL AND PROCEDURAL COMMENTS

1. **County Board Referral.** This Project requires a 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 because the project is within 500 feet of the boundary of the Village of Dobbs Ferry and within 500 feet of the Old Croton Aqueduct State Park.
2. **SEQR.** This application is categorized as a Type II action under SEQR because it consists of "routine activities of educational institutions, including expansion of existing facilities by less than 10,000 square feet of gross floor area" and "replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site;" No additional SEQR review is necessary.
3. **Site Plan Approval.** This application requires Site Plan approval by the Village Board of Trustees and a recommendation to the Planning Board per Section 300-52 of the Zoning chapter. A public hearing conducted by the Village Board will be required for Site Plan approval.

4. **Zoning.** The project site is in the Educational/Institutional Zoning District. The Applicant has not provided a bulk table for the EI district, and one will be required for submission to the Planning Board.
5. **Architectural and Historic Review Board.** This application will require Architectural and Historic Review Board approval.
6. **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.

## **SUBMISSION MATERIALS**

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

- Narrative Letter by McCullough, Goldberger & Staudt, LLP dated April 14, 2022
- Site Plan Application prepared by Thomas Simmonds dated April 13, 2022
- Coastal Assessment Form prepared by McCullough, Goldberger & Staudt, LLP dated April 14, 2022
- Short Environmental Assessment Form part 1 prepared by McCullough, Goldberger & Staudt, LLP dated April 14, 2022
- Site Plans by Foit Albert Associates dated April 8, 2022
  - G-001 Cover Sheet
  - G-002 Notes Sheet
  - V-101 Topographical Survey - North
  - V-102 Topographical Survey - South
  - C-10 Demolition Plan - North
  - C-102 Demolition Plan - South
  - C-103 Site Plan - North
  - C-104 Site Plan - South
  - C-105 Grading and Drainage Plan - North
  - C-106 Grading and Drainage Plan - South
  - C-501 Details (1 of 2)
  - C-502 Details (2 of 2)
  - E-101 Lighting Photometric Plan – North
  - E-102 Lighting Photometric Plan - South
- Site Plans by Alloy Design Studio PLLC dated March 1, 2022

- A-T Title Sheet
- L-050 Contract Plan
- L-100 Removals Plan
- L-200 Materials Plan
- L-300 Grading Plan
- L-310 Site Drainage Diagram
- L-320 Site Utilities Diagram
- L-400 Planting Plan
- A-100 Pavilion Plan
- A-150 Reflected Ceiling Plan
- A-200 Pavilion Elevations
- A-300 Pavilion Sections

**555 BROADWAY – MERCY COLLEGE SITE PLAN APPLICATION – REFERRAL TO BOARD(S) & SEQRA REVIEW**

**WHEREAS**, at the meeting on May 10, 2022 the Board of Trustees of the Village of Dobbs Ferry acknowledged receipt of an application by Mercy College 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 555 Broadway in the EI (“Educational/Institutional”) Zoning District for proposed upgrades to existing on-site parking (R-Lot) and construction of an approximately 3,960 square foot open-air pavilion on the site where a tent had been erected for use during the period of heightened health and safety requirements due to COVID-19; 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, based on a review of the Environmental Assessment Form, the Board of Trustees of the Village of Dobbs Ferry classifies the project as a Type II action in accordance with the NY State Environmental Quality Review Act (Environmental Conservation Law, Article 8) and its implementing regulations which indicates that no further environmental review is required; 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 for informational purposes to the Westchester County Planning Board in accordance with General Municipal Law §239 based on the proximity of the subject property to Broadway, NYS Route 9, which is a state road.