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OCT 28 2020

Village of Dobbs Ferry  
Building Department

Village of Dobbs Ferry Site Plan Application

Please check appropriate box:

☒ Preliminary Date 10 28 20 ☐ Final Date \_\_\_\_\_

Name of proposed development Neill Residence aadditions and alterations

Applicant:

Plan Prepared By:

Name Steven Secon Architect

Name Steven Secon Architect

Address 145 Palisade St, 403  
Dobbs Ferry NY 10522

Address \_\_\_\_\_

Telephone 914 980 5532

Telephone \_\_\_\_\_

Owner (if different): Amy Jo Neill

If more than one owner, provide information for each:

Name Amy Jo Neill

Address 21 Riverside Pl  
DF

Telephone 917 579 7316

Ownership intentions, i.e., purchase options \_\_\_\_\_

expand deck, provide additional off street parking and change use of

from single family to two- family

Location of site 21 Riverside Pl

Tax map description:

Sheet Block 3.80 Lot/Parcel 36.22

Current Zoning Classification MDR1

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

SEQRA

Proposed uses(s) of site two family residence

Total site area (square feet or areas) 6786

Anticipated construction time 2 months

Will development be staged? no

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

Current condition of site (buildings, rush, etc.) house, patio, deck, driveway, yard

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

suburban

Estimated cost of proposed improvement \$ 50,000

Anticipated increase in number of residents, shoppers, employees, etc. (as applicable) 2

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)

basement- one studio unit , mechanical, laundry

1st floor Living room, dining room, bathroom, deck, kitchen/laundry

2nd floor- 3 bedrooms , 1 bathroom

STATE OF NEW YORK )

COUNTY OF WESTCHESTER ) SS:

VILLAGE OF DOBBS FERRY)

Steven Secon (architect)

being duly sworn, deposes

and says, that (s)he resides at 85 Halsted Pl, Rye 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 28 DAY

OF Oct 20 2020

STEVEN SECON  
Notary Public, State of New York  
No 01SE6216355  
Qualified in Westchester County  
Commission Expires January 11 2021

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**Proposed Development**

**Name** Neill Residence  
Additions and alterations

**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** Steven Secon Architect

**Address** 145 Palisade t, 403  
DF

**Telephone** 914 980 5532

**Date** 10 28 20

Site Development Plan Review

Checklist (cont'd)

Technical Considerations

Item Satisfied    see drawings

North arrow, scale date

Property boundary, dimensions  
and angles

Easements and deed restrictions

Names, locations and widths of  
adjacent streets

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

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

Existing, on-site physical improvements

Existing natural features:

Geological features

Soil characteristics

Topography

Vegetation

Hydrologic features

Proposed development:

Grading and drainage plan

Buildings and other structures

Improvements such as parking,

Storage and Recreation areas

Vehicular and pedestrian ways including ingress and egress

Utility lines and appurtenances

**Site plan Application**  
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see drawings

**Outdoor lighting and public  
address systems**

**Outdoor signs**  
**Landscaping plans**  
**Architectural plans**  
**Materials specifications**  
**Construction schedule**  
**ADA Compliance**

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