

## MEMORANDUM

**To** : Village of Dobbs Ferry Planning Board

**From** : George E. Pommer, P.E.  
Vice President

Dwight Douglas  
Village Consulting Planner

**Dated** : June 29, 2020

**Subject** : Site Plan Review  
Owner/Applicant – Christina Torch  
58 Northfield Avenue  
Tax ID: 3.100-81-5

**Drawings  
Reviewed** : “Site Plan”, Revised 6/29/19, Sheet 1 of 2.  
“Construction Plan”, Revised 6/29/20, Sheet 2 of 2.

**Documents  
Reviewed** : Annotated Hahn Engineering Memorandum from Paul Petretti with Hancor  
Retention Selection Sheet, Undated.

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The referenced plans have been reviewed for compliance with Article XII of the Village Code – Site Plan Review and our previous memorandum dated June 3, 2020. The applicant proposes the construction of a four space driveway with a 32 foot curb cut for a two-family residence on 0.3 acres in the OF-6 zoning district. The improvements also include a retaining wall, drainage system, and a planter. The site is located within 500 feet of a state highway (Saw Mill Parkway), a county road (Ashford Avenue), and a municipal boundary (Village of Ardsley).

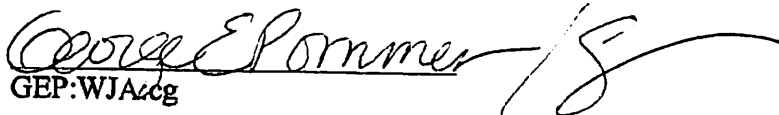
Pursuant to our review, the following items should be addressed by the applicant.

1. Drainage sizing is based on assumed values as noted on the drawings. Prior to construction, infiltration testing should be performed to confirm drainage sizing and submitted to the Village.
2. As previously mentioned, a construction sequence should be shown on the plans.

E N V I R O N M E N T A L     A N D     C I V I L     E N G I N E E R I N G  
S T U D I E S     •     R E P O R T S     •     D E S I G N

3. As previously mentioned, the infiltration system must not be connected until construction is complete and the contributing area is stabilized. A note, stating as much, should be added to the plans.
4. As previously mentioned, the area of the proposed infiltration system should be protected from over-compaction during construction. The area should be fenced off during construction or the area should be de-compacted prior to installation of the infiltration units.

A written response and revised plans responding to the above comments should be submitted by the applicant for review. Any changes made that do not pertain to our comments should be identified separately in the written response. Additional comments may be generated based on the revised plans.

  
GEP:WJA/cg

**VILLAGE OF DOBBS FERRY PLANNING BOARD  
RESOLUTION GRANTING SITE PLAN APPROVAL  
FOR THE CONSTRUCTION OF A FOUR SPACE PARKING LOT  
AND RELATED SITE IMPROVEMENTS AT A TWO FAMILY  
HOUSE  
58 Northfield Avenue**

**WHEREAS**, Christina Torch, owner, has applied for site plan approval to construct a four space parking lot and make other site improvements to the two family house at 58 Northfield Avenue and denoted on the tax assessment maps as Section 3.100, Block 81, Lot 5, and located in the OF-6 zoning district, and

**WHEREAS**, the following plans and documents were submitted as part of the application:

“Site Plan”, Revised 6/29/19, Sheet 1 of 2.  
“Construction Plan”, Revised 6/29/20, Sheet 2 of 2.  
Annotated Hahn Engineering Memorandum from Paul Petretti with  
Hancor Retention Selection Sheet, Undated.

**WHEREAS**, the Planning Board is familiar with the site and surrounding area and the proposed improvement plans and at their meetings of July 2, 2020 held a duly noticed public hearing and all comments were considered, and

**WHEREAS**, the construction of a four space parking lot and other site work as herein proposed to serve a two family house constitutes a type II action under the State Environmental Quality Review Act (“SEQRA”), and is therefore exempt from further environmental review.

**NOW THEREFORE BE IT RESOLVED**, that the Planning Board of the Village of Dobbs Ferry herein grants site plan approval for the subject application, conditioned on the following:

1. All applicable provisions of the Village, County and State regulations shall be met.
2. Prior to the issuance of a Building Permit, all required site plan and village consultants’ review fees shall be paid and all items in the Village Consulting Engineer’s memo date June 29, 2020 shall be resolved to his satisfaction.
3. The following Language shall be added to the plan:

“Approved subject to all requirements and conditions of a July 2, 2020 resolution of the Planning Board of the Village of Dobbs Ferry, New York. Any change, erasure, modification, or revision of this plan, absent re-approval from the Planning Board, shall void this approval”.

**BE IT FURTHER RESOLVED**, that this Resolution shall have an effective date of July 2, 2020.

Motion By: \_\_\_\_\_

Seconded by: \_\_\_\_\_

Vote:                                      In Favor      Opposed      Abstaining      Absent

Chairman Hunter

Mr. Lane

Mr. Brosnahan

Mr. Hale

Ms. Haupt

Mr. Winder, alternate

I hereby attest that the above Resolution was approved by the Planning Board at its July 2, 2020 Meeting, and that I have been authorized to sign this Resolution by decision of the Planning Board.

Chairman Hunter

Date

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