

Plan Submittal Form

Address: 107 JUDSON AVE.

Application #: A2021-0617

Project: PROPOSED IN-GROUN SWIMMING POOL AND ACCESSORY STRUCTURE POOL HOUSE

Name: HAYNES ARCHITECTURE PC- THOMAS HAYNES

Email: TJ@HAYNESDESIGNGROUP.COM

Phone: 914-963-3838

Plans attached are being submitted for (check appropriate box):

- ☐ Building permit application 1 PDF copy & 2 paper copies ¼ scale
- ☐ Amendment to an application or permit, 2 sealed copies
- ☐ Final As Built to close permit, 1 sealed copy
- ☐ Final survey to close permit, 1 sealed copy

Plans attached are submitted at the direction of the Building Inspector for review by the following board (check all that apply):

- ☐ BOT- 1 PDF copy + 5 paper copies ¼ scale
- ☒ PB - 1 PDF copy + 4 paper copies ¼ scale
- ☐ ZBA - 1 PDF copy + 4 paper copies ¼ scale
- ☐ AHRB – 1 PDF copy + 2 paper copies ¼ scale

Received Stamp:



Date Mailed 12-14-2021
Via Certified Mail

Dear Neighbor:

This is a notification that the owner of the property located at: _____

107 JUDSON AVENUE

Owner name: CRAIG PHILLIPS

Has filed an application with the Village of Dobbs Ferry to do the following: _____

PROPOSED IN-GROUND POOL AND ACCESSORY USE POOL HOUSE

The applicant will present the proposal to the following checked Board/Boards at their next available meeting. Please check the calendars and agendas on the village web site for the exact date they will first appear before the board:

☐ Board Of Trustees; meet 2nd & 4th Tuesdays at 6:30 PM

☒ Planning Board; meet 1st Thursday at 7:30 PM

☐ Zoning Board of Appeals; meet 2nd Wednesday at 8:00 PM

☒ Architectural & Historic Review Board; meet 2nd & 4th Mondays at 8:00 PM

The meeting will be conducted in the Board Room at Village Hall using a hybrid method combining the options of in-person and virtual attendance. This method meets the Village's goal of protecting public health and complies with New York State law Chapter 147 of the Laws of 2021, Part E, which permits virtual participation by Board Members. Residents and other interested parties have the option to participate by either attending the meeting in person or connecting remotely using Zoom virtual technology by internet or phone using the general webinar instructions on the meeting agenda. To simply watch public meetings, as always, they will be broadcast live on Optimum/Altice Ch.75 and on Verizon Ch.46, as well as stream live on YouTube Go to: <https://www.youtube.com/user/VillageOfDobbsFerry>

For Public Hearings that you cannot attend by any means, we will accept emailed comments in advance of the hearings. Please email BoardComments@DobbsFerry.com by 10am the day before the hearing. If you are participating via Zoom either by phone or by video, do not use the "chat" function to participate. You must "raise your hand" in order to make public comments or participate in the meeting. If joining by video, you may use the webinar controls to raise your hand. If joining by phone, push *9 to raise your hand and *6 to unmute yourself.

Village of Dobbs Ferry Site Plan Application

Please check appropriate box:

 Preliminary Date 11-18-2021 Final Date

Name of proposed development 107 JUDSON AVENUE- PROPOSED IN-GROUND SWIMMING POOL/ POOL HOUSE

Applicant:

Plan Prepared By:

Name HAYNES ARCHITECTURE PC
THOMAS HAYNES

Name HAYNES ARCHITECTURE PC
THOMAS HAYNES

Address 570 YONKERS AVENUE
YONKERS NY 10704

Address 570 YONKERS AVENUE
YONKERS NY 10704

Telephone 914-963-3838

Telephone 914-963-3838

Owner (if different):

If more than one owner, provide information for each:

Name CRAIG PHILLIPS

Address _____

107 JUDSON AVENUE

Telephone 917-969-9959

Ownership intentions, i.e., purchase options _____

Location of site 107 JUDSON AVENUE

Tax map description:

Sheet Block 3.130 **Lot/Parcel** 120-2

Current Zoning Classification OF3

Site Plan Application
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State and federal permits needed (list type and appropriate department):

N/A

Proposed uses(s) of site

PROPOSED IN GROUND POOL AND ACCESSORY USE POOL HOUSE

Total site area (square feet or areas)

41,942 SF.

Anticipated construction time 2 MONTHS AFTER APPROVALS

Will development be staged?

Current land use of site (agriculture, commercial, undeveloped, etc.) RES

Current condition of site (buildings, rush, etc.) EXISTING SINGLE FAMILY DWELLING

Character of surrounding lands (suburban, agriculture, wetlands, etc.)

SUBURBAN

Estimated cost of proposed improvement \$ 180,000

Anticipated increase in number of residents, shoppers, employees, etc. (as applicable)

N/A

Site Plan Application
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Describe the proposed use, including primary and secondary uses; ground floor area; height; and number of stories for each building:

For residential buildings, include number of dwelling units by size (efficiency, one-bedroom, two-bedroom, three or more bedrooms) and number of parking spaces to be provided.

For nonresidential buildings, include total floor area and total sales area; number of automobile and truck parking spaces.

Other proposed structures.

(Use separate sheet if needed)

PROPOSED IN GROUND POOL AND ACCESSORY USE POOL HOUSE
-NO CHANGE TO EXISTING SINGLE FAMILY DWELLING

STATE OF NEW YORK)

COUNTY OF WESTCHESTER) SS:

VILLAGE OF DOBBS FERRY)

CRAIG PHILLIPS

being duly sworn, deposes

and says, that (s)he resides at 107 JUDSON AVENUE

that (s)he is the authorized owner/representative of the owner and that the foregoing answers are true to the best of (his) knowledge and belief, that the plat if approved by the Planning Board will be filed in the Office of the County clerk within ninety (90) days following the date approval and that all regulations of the Planning Board have been Complied.

SWORN TO BEFORE ME THIS 1 DAY

OF

2021
Cynthia McIntosh

CYNTHIA MCINTOSH
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01MC5060403
Qualified in Bronx County
Commission Expires JULY 07, 2022

Site Plan Application
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Proposed Development

Name 107 JUDSON AVENUE

Procedural Sequence

Initial contact with enforcement Officer
Pre-submission conference Preliminary application
Fee paid: Amount \$ _____
Public hearing notice
Public hearing
Tentative action:

Approval

Approval with modification

Disapproval

Resubmitted

Lapse date for final approval Final application

Referral

Comments returned Final Action:

Approval

Approval with modifications Conditions satisfied

Disapproval

Resubmitted

Building permit granted

Performance bond required

Amount _____

Period _____

Improvements covered _____

Performance bond satisfied _____

Applicant:

Name HAYNES ARCHITECTURE PC- THOMAS HAYNES

Address 570 YONKERS AVENUE YONKERS NY 10704

Telephone 914-963-3838

Date

REFERRED TO PBA ON 11-15-2021

Site Development Plan Review

Checklist (cont'd)

Technical Considerations

Item Satisfied

North arrow, scale date

YES

Property boundary, dimensions
and angles

YES

Easements and deed restrictions

YES

Names, locations and widths of
adjacent streets

YES

Land use, zoning, ownership
and physical improvement of adjacent
properties

YES

Conformity with comprehensive plan

N/A

Impact on environs:

Land use Transportation

N/A

Community facilities and services Aesthetics

Environmental, i.e. air, water,
noise, etc.

Energy conservation

Historic preservation

Environmental impact statement

Existing, on-site physical improvements

YES

Existing natural features:

Geological features

YES

Soil characteristics

N/A

Topography

YES

Vegetation

YES

Hydrologic features

N/A

Proposed development:

Grading and drainage plan

YES

Buildings and other structures

YES

Improvements such as parking,

Storage and Recreation areas

N/A

Vehicular and pedestrian ways including ingress and egress

N/A

Utility lines and appurtenances

N/A

Site plan Application
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**Outdoor lighting and public
address systems**

N/A

Outdoor signs

N/A

Landscaping plans

N/A

Architectural plans

N/A

Materials specifications

N/A

Construction schedule

N/A

ADA Compliance

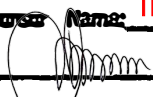
N/A

SEQR

PROJECT I.D. NUMBER

617.21
Appendix C
State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
For UNLISTED ACTIONS Only

PART I-PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT/SPONSOR THOMAS HAYNES		2. PROJECT NAME 107 JUDSON AVENUE	
3. PROJECT LOCATION: Municipality 107 JUDSON AVENUE		County WESTCHESTER	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc. or provide map) PROPOSED			
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/Alteration			
6. DESCRIBE PROJECT BRIEFLY: PROPOSED IN GROUND POOL AND ACCESSORY USE POOL HOUSE			
7. AMOUNT OF LAND AFFECTED: Initially 41,942 acres Ultimately NO CHANGE acres .08 DISTURBED			
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly.			
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe: SINGLE FAMILY DWELLING			
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) and permit/approval			
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency name and permit/approval			
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE			
Applicant/Sponsor Name: THOMAS HAYNES		Date: 11-18-2021	
Signature: 			

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.

OVER

PART II--ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.47 If yes, coordinate the review process and use the FULL EAF.
☐ Yes ☐ No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.57 If No, a negative declaration may be superseded by another involved agency.
☐ Yes ☐ No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

- C1.** Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly.
- C2.** Aesthetic, agricultural, archaeological, historic or other natural or cultural resources, or community or neighborhood character? Explain briefly.
- C3.** Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly.
- C4.** A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly.
- C5.** Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.
- C6.** Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.
- C7.** Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CEA?
☐ Yes ☐ No

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?
☐ Yes ☐ No If Yes, explain briefly.

PART III--DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D or Part II was checked yes, the determination and significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:

 Name of Lead Agency

 Print or Type Name of Responsible Officer in Lead Agency

 Title of Responsible Officer

 Signature of Responsible Officer in Lead Agency

 Signature of Preparer (If different from responsible officer)

 Date

VILLAGE OF DOBBS FERRY

SITE PLAN CHECK LIST

The items listed below should be reviewed by the applicant's design professional to aid in providing a complete submission.

AGENCY APPROVALS

YES

NO

Westchester County Department of Health
Septic and Water.

X

New York State Department Environmental
Conservation Stormwater SPDES.

X

New York City Department Environmental
Protection Joint Septic.

X

New York City Department of Environmental
Protection SWPPP.

X

VILLAGE PERMITS/APPROVALS

Zoning Board of Appeals.

X

Blasting and Explosives Permit.

X

Fill Permit.

X

Freshwater Wetlands Permit.

X

Site Plan to comply with Subdivision

Plat approval requirements

X

Stormwater Pollution Prevention Plan (SWPPP)

X

Architectural Review

X

Building Permit

X

Excavation/Grading Permit

X

Demolition Permit

X

Electrical Permit

X

SITE PLAN INFORMATION

1. 24" x 36" maximum drawing size.

X

2. Minimum scale: (1" = 30').

X

3. Project Name.

X

4. Name and address of engineer and surveyor.

X

5. Name and address of owner of record and applicant.

X

6. Drawings signed and sealed by P.E. or R.A.

X

7. Original drawing date & revision dates.

X

8. Tax map section and lot numbers.

X

9.	Location plan with existing and adjacent zoning district.	<u>X</u>	<u> </u>
10.	Scale, north arrow, date of survey, property acreage, drawings numbered (i.e., 1 of 3, 2 of 3, etc.) & identify adjoining property owners.	<u>X</u>	<u> </u>
11.	Minimum yard setbacks.	<u>X</u>	<u> </u>
12.	Provide bulk zoning table with all existing, proposed and required conditions.	<u>X</u>	<u> </u>

AGENCY APPROVALS

12.	Estimated quantity of cut or fill to be imported or removed from site or provide note stating that A No material is to be imported or removed from this site. @	<u> </u>	<u>N/A</u>
13.	Topography at two feet maximum intervals.	<u>X</u>	<u> </u>
14.	Topography along streets adjacent to property.	<u>X</u>	<u> </u>
15.	Existing buildings, retaining walls, fences, rock outcrops, wooded areas, watercourses, water bodies, wetlands and wetland controlled areas, etc.	<u>X</u>	<u> </u>
16.	Total amount of site area disturbed	<u>X</u>	<u> </u>

DRAINAGE

1.	Collect and convey driveway runoff. Mitigate increases in site runoff due to site development.	<u> </u>	<u>N/A</u>
2.	Roof drains to discharge to existing or proposed drainage system. Mitigate increases from roof runoff.	<u>X</u>	<u> </u>
3.	Surface inlets provided where low points cannot be graded to drain .	<u>X</u>	<u> </u>
4.	Swale provided between buildings and embankment which slopes toward building.	<u> </u>	<u>N/A</u>
5.	Culverts provided where roads or driveways cross watercourses.	<u> </u>	<u>N/A</u>
6.	Catch basin spacing adequate.	<u>X</u>	<u> </u>
7.	All rim and invert elevations provided.	<u>X</u>	<u> </u>
8.	Two feet minimum cover of storm drains in roads, driveways and parking areas. 18" minimum elsewhere.	<u> </u>	<u>N/A</u>
9.	Drywells provided with emergency overflow outlet pipes to grade. Multiple drywell systems should be connected by equalization pipes with rim and invert elevations posted.	<u>X</u>	<u> </u>
10.	Minimum storm drain pipe size 15" diameter.	<u> </u>	<u>N/A</u>

- | | | | |
|-----|--|-------|------------|
| 11. | Headwalls or end sections provided at pipe inlets and outlets. | _____ | <u>N/A</u> |
| 12. | Rip-rap provided at headwalls and end sections. | _____ | <u>N/A</u> |
| 13. | Provide cross section for pond or detention facility. | _____ | <u>N/A</u> |

SITE INGRESS/EGRESS

- | | | | |
|----|---|-------|------------|
| 1. | Adequate sight distance at driveway intersection with road. | _____ | <u>N/A</u> |
| 2. | Site accessible to fire trucks, emergency vehicles, tractor trailers for fill deliveries, moving vans, oil trucks, etc. | _____ | <u>N/A</u> |
| 3. | Backup space for parking area. | _____ | <u>N/A</u> |
| 4. | Driveways intersecting existing road at 90E. | _____ | <u>N/A</u> |

SITE GRADING

- | | | | |
|-----|---|----------|------------|
| 1. | All proposed grading on property for house, driveway and septic. Show limit line of disturbance. | <u>X</u> | _____ |
| 2. | Driveway platform sloped at 4% maximum within 25 feet of centerline of street or within 35 feet from the Right-of-Way, whichever is the greater distance. | _____ | <u>N/A</u> |
| 3. | Driveway slope 14% maximum. | _____ | <u>N/A</u> |
| 4. | Parking area 5% maximum. | _____ | <u>N/A</u> |
| 5. | Paved areas 1% minimum grade at curb line. | _____ | <u>N/A</u> |
| 6. | Lawn area 2% minimum. | _____ | <u>N/A</u> |
| 7. | Top and bottom of retaining wall elevations provided. | <u>X</u> | _____ |
| 8. | Outside grade pitched away from residence. | <u>X</u> | _____ |
| 9. | Guide rail provided at steep drop offs. | _____ | <u>N/A</u> |
| 10. | Spot elevations at corners of residence and parking area where necessary to ensure positive drainage. | _____ | <u>N/A</u> |
| 11. | Finished floor elevations provided including basement. | _____ | <u>N/A</u> |
| 12. | Plans and calculations for walls \geq 4 feet Signed & Sealed by P.E., R.A. | _____ | <u>N/A</u> |
| 13. | Provide profiles of proposed roads with vertical geometry. | _____ | <u>N/A</u> |
| 14. | Provide horizontal geometry. | _____ | <u>N/A</u> |

GENRAL

- | | | | |
|----|---|-------|------------|
| 1. | Show existing and proposed utilities(water, sewer,etc.) | _____ | <u>N/A</u> |
| 2. | Show snow piling areas. | _____ | <u>N/A</u> |

3.	Show refuse areas with enclosures.	_____	N/A
4.	Show zoning map with districts(school,fire,etc).	_____	N/A
5.	Show signage.	_____	N/A
6.	Show landscaping.	X	_____
7.	Provide sections and details of wall.	X	_____
8.	Provide phasing plan for areas over 5ac.	_____	N/A
9.	Provide lighting plan.	_____	_____
10.	Maintain low noise level at property line.	_____	N/A
11.	ADA compliance	_____	N/A
12.	Village Construction Standard Compliance	_____	N/A

SITE PLAN NOTES

1.	General construction notes.	X	_____
2.	Construction Sequence shown on plans.	X	_____
3.	The following notes shall be provided on the plans: AShould rock blasting be required, a permit application in accordance with Chapter 125 - Blasting and Explosives of the Village of Dobbs Ferry Code must be submitted to the Village by the applicant for review/approval. This should be noted on the plans as follows:	_____	N/A
	AThe Village Engineer may require additional erosion control measures if deemed appropriate to mitigate unforeseen siltation and erosion of disturbed soils.@	_____	N/A
	AAAs-Built plans of the proposed driveway and drainage improvements shall be submitted to the Village Engineer for review prior to issuance of Certificate of Occupancy.@	X	_____
	AFill material imported to the site shall be certified in writing by a New York Licensed Professional Engineer as clean, non-contaminated fill suitable for the intended use.@	_____	N/A
	“Before the site plan is signed by the Chairman of the Planning Board, the applicant shall be required to post a performance bond or other type of	_____	_____

acceptable monetary guaranty which shall be in an amount determined by the Planning Board and the Village Engineer and in a form satisfactory to the Village Attorney”.

X _____

4. The following notes shall be provided on plans that involve SWPPP's:

The applicant shall notify the Building Department or Village's Consulting Engineer in writing at least 48 hours before any of the following so that any inspection may be performed.

- | | | |
|---|----------|-------|
| 1) Start of construction | <u>X</u> | _____ |
| 2) Installation of sediment and erosion control measures. | <u>X</u> | _____ |
| 3) Completion of site clearing. | <u>X</u> | _____ |
| 4) Completion of rough grading. | <u>X</u> | _____ |
| 5) Installation of SMP's. | <u>X</u> | _____ |
| 6) Completion of final grading and stabilization of distured areas. | <u>X</u> | _____ |
| 7) Closure of construction. | <u>X</u> | _____ |
| 8) Completion of final landscaping; and | <u>X</u> | _____ |
| 9) Successful establishment of landscaping in public areas. | <u>X</u> | _____ |

“The owner or operator shall have a qualified inspector inspect and document the effectiveness of all erosion and sedimentation control practices and prepare inspection reports at least once a month. These reports must be kept on site and available for review”.

X _____

SITE CONSTRUCTION DETAILS

Driveway Profile

_____ N/A

Driveway and shoulder section	_____	<u>N/A</u>
Roadway replacement	_____	<u>N/A</u>
Pavement section	<u>X</u>	_____
Sidewalk Details	_____	<u>N/A</u>
Rip-rap slopes, embankments and aprons	_____	<u>N/A</u>
Paved, rip-rapped, grass gutters	_____	<u>N/A</u>
NYSDOT material item numbers	_____	<u>N/A</u>
Detention basin	_____	<u>N/A</u>
Catch basin	_____	_____
Surface inlet	_____	<u>N/A</u>
Drain manhole	_____	<u>N/A</u>
Headwall	_____	<u>N/A</u>
Curb	_____	<u>N/A</u>
Drywell	<u>X</u>	_____
Underdrain	<u>X</u>	_____
Retaining wall	<u>X</u>	_____
Silt fence	<u>X</u>	_____
Haybales	_____	<u>N/A</u>
Inlet protection	_____	<u>N/A</u>
Anti-tracking strip	_____	<u>N/A</u>
Guiderail	_____	<u>N/A</u>
Energy dissipater	_____	<u>N/A</u>
Sediment traps or basins	<u>X</u>	_____

EROSION CONTROL PLAN

Erosion control measures implemented as per New York
Guidelines for Urban Erosion and Sediment Control.

_____ N/A

MISCELLANEOUS ITEMS

- | | | |
|---|-------|------------|
| 1. Proposed easements | | <u>N/A</u> |
| a) Temporary construction | _____ | _____ |
| b) Drainage | _____ | _____ |
| c) Sight | _____ | _____ |
| d) Slope | _____ | _____ |
| e) Driveway access | _____ | _____ |
| 2. Existing sanitary disposal system in the vicinity
of construction activity protected with temporary
fencing. | _____ | <u>N/A</u> |