



VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES
REGULAR MEETING AGENDA

MEETING DATE: December 13, 2022

AGENDA ITEM SECTION: Resolutions

AGENDA ITEM NO. : 2

AGENDA ITEM:

Resolution: Consider a resolution to schedule a public hearing to consider a Local Law clarifying the list of mandatory referrals to the Architectural and Historic Review Board

ITEM BACKUP DOCUMENTATION:

1. Draft resolution
2. Draft Introductory Local Law



VILLAGE OF DOBBS FERRY

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RESOLUTION TO SCHEDULE A PUBLIC HEARING TO CONSIDER A LOCAL LAW CLARIFYING THE LIST OF MANDATORY REFERRALS TO THE ARCHITECTURAL AND HISTORIC REVIEW BOARD

WHEREAS, the Board of Trustees of the Village of Dobbs Ferry is considering an Introductory Local Law which proposes amendments to the Dobbs Ferry Code to clarify the list of mandatory referrals to the architectural and historic review board in furtherance of the goal to streamline reviews for the benefit of the public.

NOW, THEREFORE, BE IT RESOLVED, that, the Board of Trustees hereby calls for the scheduling of a public hearing to receive comments on the above-referenced Introductory Local Law on January 10, 2023 at 7:30 p.m., or as soon thereafter as the matter may be heard, with such hearing to be conducted using a hybrid format offering in-person and virtual participation and made accessible to the public in compliance with open meetings law (NYS Public Officers Law, Article 7), or as otherwise permitted by local, state or federal order.

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.