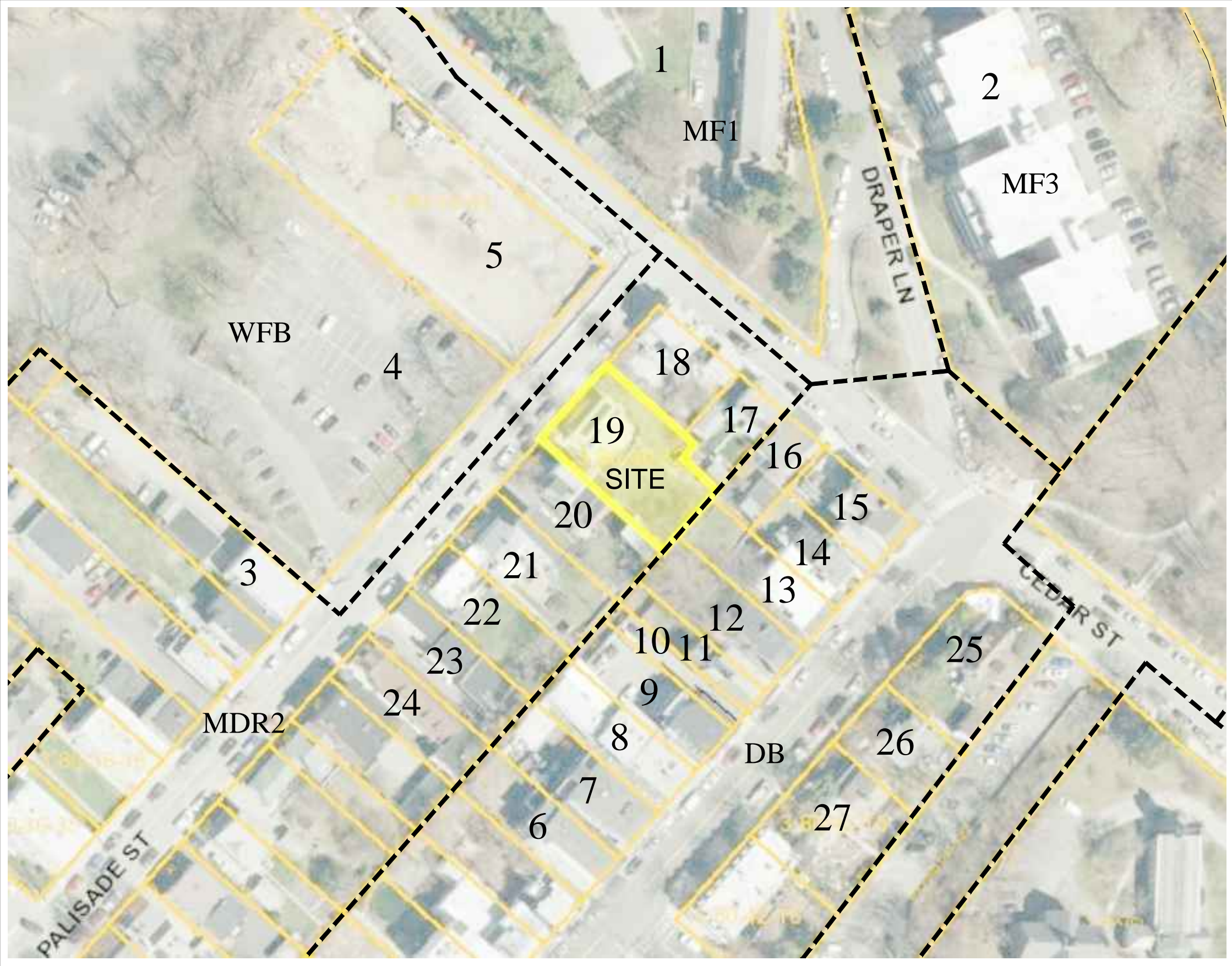
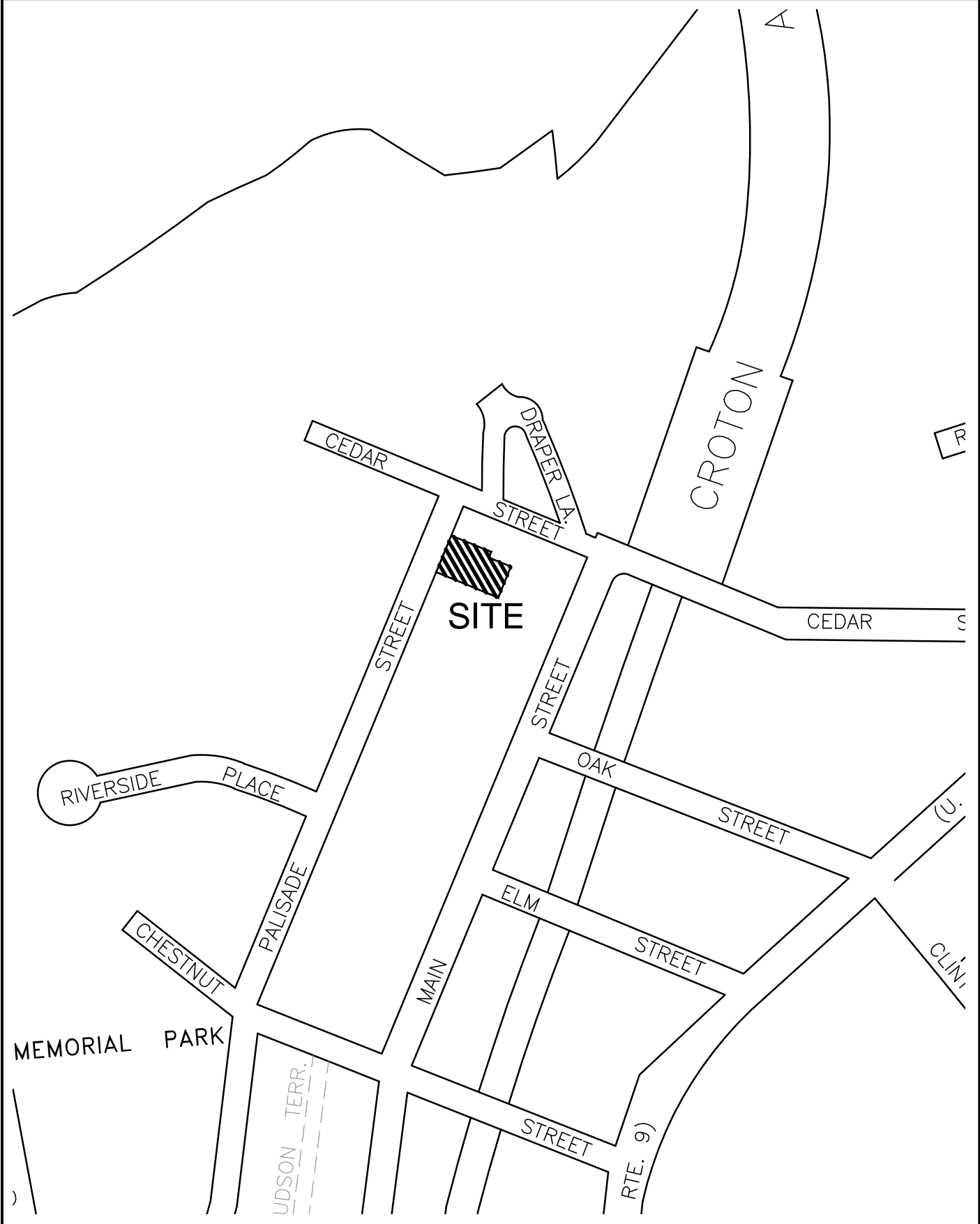


156 PALISADE ST.  
DOBBS FERRY, N. Y. 10522

LIST OF PROPERTY OWNERS WITHIN 200 FEET OF				SUBJECT PROPERTY	
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: GARTHCHESLER 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	



 **AERIAL LOCATION MAP**  
NOT TO SCALE



 **SITE LOCATION MAP**  
NOT TO SCALE

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA													
GROUND SNOW LOAD	WIND DESIGN				SUBJECT TO DAMAGE FROM					ICE BARRIER UNDERLAINMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPECIAL WIND SPEED (MPH)	TOPO EFFECTS	WIND REGION	WINDBORNE DESIGN ZONE	SEISMIC DESIGN CATEGORY (RCNT ONLY)			CLIMATE ZONE					
					WEATHERING	FROST LINE DEPTH	TERMITE						
30 LBS / SQ FT.	"SPECIAL WIND REGION	NO	YES	NO	C	SEVERE	42"	MODERATE TO HEAVY	4A	YES	"FIRM COMMUNITY PANEL NUMBER 300399	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 derived 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										
CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING U-FACTOR	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	

[illegible]

DOBBS FERRY PLANNING BOARD DRAFT  
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ENGINEER OR LAND SURVEYOR TO ALTER  
AN ITEM IN ANY WAY.



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DAVID T KIM, ARCHITECT  
a professional corporation

156 PALISADE STREET

DOBBS FERRY, NEW YORK 10522

PROJECT NO.: 1901

PROJECT DESIGN COORDINATOR

**GOTHAM  
DESIGN**

AND COMMUNITY  
DEVELOPMENT LTD

329 Broadway  
Dobbs Ferry, N.Y. 10522  
Phone: ( 914 ) 693-5093  
Fax: ( 914 ) 693-5390  
email: [arch329@gmail.com](mailto:arch329@gmail.com)

ISSUED / REVISIONS

REVISED	01-14-2021
PLANNING BOARD SUBMISSION FOR PUBLIC HEARING	
REVISED	02-04-2021
PLANNING BOARD MEETING	
REVISED	02-17-2021
PER PLANNING BRD COMMENTS	
REVISED	03-18-2021
PLANNING BOARD SUBMISSION	

SHEET TITLE:

**DAVID T. KIM DESIGN**  
**COVER SHEET**

DATE:	DRAWN BY:
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01-07-2021	DTK,MB
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SCALE:	CHECKED BY:
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AS NOTED	PRS
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CS



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

DOBBS FERRY PLANNING BOARD DRAFT  
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# SP-1



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PROJECT NO: **1904**  
DOBBS FERRY, NEW YORK 10322

PROJECT DESIGN COORDINATOR:

**GOTHAM  
DESIGN**

ND COMMUNITY  
VELOPMENT LTD.

Broadway  
 Hobbs Ferry, N.Y. 10522  
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 Fax: ( 914 ) 693-5390  
 Email: arch329@gmail.com

## QUED / REVISIONS

PLANNING BOARD MEETING	01-07-2021
PLANNING BOARD SUBMISSION FOR PUBLIC HEARING	01-14-2021
PLANNING BOARD MEETING	02-04-2021
PLANNING BRD COMMENTS	02-17-2021
PLANNING BOARD SUBMISSION	03-18-2021

SHEET TITLE:

DAVID T. KIM DESIGN  
FLOOR PLANS  
AND SECTION

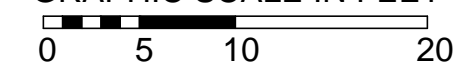
DATE: 1-07-2021	DRAWN BY: DTK,MB
SCALE: AS NOTED	CHECKED BY: PRS

SP-2



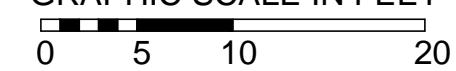
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GRAPHIC SCALE IN FEET



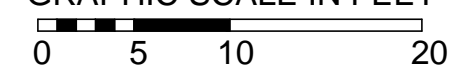
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GRAPHIC SCALE IN FEET



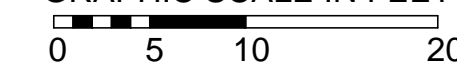
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GRAPHIC SCALE IN FEET



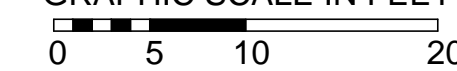
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GRAPHIC SCALE IN FEET



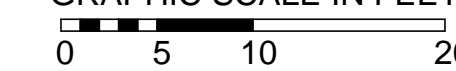
SCALE : 1" = 10'-0"

GRAPHIC SCALE IN FEET



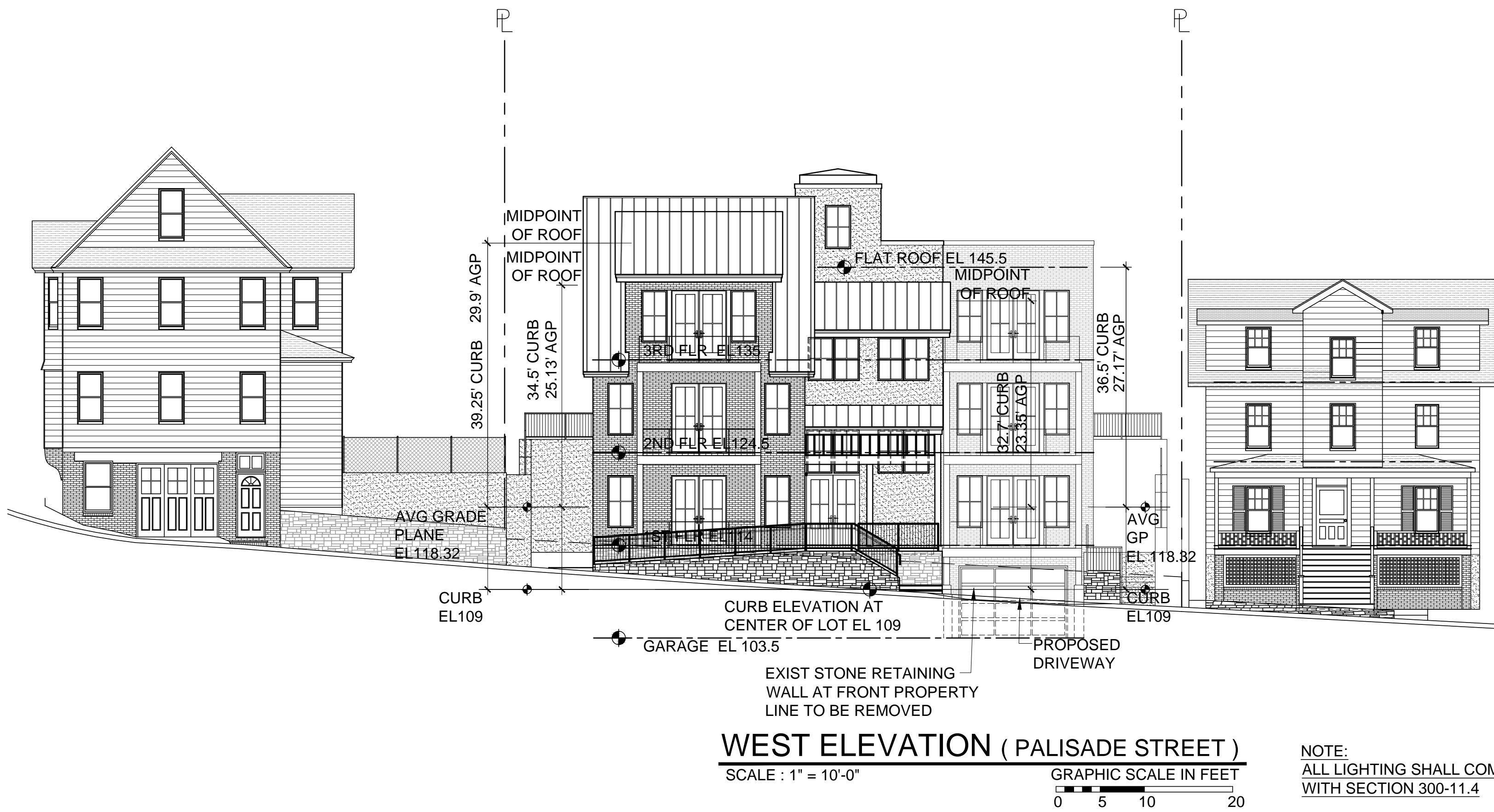
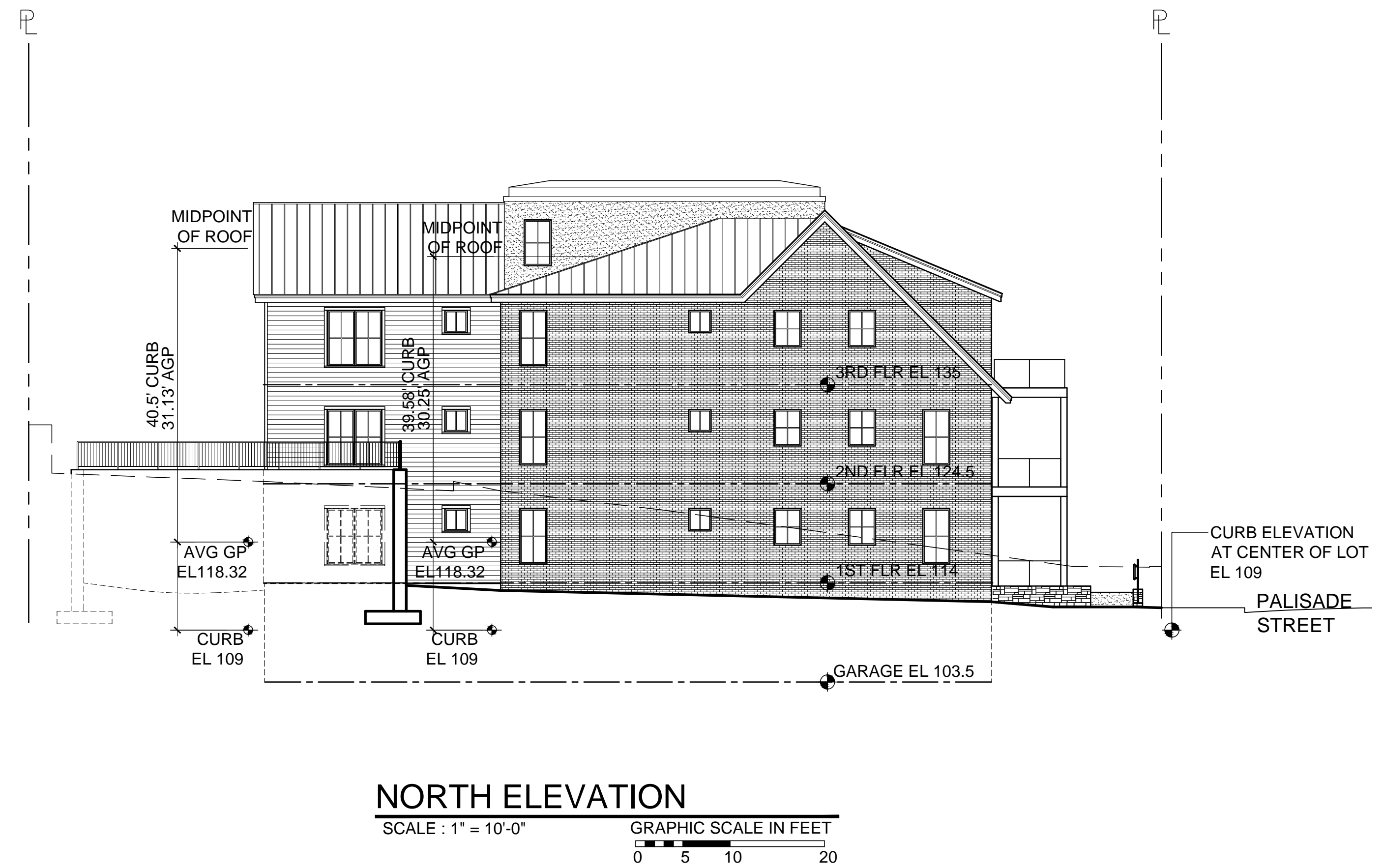
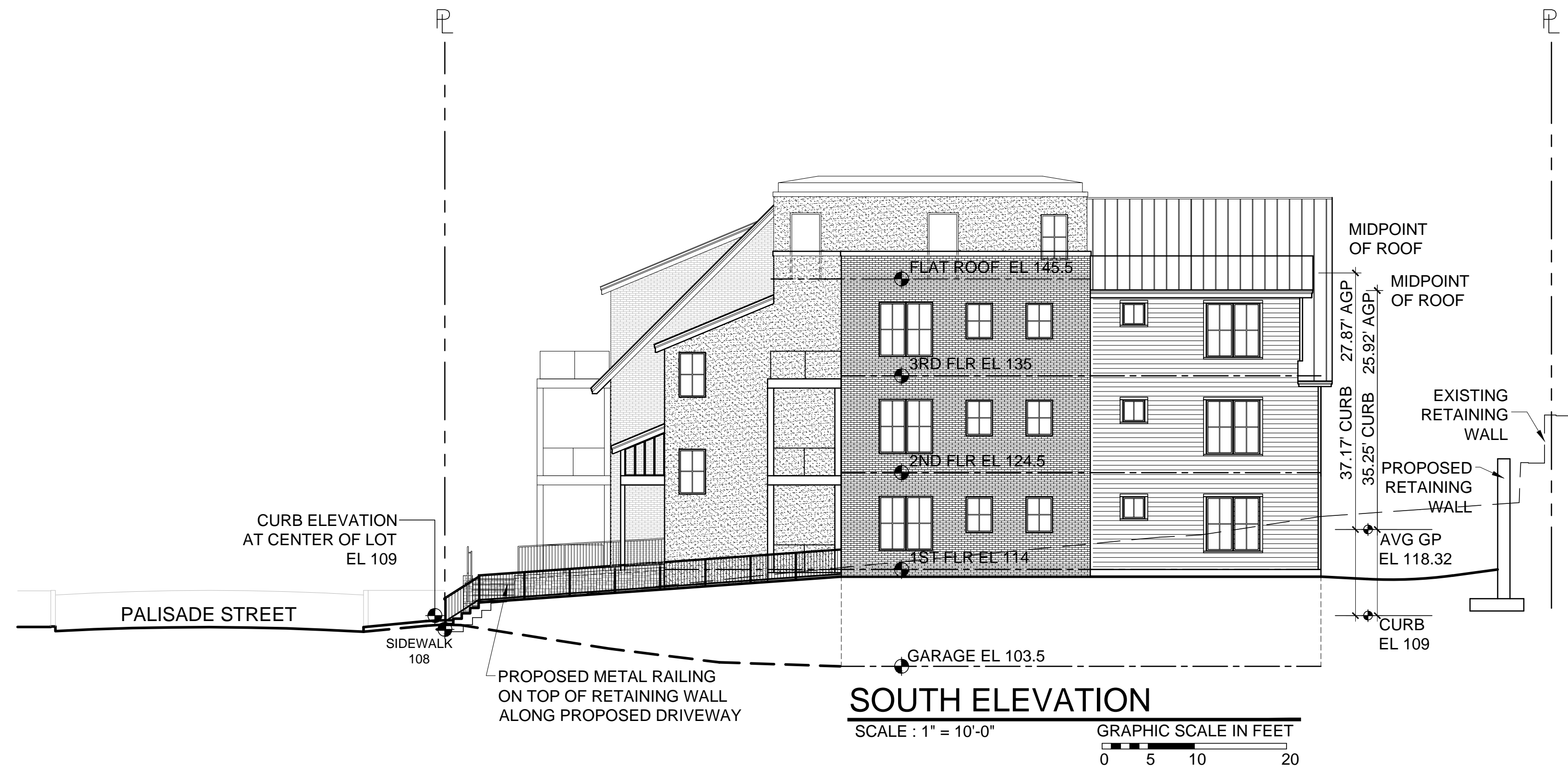
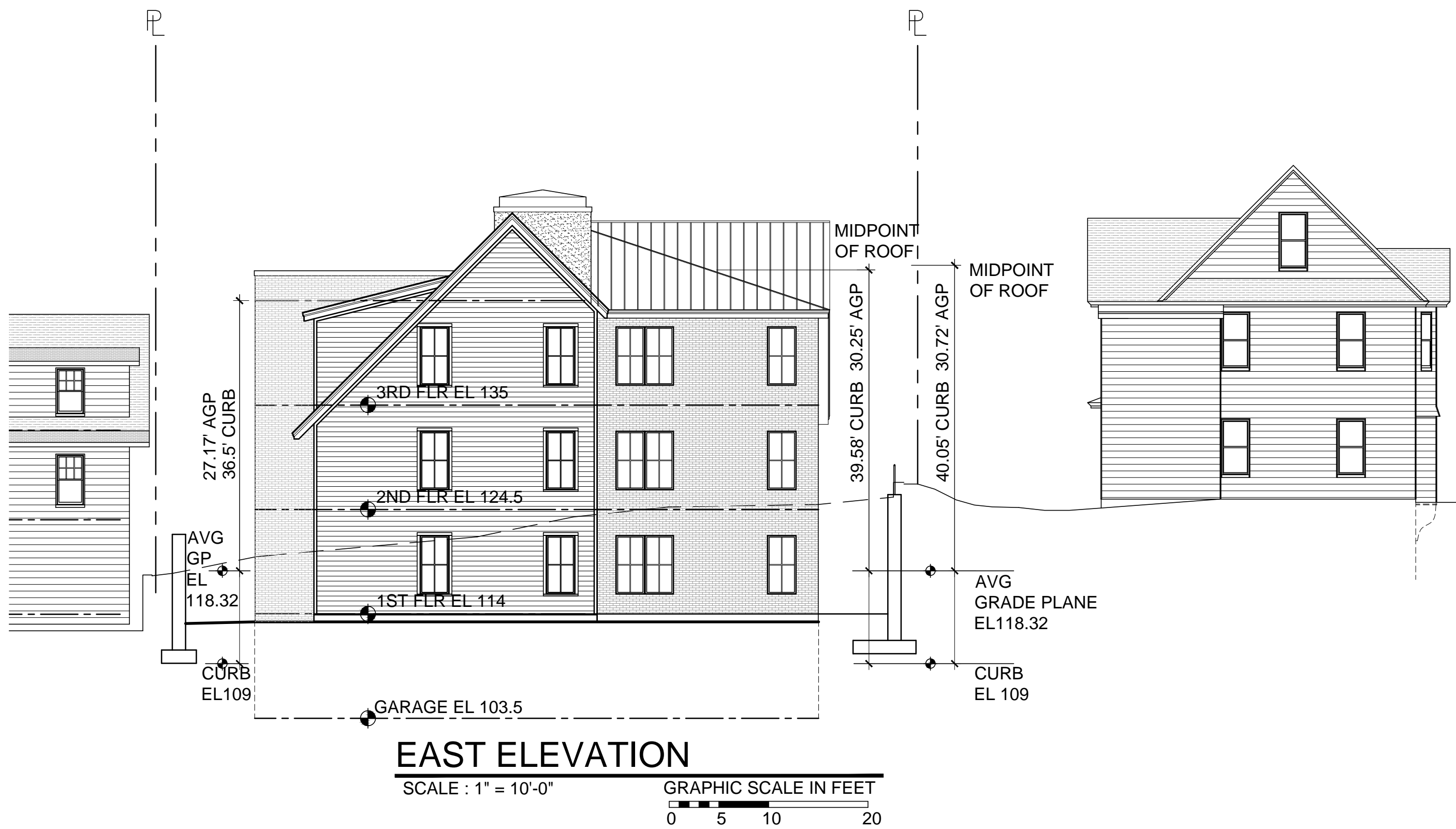
SCALE : 1" = 10'-0"

GRAPHIC SCALE IN FEET



NOTE:  
ALL LIGHTING SHALL COMPLY  
WITH SECTION 300-11.4





NOTE:  
ALL LIGHTING SHALL COMPLY  
WITH SECTION 300-11.4

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914-774-0343 : m  
info@integraleng.com : e  
www.integraleng.com : w

**DtK**  
DAVID T. KIM, ARCHITECT  
a professional corporation

PROJECT TITLE:  
**156 PALISADE STREET**  
DOBBS FERRY, NEW YORK 10522  
PROJECT NO.: **1904**

PROJECT DESIGN COORDINATOR:  
**GOTHAM  
DESIGN**  
AND COMMUNITY  
DEVELOPMENT LTD.  
329 Broadway  
Dobbs Ferry, N.Y. 10522  
Phone: ( 914 ) 693-5093  
Fax: ( 914 ) 693-5390  
email: arch329@gmail.com

ISSUED / REVISIONS	
PLANNING BOARD MEETING	01-07-2021
REVISED	01-14-2021
PLANNING BOARD SUBMISSION FOR PUBLIC HEARING	
REVISED	02-04-2021
PLANNING BOARD MEETING	
REVISED	02-17-2021
PER PLANNING BRD COMMENTS	
REVISED	03-18-2021
PLANNING BOARD SUBMISSION	

SHEET TITLE:  
**DAVID T. KIM DESIGN  
ELEVATIONS**

DATE: <b>01-07-2021</b>	DRAWN BY: <b>DTK,MB</b>
SCALE: <b>AS NOTED</b>	CHECKED BY: <b>PRS</b>

**SP-3**

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**DtK**

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PROJECT TITLE:  
**156 PALISADE STREET**

DOBBS FERRY, NEW YORK 10522

PROJECT NO.: **1904**

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ISSUED / REVISIONS

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REVISED PLANNING BOARD SUBMISSION FOR PUBLIC HEARING	01-14-2021
REVISED PLANNING BOARD MEETING	02-04-2021
REVISED PER PLANNING BRD COMMENTS	02-17-2021
REVISED PLANNING BOARD SUBMISSION	03-18-2021

SHEET TITLE:

**DAVID T. KIM DESIGN  
WEST ELEVATION**

DATE:

**01-07-2021**

SCALE:

**AS NOTED**

DRAWN BY:

**DTK,MB**

CHECKED BY:

**PRS**

**SP-4**

NOTE:  
ALL LIGHTING SHALL COMPLY  
WITH SECTION 300-11.4

**WEST ELEVATION ( PALISADE STREET )**

SCALE : 3/16" = 1'-0"

GRAPHIC SCALE IN FEET

0 1 2 4 8

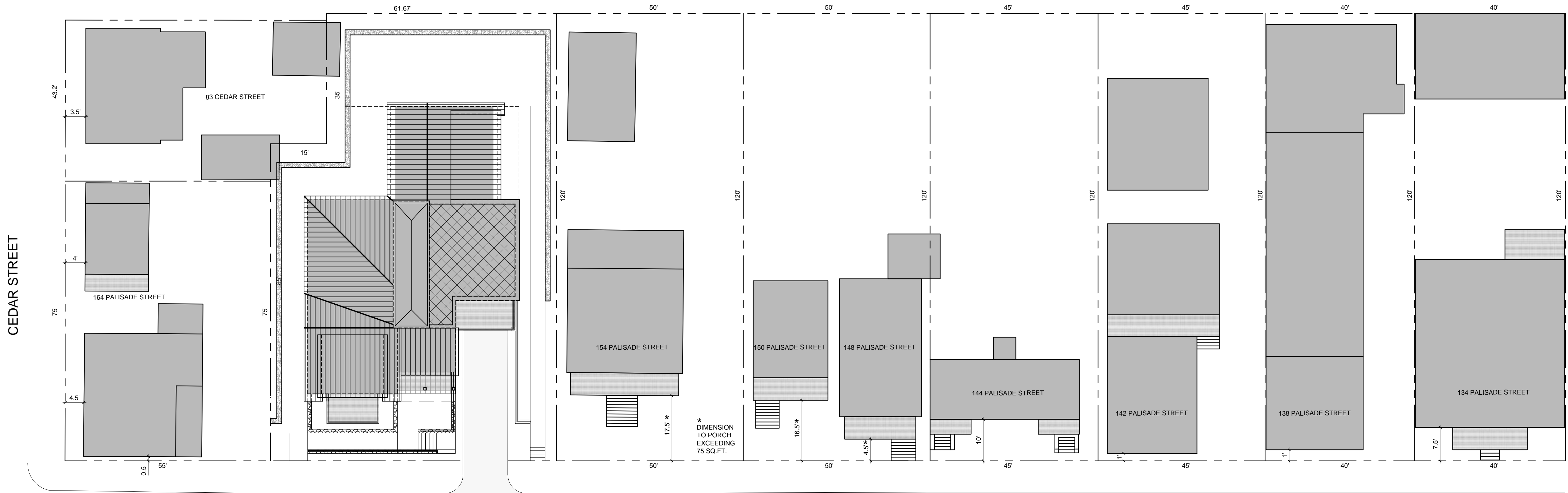
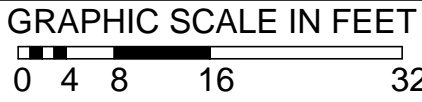
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STREET SCAPE ELEVATION

SCALE : 1" = 16'-0"



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

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

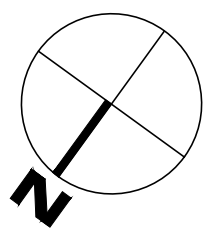
TBD - TO BE DETERMINED

TOTAL 64.3 / 9 = 7.1444

\* PROPOSED BUILDING

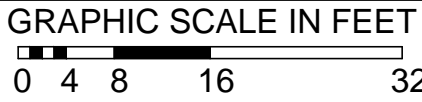
FRONT SETBACK NOTE:  
ALL THESE DIMENSIONS WERE TAKEN AT THE PROPERTIES BY MEASURING THE FRONT OF THE BUILDING TO THE STREET SIDE OF THE CURB. THE CONTROL WAS ESTABLISHED BY 164, 156 AND 154 PALISADE STREET, WHICH ARE SHOWN ON THE SURVEY. THIS RESULTED IN A DIMENSION FROM THE STREET SIDE OF THE CURB 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.

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



CONTEXT AREA SITE PLAN

SCALE : 1" = 16'-0"



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**Dtk**

DAVID T. KIM, ARCHITECT  
a professional corporation

PROJECT TITLE:  
**156 PALISADE STREET**

DOBBS FERRY, NEW YORK 10522

PROJECT NO.: **1904**

PROJECT DESIGN COORDINATOR:

**GOTHAM DESIGN**

AND COMMUNITY DEVELOPMENT LTD.

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PER PLANNING BRD COMMENTS	
REVISED	03-18-2021
PLANNING BOARD SUBMISSION	

SHEET TITLE:

**DAVID T. KIM DESIGN  
STREETSCAPE  
ELEVATION  
CONTEXT AREA  
SITE PLAN**

DATE: <b>01-07-2021</b>	DRAWN BY: <b>DTK,MB</b>
SCALE: <b>AS NOTED</b>	CHECKED BY: <b>PRS</b>

**SS**