TAG	ZONING DISTRICT	LOT INFORMATION PARCEL	OWNER	OWNER ADDRESS	PROPERTY ADDRESS
1	MF-1	3.40- 4 - 5	VILLAGE GREEN CONDO COMMON AREA UNITS (A1-B45) POOL	71 PONDFIELD ROAD ARTHUR HAVELIN PROP. MANAGER BRONXVILLE, NY 10708	100 CEDAR STREET
2	MF-3	3.40- 5 - 6	110-150 DRAPER OWNERS CORP ATTN: GARTHCHESTER REALTY LTD	209 GARTH ROAD SCARSDALE, NY 10583	110 - 150 DRAPER LANE
3	DB	3.80- 36 - 41.1	TARRICONE REALTY INC	56 MAIN STREET DOBBS FERRY, NY 10522	139 PALISADE STREET
4	WFB	3.80- 36 - 42	KOSOV PROPERTIES COMPANY LLC	145 PALISADE STREET DOBBS FERRY, NY 10522	
5	WFB	3.80- 36 - 43	VILLAGE OF DOBBS FERRY	112 MAIN STREET DOBBS FERRY, NY 10522	
6	DB	3.80- 40 - 19	701 MONROE BLVD LLC	8 FORBES BLVD EASTCHESTER, NY 10709	127 MAIN STREET
7	DB	3.80- 40 - 20	129 MAIN STREET, LLC	133 MAIN STREET DOBBS FERRY, NY 10522	129 MAIN STREET
8	DB	3.80- 40 - 21	TSN REALTY, LLC	133 MAIN STREET DOBBS FERRY, NY 10522	133 MAIN STREET
9	DB	3.80- 40 - 22	OTTO FREY, JR	11 SENECA STREET DOBBS FERRY, NY 10522	135 MAIN STREET
10	DB	3.80- 40 - 23	OTTO FREY, JR	11 SENECA STREET DOBBS FERRY, NY 10522	0 MAIN STREET VACANT LAND
11	DB	3.80- 40 - 24	GREEN APPLE PROPERTIES, LLC	38 MCKEEL AVENUE TARRYTOWN , NY 10591	141 MAIN STREET
12	DB	3.80- 40 - 25	ANN PALERMO	301 RIVERSVILLE ROAD GREENWICH, CT 06831	143 MAIN STREET
13	DB	3.80- 40 - 26	PALISADE VIEW PROPERTIES, INC	147 MAIN STREET DOBBS FERRY, NY 10522	
14	DB	3.80- 40 - 27	PATRICK TARTAGLIONE	440 SAW MILL RIVER ROAD YONKERS, NY 10701	149 MAIN STREET
15	DB	3.80- 40 - 28	BRUCE RICHARDS, TRUST KIMBERLY KANATANI, TRUST	153 MAIN STREET DOBBS FERRY, NY 10522	
16	DB	3.80- 40 - 29	BRIAN SILVERMAN	81 CEDAR STREET DOBBS FERRY, NY 10522	
17	MDR-2	3.80- 40 - 30	MARY RUOTOLO	83 CEDAR STREET DOBBS FERRY, NY 10522	
18	MDR-2	3.80- 40 - 31	154 PALISADES STREET, LLC	59 MAIN STREET DOBBS FERRY, NY 10522	164 PALISADE STREET
19	MDR-2	3.80- 40 - 32	156 PALISADE STREET, LLC	156 PALISADE STREET DOBBS FERRY, NY 10522	
20	MDR-2	3.80- 40 - 33	GLENN VARCASIA	154 PALISADE STREET DOBBS FERRY, NY 10522	
21	MDR-2	3.80- 40 - 34	EDWARD M AND LUCILLE M. HENNESSY	148 150 PALISADE STREET DOBBS FERRY, NY 10522	
22	MDR-2	3.80- 40 - 35	CHRISTOPHER AND JACQUELINE PARERES	144 PALISADE STREET DOBBS FERRY, NY 10522	
23	MDR-2	3.80- 40 - 36	142 PALISADE, LLC	43 TAXTER ROAD IRVINGTON, NY 10533	142 PALISADE STREET
24	MDR-2	3.80- 40 - 37	VINCENZO AND SUSANNE SANZO	138 PALISADE STREET DOBBS FERRY, NY 10522	136 PALISADE STREET
25	DB	3.80- 42 - 13	FRANK GOLIO, VICTOR GOLIO	64 BELLWOOD DRIVE DOBBS FERRY, NY 10522	146 MAIN STREET
26	DB	3.80- 42 - 14	CHARLES W AND TARA J. MASTIN	138 MAIN STREET DOBBS FERRY, NY 10522	
27	DB	3.80- 42 - 15	JOSEFINA TIGRE	134 MAIN STREET DOBBS FERRY, NY 10522	

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

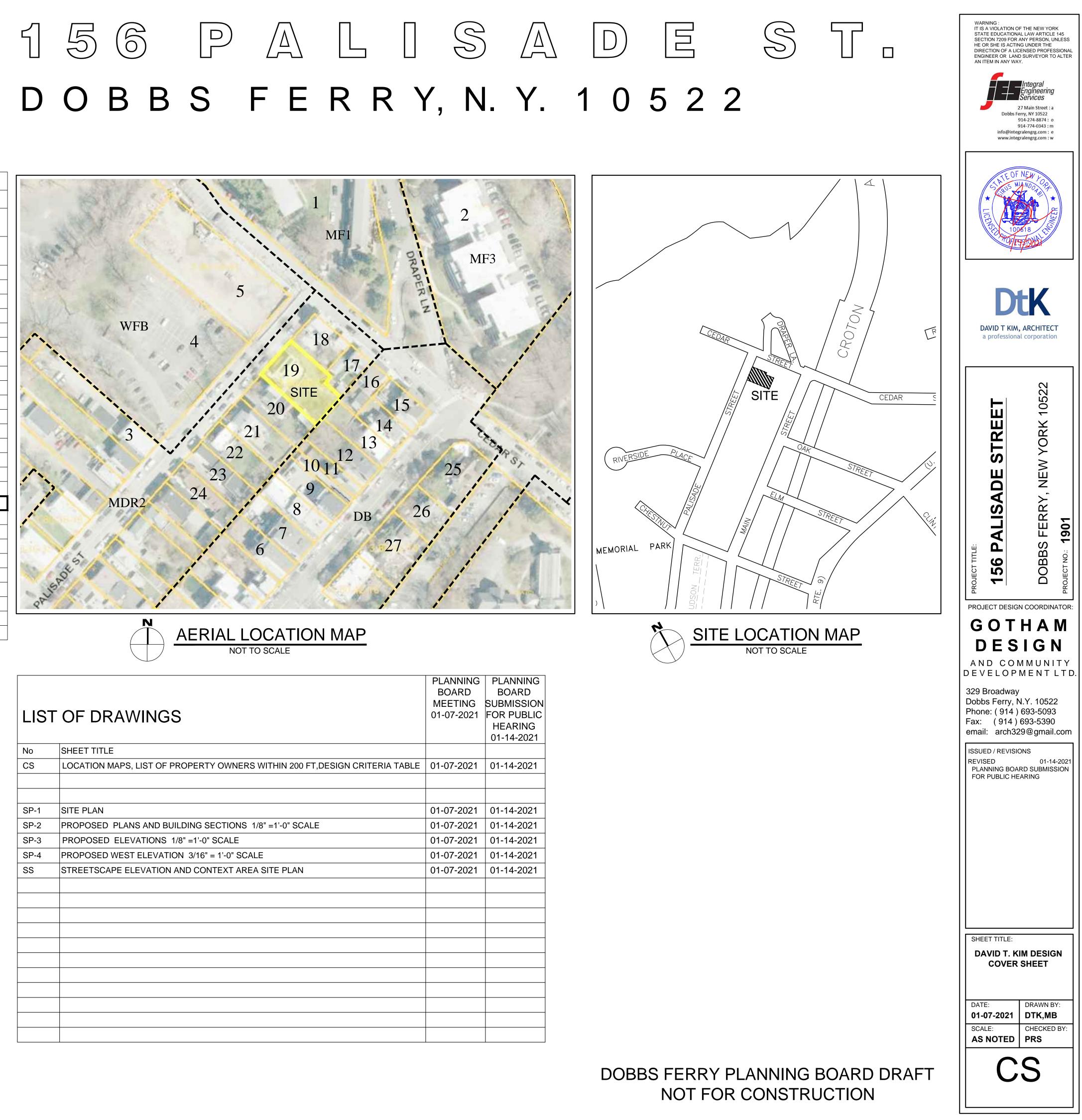
	WIND DESIGN			SEISMIC	SUBJECT TO DAMAGE FROM								
GROUND SNOW LOAD	SPECIAL WIND SPEED (MPH)	TOPO EFFECTS	WIND REGION	WINDBORNE DEBRIS ZONE	DESIGN CATEGORY (RCNY ONLY)	WEATHERING	FROST LINE DEPTH	TERMITE	CLIMATE ZONE	ICE BARRIER UNDERLAYMENT REQUIRED		FREEZING	MEAN ANNUAL TEMP
30 LBS / SQ.FT.	*SPECIAL WIND REGION	NO	YES	NO	С	SEVERE	42"	MODERATE TO HEAVY	4A	YES	**FIRM COMMUNITY PANEL NUMBER 360908	2000	51.6

* 115 MPH to 120 MPH. the special wind region should serve as warning to design professionals in evaluating wind loading conditions. Wind speeds higher than the dreived values taken from Section 1609 of the IBC and Figure R301.2 (4) A of the IRC are likely to occur and should be considered in the design.

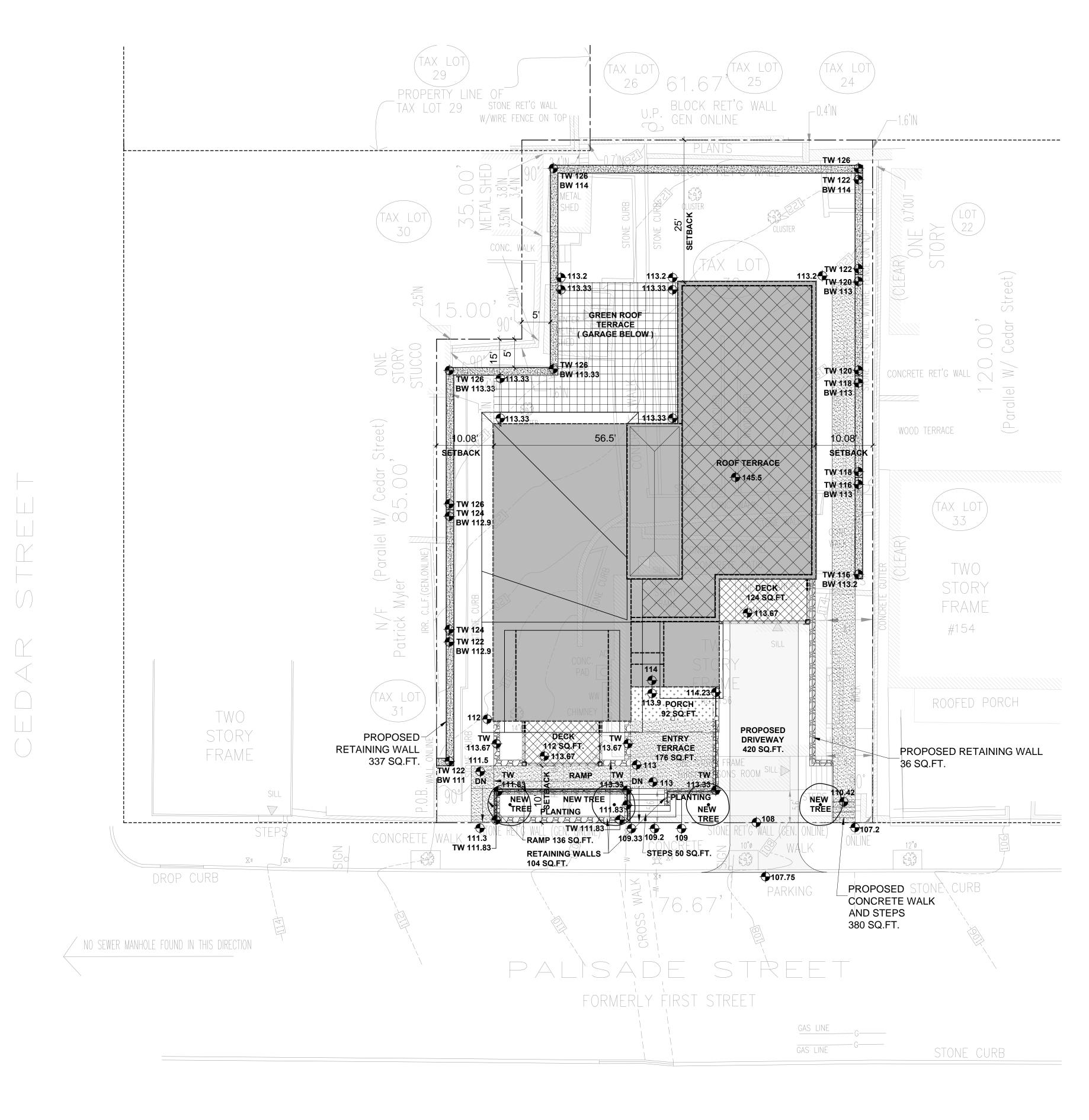
** State if applicable. For flood hazards the Design Professional shall state if they are applicable, Y/N. Verify with FIRM Maps. Maps are available on the FIMA web site http://www.floodmap.floodsimple.com/

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENTS

	INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENTS									
CLIMATE ZONE	FENESTRATION U - FACTOR	SKYLIGHT U - FACTOR	GLAZED FENESTRATION SHGC	CEILING R- VALUE	WOOD FRAME WALL R - VALUE	MASS WALL R - VALUE	FLOOR R - VALUE	BASEMENT WALL R - VALUE	SLAB R - VALUE & DEPTH	CRAWL SPACE WALL R - VALUE
	TABLE R402.1.1 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT									
4A	0.35	0.55	0.4	49	20 OR 13 + 5	8 / 13	19	10 / 13	10,2 FT	10 /13
	TABLE R402.1.4 EQUIVALENT FACTORS									
4A	0.35	0.55		0.026	0.06	0.098	0.047	0.047	0.059	0.065



LIST	F OF DRAWINGS	PLANNING BOARD MEETING 01-07-2021	PLANNING BOARD SUBMISSION FOR PUBLIC HEARING 01-14-2021
No	SHEET TITLE		
CS	LOCATION MAPS, LIST OF PROPERTY OWNERS WITHIN 200 FT, DESIGN CRITERIA TABLE	01-07-2021	01-14-2021
SP-1	SITE PLAN	01-07-2021	01-14-2021
SP-2	PROPOSED PLANS AND BUILDING SECTIONS 1/8" =1'-0" SCALE	01-07-2021	01-14-2021
SP-3	PROPOSED ELEVATIONS 1/8" =1'-0" SCALE	01-07-2021	01-14-2021
SP-4	PROPOSED WEST ELEVATION 3/16" = 1'-0" SCALE	01-07-2021	01-14-2021
SS	STREETSCAPE ELEVATION AND CONTEXT AREA SITE PLAN	01-07-2021	01-14-2021



<u>NOTE:</u> ALL LIGHTING SHALL COMPLY WITH SECTION 300-11.4



	-	N G	
PROPERTY LOCATION : 156 PALISADE STREET			
OWNER : 156 PALISADE STREET	LLC 156 I	PALISADE STF	REE
ZONING DISTRICT MDR - 2			Т
REQUIREMENT		UNITS	
MINIMUM NET LOT AREA		SQ.FT.	
MINIMUM LOT AREA PER DWELLING		SQ.FT.	
MINIMUM LOT WIDTH		FEET	
MINIMUM LOT DEPTH		FEET	
MAX. LOT COVERAGE BY BUILDINGS		%	
MAX. LOT COVERAGE BY IMPERVIOUS SURFACES	6	%	T
MINIMUM FRONT YARD SETBACK		FEET	
MINIMUM REAR YARD SETBACK		FEET	T
MINIMUM SIDE YARD SETBACK ONE		FEET	T
MINIMUM SIDE YARD SETBACK BOTH		FEET	T
STORIES		NUMBER	T
MAXIMUM HEIGHT		FEET	
EAVE HEIGHT		FEET	
OFF STREET PARKING			
ON - STREET PARKING		NUMBER	
T B D - TO BE DETERMINED	·		•
	BUIL	DING C	0
		UNITS	
EXISTING HOUSE		SQ.FT.	
EXISTING METAL SHEDS		SQ.FT.	
τοται	FYISTING	TOTAL BUILDING CO)\/F
PROPOSED GARAGE	EXIGTING	SQ.FT.	T
PROPOSED FIRST FLOOR		SQ.FT.	+
PROPOSED PORCH		SQ.FT.	+
			+
PROPOSED DECKS		SQ.FT.	
IMI	PERVI	ous co) \
		UNITS	
HOUSE		SQ.FT.	

IMPERVIOU	IMPERVIOUS COVERAGE TABLE								
	UNITS	EXISTING	PROPOSED						
HOUSE	SQ.FT.	1,297							
METAL SHEDS	SQ.FT.	175							
WALKS AND STEPS	SQ.FT.	520							
RETAINING WALLS	SQ.FT.	453							
	TOTAL	EXISTING 2,445							
TOTAL EXISTING IMPERVIOUS COVERAGE	2,4	45 / 8,675 = 28.18 %							
EXISTING RETAINING WALLS TO REMAIN	SQ.FT.		200						
PROPOSED BUILDING	SQ.FT.		3,700						
PROPOSED PORCHES / DECKS	SQ.FT.		328						
PROPOSED RAMP	SQ.FT.		136						
PROPOSED RETAINING WALLS	SQ.FT.		477						
PROPOSED ENTRY TERRACE	SQ.FT.		176						
PROPOSED WALK AND STEPS	SQ.FT.		380						
PROPOSED DRIVEWAY	SQ.FT.		420						
			TOTAL PROPOSED 5,817						
	TOTAL PROPOSED IMPERVIOUS COVERAGE 5,817 / 8,675 = 67.05 %								

STORY
EXISTING FIRST FLOOR
PROPOSED FIRST FLOOR
EXISTING SECOND FLOOR
PROPOSED SECOND FLOO
PROPOSED THIRD FLOOR
PROPOSED GARAGE

GRAPHIC SCALE IN FEET 0 5 10 20

ALL SURVEYING INFORMATION ON THIS DRAWING IS TAKEN FROM A SURVEY DATED MAY 04, 2019 PREPARED BY: SUMMIT LAND SURVEYING P.C. 64 VIRGINIA AVENUE DOBBS FERRY 10522 TEL 914 629 - 7758

ZONING TABLE

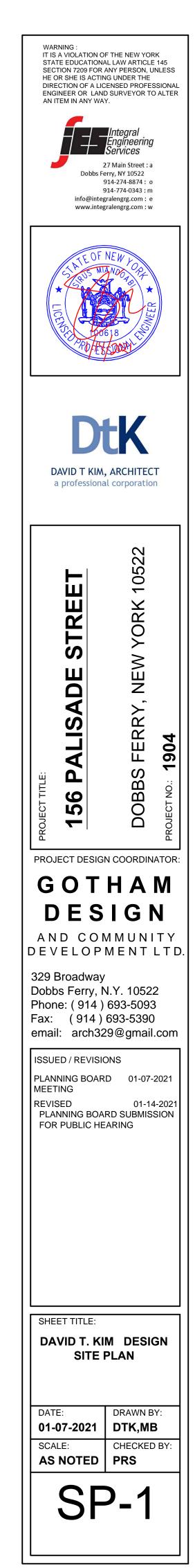
6 PALISADE STREET LLC 156 PALISADE STREET DOBBS FERRY, NY 10522

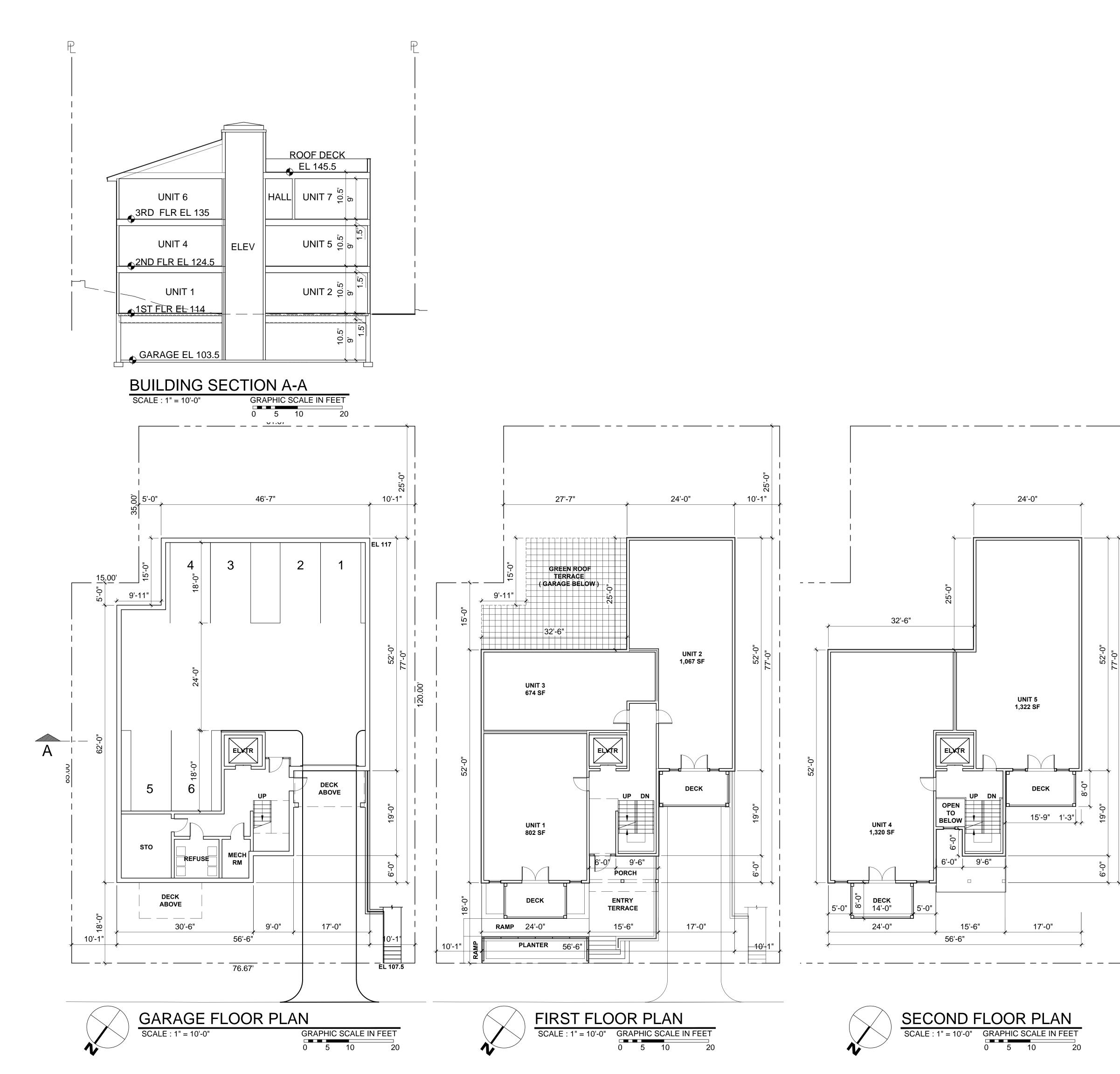
-2						
	UNITS	REQUIRED/ ALLOWED	EXISTING	PROPOSED	VARIANCE / WAIVER REQUESTED	
	SQ.FT.	5,000	8,675	UNCHANGED		
VELLING	SQ.FT.	800 PER UNIT	TO BE REMOVED	6 UNITS 8,675 / 800 =10		
	FEET	50	76.67	UNCHANGED		
	FEET	100	102.5 (AVG)	UNCHANGED		
JILDINGS	%	27	16.97(1,472)	TBD	TBD	
PERVIOUS SURFACES	%	54	28.18 (2,445)	67.05 (5,817)	YES	
BACK	FEET	7.8 (PREVAILING)	5.6	10		
ACK	FEET	25	76.25	25		
CK ONE	FEET	10	8.1	10		
СК ВОТН	FEET	20	38.95	20		
	NUMBER	3	2	3		
	FEET	37	21	36.5		
	FEET	28	20	27.5		
	NUMBER	9	0	6	TBD	
		J	3	3	עאו	

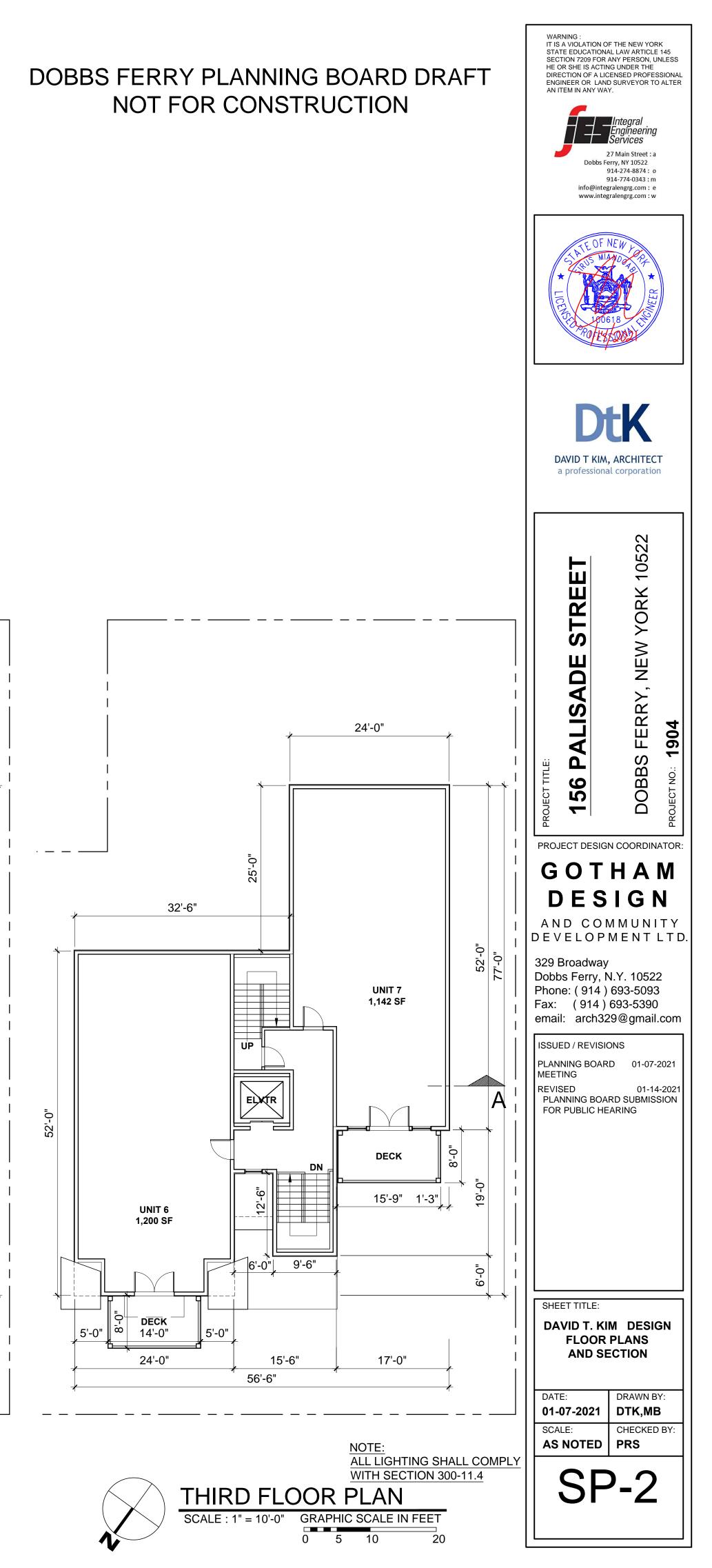
BUILDING COVERAGE TABLE								
	UNITS	EXISTING	PROPOSED					
	SQ.FT.	1,297						
3	SQ.FT.	175						
	TOTAL	EXISTING 1,472						
TOTAL EXISTING BU	ULDING CO	/ERAGE 1,472 / 8,675 = 16.97 %						
	SQ.FT.		3,700	42 % OF LOT				
R	SQ.FT.		3,020	34.8 % OF LOT				
	SQ.FT.		92	1.06 % OF LOT				
	SQ.FT.		236	2.72 % OF LOT				

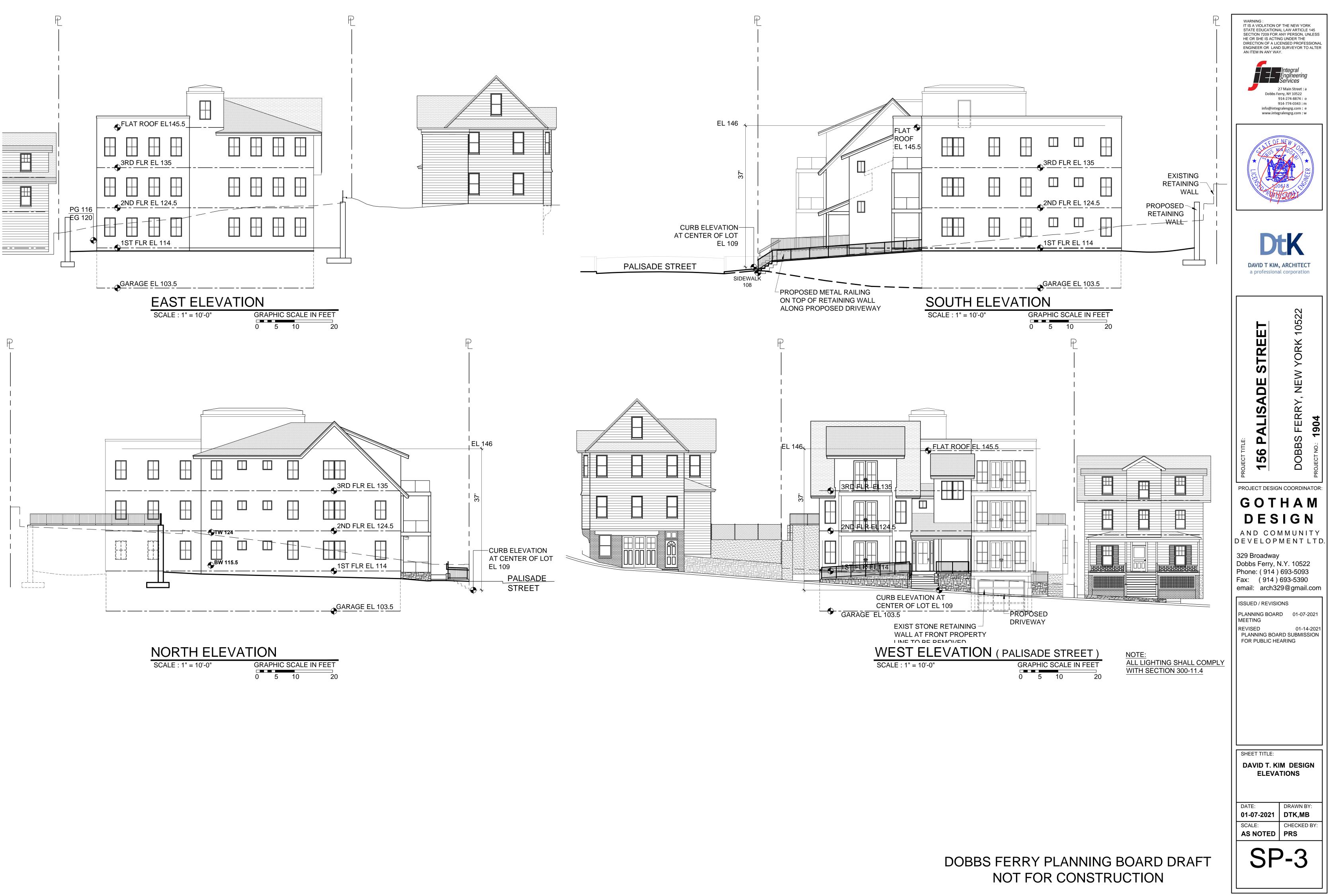
	FLO	ORAREAS TA	ABLE		
	EXISTING AREA	EXISTING HABITABLE AREA	AREA OF RENOVATION	NEW AREA	
	1,297	± 1,197	0		
				3,020	
	1,070	± 970	0		
8				2,984	
				2,905	
				3,700	

DOBBS FERRY PLANNING BOARD DRAFT NOT FOR CONSTRUCTION

















PALISADE STREET

ADDRESS	NUMBER OF BUILDINGS	NUMBER OF UNITS	LOT AREA	BUILDING AREA (SQ.FT.)	BUILDING COVERAGE	FRONT SETBACK
83 CEDAR STREET	3	2	3,485	1,395	40.03 %	N / A
164 PALISADE STREET	2	3	3,920	1,141 + 493 = 1,634	41.68 %	0.5
156 PALISADE STREET	1	8	8,675	TBD	TBD	10 *
154 PALISADE STREET	2	4	6,098	1,431 + 522 = 1,953	32.03 %	17.5
150 + 148 PALISADE STREET	2	4	6,098	1,135 + 687 = 1,822	29.88 %	16.5 AND 4.5
144 PALISADE STREET	1	2	5,227	823	15.75 %	10
142 PALISADE STREET	2	4	5,227	1,680 + 810 = 2,490	47.64 %	1
138 PALISADE STREET	1	8	4,356	3,196	73.37 %	1
134 PALISADE STREET	1	5	4,792	2,968	61.94 %	7.5
	1		L	1		TOTAL 642/0 - 74444

THE AVERAGE BUILDING SITE COVERAGE EXISTING WITHOUT 156 PALISADE STREET IS 42.76 %, WITH 156 PALISADE STREET AS PROPOSED INCLUDED, THE AVERAGE BUILDING SITE COVERAGE WOULD BE TBD

TOTAL 04.379 - 7.1444

* PROPOSED BUILDING

FRONT SETBACK NOTE:

ALL THESE DIMENSIONS WERE TAKEN AT THE PROPERTIES BY MEASURING THE FRONT OF THE BUILDING TO THE STREET SIDE OF THE CURB. THE CONTROL WAS ESTABLISHED BY 164, 156 AND 154 PALISADE STREET, WHICH ARE SHOWN ON THE SURVEY. THIS RESULTED IN A DIMENSION FROM THE STREET SIDE OF THE CURB TO THE PROPERTY LINE OF 9 FEET.WE THEN SUBTRACTED 9 FEET FROM EACH MEASUREMENT TO DETERMINE THE SETBACK. OBSERVATION INDICATES THAT THE CURB IS A STRAIGHT LINE, AS ARE THE FRONT PROPERTY LINES. THE ACTUAL CALCULATION USED FOR 156 IS 5.8 FEET, ALTHOUGH THE SURVEY INDICATES AN ACTUAL SETBACK OF 5.6 FEET. WE INCLUDED THIS DEVIATION IN OUR CALCULATIONS TO HAVE ANY ERROR INCREASE THE SETBACK, INSTEAD DECREASE THE SETBACK TO COMPENSATE FOR ANY DEVIATION IN THE MEASUREMENTS TAKEN. THIS IS AN ERROR ALLOWANCE OF 0.2 FEET WHICH IS 2.4 INCHES.THIS ADJUSTS FOR ANY INSTANCE IN WHICH THE TAPE MEASURE WAS NOT PERFECTLY PERPENDICULAR TO THE PROPERTY LINE OR NOT PERFECTLY LEVEL.

TOTAL 64.3 / 9 = 7.1444 64.3 FEET DIVIDED BY 9 PROPERTIES EQUALS A PREVAILING SETBACK OF 7.1444 FEET

