



DOBBS FERRY — NEW YORK —

Village of Dobbs Ferry

Land Use Approval Application

Name of Proposed Development VAN DER ZANDT RESIDENCE ADDITION

Applicant:

Name ELIZABETH VAN DER ZANDT

Address 76 OGDEN PLACE, DOBBS FERRY

Telephone 646.270.3494

Email Address LIZVDZANDT@GMAIL.COM

Plan Prepared by:

Name ELIZABETH VAN DER ZANDT

Address 76 OGDEN PLACE, DOBBS FERRY

Telephone 646.270.3494

Email Address LIZVDZANDT@GMAIL.COM

Request for Site Plan ☐

Subdivision ☐

Special Permit ☐

Architect (Contact Information) ELIZABETH VAN DER ZANDT

Engineer (Contact Information) _____

Owner (if different from Applicant)

Name ELIZABETH AND CARL VAN DER ZANDT

Address SEE APPLICANT INFORMATION

Telephone _____

Ownership intentions, i.e. purchase options _____

Property Information

Location of site 76 OGDEN PLACE, DOBBS FERRY

Tax map description:

Sheet 3.130 Block 119 Lot/Parcel 3

Current Zoning Classification OF-6

Description of Project BUILD ADDITION ON NORTH END OF HOUSE FOR
PRIMARY BEDROOM, ENSUITE BATHROOM AND PARTIAL BASEMENT.

CUT CURB AND ADD PERMEABLE PARKING AREA FOR ONE CAR.

Signature of Applicant, if Owner or Signature of Owner _____

Date _____

Submittal Requirements

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

In addition, a Short Environmental Assessment Form and Coastal Assessment Form must be submitted with each application.

Submittal Deadlines

Planning Board and Board of Trustees: All new applications must be received by the calendar marked deadline, 15 business days before the meeting. Items that were adjourned from the previous meeting must be submitted 10 business days before the meeting date.

All submissions and documents must be submitted to the Building Department.

**Site Development Plan Review
Checklist**

Technical Considerations:

North Arrow, Scale date

Item Satisfied

X

Property boundary, dimensions and angles

X

Easements and deed restrictions

N/A

Names, locations and widths of adjacent streets

X (WIDTH NOT SHOWN)

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

N/A

List of Required Plans for Approval:

Survey

X

Existing Conditions Plan with Topography

X

Site Plan with Zoning Table

X

Landscaping Plans

N/A

Tree Removal Plan

TREE REMOVAL PERMIT TR2022-0039

Lighting Plans

N/A

Architectural Plans

X

Materials Specifications

X

Erosion and Sedimentation Control Plan

X

Grading and Drainage Plan with Topography

N/A

Stormwater Plan

X

Utilities Plan

X

Other Site Plan Elements:

Building & Structures	X
Natural Features	X
Wetlands	N/A
Hydrologic Features	N/A
Floodplains	N/A
Development Features	N/A
Vehicular and Pedestrian ways including ingress and egress	N/A
Site Improvements such as parking, storage, and recreation areas	X
Signs	N/A
Outdoor lighting and public address systems	N/A

Restoration Specifications

SIDEWALKS: In the case of sidewalks, each slab of concrete cut or damaged by the opening shall be replaced by new concrete, and no patching will be permitted.

ROADWAYS: On streets paved with blacktop or macadam, the existing pavement shall be cut back eighteen (18) inches beyond the original cut and the entire area repaved with blacktop or macadam to a depth of 2".

On streets paved with concrete or with a concrete base, the existing pavement shall be cut back twenty-four (24) inches beyond the original cut and the entire area repaved with concrete to match the existing street pavement.

Where an excavation is in a public roadway, the trench shall be filled to the level of the roadway with a 50 PSI K-crete or equivalent (cap-crete, etc.) For final restoration, the road shall be cut back as directed above, and the finished pavement shall be installed.

CURBS AND

DRIVEWAYS: Curbs shall be 16" stone or 18" concrete, with a 6" reveal. Where a curb crosses a driveway, a minimum 1 ½" reveal is required to the finished pavement