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           Final Date                     

MODIFICATIONS TO 54 CLINTON AVE

**Plan Prepared By:**

Name MICHAEL LEWIS

**Address** 145 PALASADE STREET, SUITE 307

DOBBS FERRY, NY 10522

**Telephone** 914-231-7700

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54 CLINTON AVE

2

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MDR-H

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

NA

Proposed uses(s) of site

MULTI-FAMILY RESIDENTIAL

Total site area (square feet or areas) 27,175.8 SF

Anticipated construction time 10 MONTHS

Will development be staged? NO

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

MIXED USE

Current condition of site (buildings, rush, etc.) GOOD

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

Estimated cost of proposed improvement \$ \$1,500,000

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

NONE

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)

Restoration of historic 3.5 story Clinton Avenue mansion including conversion it to a multi-family dwelling containing (1) three-bedroom apartment, (2) two-bedroom

apartments and finishing of cellar to include mechanical & storage. Addition of new single-story, four stall garage to serve the residential building.  
(8) parking spaces are being provided (6 are required)

STATE OF NEW YORK )  
COUNTY OF WESTCHESTER ) ss:  
VILLAGE OF DOBBS FERRY )

MICHAEL LEWIS, ARCHITECT being duly sworn, deposes

and says, that (s)he resides at 145 PALISADE STREET, DOBBS  
FERRY, NY

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 14 DAY  
OF October 20 21

STEVEN SECON  
Notary Public, State of New York  
No 01SE6216355  
Qualified in Westchester County  
Commission Expires January 11 2022



Site Development Plan Review

Checklist (cont'd)

Technical Considerations

Item Satisfied

North arrow, scale date  
Property boundary, dimensions  
and angles  
Easements and deed restrictions  
Names, locations and widths of  
adjacent streets

10/14/2021

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

NA

Conformity with comprehensive plan

Impact on environs:  
Land use  
Transportation  
Community facilities and services  
Aesthetics  
Environmental, i.e. air, water,  
noise, etc.  
Energy conservation  
Historic preservation  
Environmental impact statement

NA

NA

NA

NA

NA

NA

YES

NA

Existing, on-site physical improvements

10/14/2021

Existing natural features:

Geological features

NA

Soil characteristics

TBD

Topography

10/14/2021

Vegetation

10/14/2021

Hydrologic features

NA

Proposed development:

Grading and drainage plan

TBD

Buildings and other structures

10/14/2021

Improvements such as parking,  
storage and recreation areas

10/14/2021

Vehicular and pedestrian ways  
including ingress and egress

10/14/2021

Utility lines and appurtenances

10/14/2021

Site Plan Application  
Page 6 of 6

Outdoor lighting and public  
address systems

TBD

Outdoor signs

NA

Landscaping plans

NA

Architectural plans

10/14/2021

Materials specifications

10/14/2021

Construction schedule

NA

### SUBDIVISION/SITE PLAN REVIEW

All requirements of Site Plan Review and/or Subdivision Ordinances must be adhered to. (Copies may be obtained from the Village Clerk's Office.)

The following information must be addressed on the plans to avoid rejection by the Village for Staff and Consulting Engineer review.

All plans are to be submitted to the Building Department for approval before being placed on the agenda.

#### SEWER:

1. Eight (8") PVC sewer pipe for all main line sewers. The pipe to conform to the specifications on file in the Building Department.
2. Use D.I.P. CL56 when grade is 15% or more.
3. Use concrete piers when grade is 20% or more.
4. Minimum of 4' of cover is required.
5. Maximum distance between manholes is 300 feet. Additionally, they shall be placed at every change in line or grade.
6. Manholes are to be 5' in diameter or after 9' depth.
7. Drop connection manholes must be C.I.P. or D.I.P.
8. All house connections to be 4" diameter cast iron. Each individual residence or unit to have its own individual connection.
9. All main line sewers to be a minimum of 10'0" set back of structures.
10. All manholes to be supplied with covers entitled "Sewer".
11. Length of pipe run, per cent slope, and invert and rim elevations of manholes, to be shown.
12. Show all easements.

#### DRAINAGE

1. Drainage calculations as required.
2. Minimum cover 2'0".
3. Pipe size and type to be indicated.

4. Roof drains and leaders to be piped to dry wells or drainage system.
5. Details of Catch Basin, Manholes and Lawn Inlets.
6. Drainage arrows should be shown to indicate flow.
7. Detail design of all retention systems where applicable.
8. Length of pipe, run, per cent slope and invert, and rim elevations, to be shown.

**ROADWAY IMPROVEMENTS:**

1. Stone or concrete curbing detail.
2. Minimum width of roadway pavement is 35'.
3. Road grade not to exceed 10%.
4. Road grade not be less than 1.0%.
5. Grades across cul-de-sac shall not exceed 6% and not be less than 2%.
6. Guide rail must be shown on all shoulders with slopes 6 feet or greater in height.
7. Where road or drive enters State or County Roads, owner must obtain the necessary permits.
8. Detail of road and driveway sections.

**NOTES TO BE PUT ON DRAWINGS:**

1. All work to conform to the satisfaction of the Building Inspector.
2. Provide retaining walls on all slopes exceeding one (1) foot vertical on one and one-half (1½) feet horizontal.
3. The builder shall furnish 6" perforated CMP encased in stone wherever directed by the Building Inspector.
4. Swales to be installed as directed by the Building Inspector.
5. All grading to be performed to create positive drainage.
6. All driveways sloping down to garages shall have a drain inlet with a pipe extending beyond the rear of the house to carry rain run-off.
7. All driveways sloping down shall rise 6" the first 5' and then slope down.



8. A Code 53 to be called in.

GENERAL:

1. All drawings for cluster shall show the proposed units numbered in sequence, for reference purposes.
2. All drawings for cluster are to show the required parking spaces, and said spaces shall be NUMBERED.
3. All drawings shall have THE SIGNATURE OF THE OWNER, THE LAND SURVEYOR AND THE PROFESSIONAL ENGINEER.
4. If the application is a subdivision, applicant must review Section 268.20 Improvement of the Village of Dobbs Ferry Code.

Attachment #2

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 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 1½" reveal is required to the finished pavement.

§300-72. Site plan requirements.

- A. The site plan design shall, at a minimum, meet the requirements for improvements established in this chapter. Supplementary drawings which contain any required information shall be submitted with and made part of the site plan. The site plan shall show the following information:
- (1) Existing zoning, land use, property owners as shown on the latest tax records and the location of existing buildings on adjoining properties, all within a one-hundred-foot radius of the subject site in all directions.
  - (2) Sheet, block and lot numbers of the site taken from the latest tax records, and the name and address of the owner of record.
  - (3) Name and address of the person or firm preparing the map, along with the date, North arrow and written and graphic scale.
  - (4) Property lines and names of related streets, rights-of way and easement lines as determined by survey. Tie distances to an established street intersection shall be shown. Any relevant deed restrictions or covenants shall also be noted.
  - (5) Existing topography of the site as revealed by five-foot contours or key elevations as may be required by the Planning Board.
  - (6) Location, arrangement and dimensions of existing and/or proposed buildings and structures.
  - (7) Layout of existing and proposed off-street parking and loading areas, showing the details of aisles, driveways and each parking or loading space.
  - (8) Proposed location, arrangement and dimensions of all vehicular entrances, exits and driveways; curbs, sidewalks and pedestrian walks.
  - (9) Proposed final grades, including detailed information relative to methods to be used to retain, stabilize and/or refurbish regraded areas, e.g., sod, retaining walls, etc.
  - (10) Existing and proposed water lines, stormwater drainage facilities, sewage disposal facilities, telephone-electric poles and other utility installations.
  - (11) Existing and proposed trees, vegetation, landscaping and fences, including watercourses, marshes, wooded areas, rock outcrops and isolated trees with a diameter of eight (8) inches or more as measured three (3) feet above the base of the trunk.
  - (12) Existing and proposed outdoor lighting and sign locations, including their direction and dimensions.
- B. If the site plan indicates only a first stage or a section of development, a supplementary plan shall be submitted indicating ultimate development and the full relationship of the first stage or section thereto.
- C. Any other information deemed by the Planning Board to be necessary to determine conformity of the site plan with the spirit and intent of this chapter shall also be provided.
- D. A site plan, following approval by the Village Board of Trustees, shall be valid for a period of six (6) months from the date of such approval, and provided that work is commenced and diligently executed within this period, such approval shall be valid for a period of one (1) year from the date of approval. Upon application, the Village Board of Trustees shall have the right to extend this period of approval to not more than two (2) years from the date of original approval. [Amended 2-3-76 by L.L. No. 4-1976]

# 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

	<u>YES</u>	<u>NO</u>
Westchester County Department of Health Septic and Water.	_____	<u>  X  </u>
New York State Department Environmental Conservation Stormwater SPDES.	_____	<u>  X  </u>
New York City Department Environmental Protection Joint Septic.	_____	<u>  X  </u>
New York City Department of Environmental Protection SWPPP.	_____	<u>  X  </u>

### VILLAGE PERMITS/APPROVALS

Zoning Board of Appeals.	_____	<u>  X  </u>
Blasting and Explosives Permit.	_____	<u>  X  </u>
Fill Permit.	_____	<u>  X  </u>
Freshwater Wetlands Permit.	_____	<u>  X  </u>
Site Plan to comply with Subdivision Plat approval requirements	_____	<u>  X  </u>
Stormwater Pollution Prevention Plan (SWPPP)	_____	<u>  X  </u>
Architectural Review	<u>  X  </u>	_____
Building Permit	<u>  X  </u>	_____
Excavation/Grading Permit	_____	<u>  X  </u>
Demolition Permit	_____	<u>  X  </u>
Electrical Permit	<u>  X  </u>	_____

### SITE PLAN INFORMATION

1. 24" x 36" maximum drawing size.	<u>  X  </u>	_____
2. Minimum scale: (1" = 30').	<u>  X  </u>	_____
3. Project Name.	<u>  X  </u>	_____
4. Name and address of engineer and surveyor.	<u>  X  </u>	_____
5. Name and address of owner of record and applicant.	<u>  X  </u>	_____
6. Drawings signed and sealed by P.E. or R.A.	<u>  X  </u>	_____
7. Original drawing date & revision dates.	<u>  X  </u>	_____
8. Tax map section and lot numbers.	<u>  X  </u>	_____

- |     |  |          |       |
|-----|--|----------|-------|
| 9.  | Location plan with existing and adjacent zoning district.  | <u>X</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> | _____ |
| 11. | Minimum yard setbacks.   | <u>X</u> | _____ |
| 12. | Provide bulk zoning table with all existing, proposed and required conditions.   | <u>X</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>X</u> | _____ |
| 13. | Topography at two feet maximum intervals.   | <u>X</u> | _____ |
| 14. | Topography along streets adjacent to property.  | <u>X</u> | _____ |
| 15. | Existing buildings, retaining walls, fences, rock outcrops, wooded areas, watercourses, water bodies, wetlands and wetland controlled areas, etc.             | <u>X</u> | _____ |
| 16. | Total amount of site area disturbed   | <u>X</u> | _____ |

### DRAINAGE

- |     |  |            |       |
|-----|--|------------|-------|
| 1.  | Collect and convey driveway runoff. Mitigate increases in site runoff due to site development.   | <u>TBD</u> | _____ |
| 2.  | Roof drains to discharge to existing or proposed drainage system. Mitigate increases from roof runoff.   | <u>TBD</u> | _____ |
| 3.  | Surface inlets provided where low points cannot be graded to drain .   | <u>TBD</u> | _____ |
| 4.  | Swale provided between buildings and embankment which slopes toward building.  | <u>TBD</u> | _____ |
| 5.  | Culverts provided where roads or driveways cross watercourses.   | <u>TBD</u> | _____ |
| 6.  | Catch basin spacing adequate.  | <u>TBD</u> | _____ |
| 7.  | All rim and invert elevations provided.  | <u>TBD</u> | _____ |
| 8.  | Two feet minimum cover of storm drains in roads, driveways and parking areas. 18" minimum elsewhere.   | <u>TBD</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>TBD</u> | _____ |
| 10. | Minimum storm drain pipe size 15" diameter.  | <u>TBD</u> | _____ |

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

### SITE INGRESS/EGRESS

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

### SITE GRADING

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

### GENRAL

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

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

### SITE PLAN NOTES

1.	General construction notes.	<u>  X  </u>	<u>      </u>
2.	Construction Sequence shown on plans.	<u>  X  </u>	<u>      </u>
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:	<u>  X  </u>	<u>      </u>
	AThe Village Engineer may require additional erosion control measures if deemed appropriate to mitigate unforeseen siltation and erosion of disturbed soils.@	<u>  X  </u>	<u>      </u>
	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.@	<u>  X  </u>	<u>      </u>
	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.@	<u>  X  </u>	<u>      </u>
	"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".

NA

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   | _____ | NA |
| 2) Installation of sediment and erosion control measures.            | _____ | NA |
| 3) Completion of site clearing.                                      | _____ | NA |
| 4) Completion of rough grading.                                      | _____ | NA |
| 5) Installation of SMP's.  | _____ | NA |
| 6) Completion of final grading and stabilization of disturbed areas. | _____ | NA |
| 7) Closure of construction.  | _____ | NA |
| 8) Completion of final landscaping; and                              | _____ | NA |
| 9) Successful establishment of landscaping in public areas.          | _____ | NA |

"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".

NA

**SITE CONSTRUCTION DETAILS**

Driveway Profile

TBD



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

### **EROSION CONTROL PLAN**

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

X

### **MISCELLANEOUS ITEMS**

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