

SITE PLAN REVIEWDate Filed: 8/13/2020 Fee Paid: _____Name of Project: Bray ResidenceAt the following address: 58 Colonial AvenueAlso known as the following: Sheet _____, Block _____, Lot(s) _____
on the Village's Tax Map.Applicant's Name: Chris Bray and Chelsea GreeneAddress: 58 Colonial Avenue, Dobbs Ferry, New York 10522Telephone: 917-428-4865 and 917-747-2793 E-mail: chelseagreene@gmail.comProperty Owner: Chris Bray and Chelsea GreeneAddress: 58 Colonial Avenue, Dobbs Ferry, New York 10522Telephone: 917-428-4865 and 917-747-2793 E-mail: chrisbray@gmail.comOwnership Intentions: The owner is having work performed on a house that they recently purchased so that it can accommodate their family.Plans Prepared By: Gotham Design & Community Development Ltd.Licensed Professional: Laura Wakefield, R.A. Lic.No.27038Address: 329 Broadway, Dobbs Ferry, New York 10522Telephone: 914-693-5093 E-mail: arch329@gmail.comSurveyor: Jeffrey W. Donnellon NYS LS No.049352Address: 347 East Searsville Road, Montgomery, New York 12549Telephone: 845-778-2560 E-mail: jdonnellon@hvc.rr.comCurrent Zoning Classification: OF-5 Proposed Zoning Classification: N/A

Character and Use of Surrounding Area: Single-family neighborhood.

Total Site Area: _____

Character and Existing Use of Site: Single-family home.

Proposed Use of Site: Unchanged

List Variances and Special Permits Required: Permission from the Village Board to locate retaining walls within the Village right-of-way on Colonial Avenue.

List Local, State and Federal Permits and/or Approvals Required: Building Permit from the Village of Dobbs Ferry. Approval from the Architectural and Historic Review Board.

Anticipated Increase in Number of Residents, Employees, Shoppers: N/A

Anticipated Construction Time: One month.

Describe how the Development will be Phased: No

Estimated Cost of Proposed Improvements: \$2,500

Describe the compatibility of the project with the Dobbs Ferry Vision Plan:

(Provide a written description of how the proposed project achieves Recommendations included in the Dobbs Ferry Vision Plan for the neighborhood within which the subject property is located.)

There is no component of this project that is subject to the Dobbs Ferry Vision Plan. This application is to obtain approval to repair existing retaining walls and build an additional retaining wall, which would normally not require a permit or approval, except it is located in the Village's right-of-way.

Provide a written description of the project including, but not limited to, the following:

This project consists of the repair and replacement of two existing retaining walls and the construction of one new retaining wall. The new retaining wall and one of the existing retaining walls are located in the Village's right-of-way on Colonial Avenue. The existing wall located in the right-of-way ranges in height from 5'-6" to 6'-0". The proposed new wall located in the right-of-way will range in height from 0'-8" to 2'-6". The existing retaining wall that is fully on the site ranges in height from 2'-0" to 3'-0".

These retaining walls do not change the use of the property or the number of parking spaces. There is no change to the way in which the property functions. The two existing retaining walls were replaced because they had rotted out and were starting to show signs of failure. The proposed retaining wall is intended to prevent the soil on the owner's property from washing out onto the sidewalk. A suggestion has been made by the Building Inspector to move the proposed retaining wall onto the owner's property, but this would increase the height of the wall and require the removal of an attractive tree.

The landscaping in the front yard facing Colonial Avenue, as well as the side yard facing Southlawn Avenue, is overgrown with invasive material, which blocks visibility for drivers at the corner. The scope of this project includes the relandscaping of these two yards. While it is possible to remove all of the existing material located within the right-of-way and only plant grass, the owner has also expressed a preference for improving the landscaping within the right-of-way. This requires permission from the Board of Trustees, which has referred this matter to the Planning Board for its recommendation.

NOTES:

Prior to an application being submitted to the Village, a property owner or Contract Vendee may request a Pre-Submission Conference with the Planning Board. The Dobbs Ferry Planning Board may require a Pre-Submission Conference prior to accepting an application as complete. No action may be taken by the Planning Board, however, until a fully executed application has been submitted, reviewed, and deemed complete by the Planning Board.

An Environmental Assessment Form (EAF), prepared in accordance with New York SEQRA, must be submitted with this application.

A Dobbs Ferry Coastal Assessment Form (CAF) must be prepared and submitted with this application.

When required by its Land Use Regulations, the Village of Dobbs Ferry shall cause a Notice to be advertized in the official newspaper and/or posted throughout the Village.

The Applicant is responsible for mailing a copy of the Notice to all Affected Persons and/or Property Owners and for filing a List of Affected Persons and/or Property Owners (Attachment 2) and an Affirmation of Mailing (Attachment 3).

The Applicant is responsible for placing a sign provided by the Village on the site to notice that the matter is pending before the Planning Board.

State of New York)
County of Westchester) ss:
Village of Dobbs Ferry)

I, _____, being duly
sworn, depose and state that I reside at _____

that I am the authorized owner/representative of the property subject to this Application,
and that, to the best of my knowledge and belief, the foregoing answers and statements
are true.

(Signature)

SWORN TO BEFORE ME THIS _____ DAY
OF _____, 20_____

NOTARY SIGNATURE