

SITE PLAN REVIEWDate Filed: November 20, 2019 - Revised January 14, 2021 Fee Paid: _____Name of Project: 156 Palisade Street RedevelopmentAt the following address: 156 Palisade StreetAlso known as the following: Tax ID No. 3.80-40-32Applicant's Name: 156 Palisade Street LLCAddress: 455 Central Park Avenue, Suite 207, Scarsdale, New York 10583Telephone: 914-574-5930 FAX: _____ Cell: 914-557-3293E-Mail: Michael@muellerlang.comProperty Owner: Same as Applicant

Address: _____

Telephone: _____ FAX: _____ Cell: _____

Ownership Intentions: Redevelop the existing property as an eight-unit multi-family building for operation as rental apartments.Plans Prepared By: Gotham Design & Community Development Ltd.Address: 329 Broadway, Dobbs Ferry, New York 10522Telephone: 914-693-5093 FAX: 914-693-5390 Cell: 914-906-4802E-Mail: arch329@gmail.comSurveyor: Summit Land Surveying P.C.Address: 21 Drake Lane, White Plains, New York 10607Telephone: 914-629-7758 FAX: _____ Cell: _____E-Mail: Infor@summitsurveyingpc.comCurrent Zoning Classification: MDR-2 Proposed Zoning Classification: N/A

Character and Use of Surrounding Area: Mixed-use, Missing Middle Residential,
Commercial, Dobbs Ferry Downtown, Dobbs Ferry waterfront is at the base of the hill.

Total Site Area: 8,675 square feet.

Character and Existing Use of Site: Two-Family Home

Proposed Use of Site: Multi-Family Apartment Building

List Variances, Waivers, or Special Permits Required: Building coverage,
Impervious coverage, Building Height

List Local, State and Federal Permits and/or Approvals Required: Site Plan
Approval, ZBA Variances, AHRB Approval, Building Permit, Sanitary Sewer and water
connections.

Anticipated Increase in Number of Residents, Employees, Shoppers: Increase from 8
residents to 22 residents, assuming 2 residents in each of three one-bedroom
apartments and 4 residents in each of four two-bedroom unit.

Anticipated Construction Time: Twelve Months

Describe how the Development will be Phased: N/A

Estimated Cost of Proposed Improvements: \$2,275,000

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

The proposed project is fully compliant with the Dobbs Ferry Vision Plan. A Report pertaining to this project's compatibility with the Vision plan will be provided.

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

Primary and secondary uses and how these uses will integrate with and/or conflict with the uses in the surrounding area and on neighboring properties;

The proposed buildings including site coverage, floor area, number of stories, the distribution of the uses in the buildings, and the number of residential units, with the size and number of bedrooms noted;

The number of parking spaces and loading spaces on-site;

Vehicular access to the site and the relationship of the project to existing traffic patterns;

Specific measures that will be implemented to protect the environmental character of the site and integrate the project into the community;

A description of the construction schedule for the proposed project;

And any other information that will assist the Planning Board in understanding the character of the project and its relationship to the community.

This project consists of the removal of an existing two family home from a parcel fronting on a fully improved Dobbs Ferry street with 8,675 square feet of site area and the construction of a three story apartment building with approximately seven residential units, one of which will meet the affordability requirements in the Village Code, built above a basement that will be used for the parking of approximately six vehicles. A portion of the garage will be larger than the building above, but fully below grade on the site. This use and building type is consistent with the existing character of Palisade Street.

The proposed building, excluding the underground garage will have a footprint of approximately 3,020 square feet, which is 34.8% of the parcel. The proposed impervious site coverage will be approximately 5,817 square feet, which is 67.05% of the parcel. The floor area of each story is approximately 3,020 square feet. As proposed, the building will have three one-bedroom apartments on the first floor ranging between 675 and 1,065 square feet each and four two-bedroom apartments with two on the second floor and two on the third floor ranging between 1,142 and 1,322 square feet each. The building will have an elevator, which means that each of the apartments will be ADA compliant.

With three one-bedroom units and four two-bedroom units, the parking required for the building is 10 parking spaces. Six spaces are proposed on site and the additional four are proposed as a mix of curb-side parking and use of the parking lot across the street with a PILOP. This is specifically permitted in the Village Code, but requires specific permission from the Planning Board. Otherwise, a variance would be required from the Zoning Board. No loading spaces are required. Access to the garage will be directly from Palisade Street via a driveway and garage door facing the street.

One existing street tree will be removed during construction and four (4) new trees will be planted on the site in front of the building. The rear yard of the property is proposed as a recreation area for the residents. A roof top deck is also proposed as a recreation area for the residents.

It is anticipated that the existing building will be removed during the permitting process and that construction on the new building will commence within the first month after building permits are issued and be completed within 12 month of construction starting.

NOTES: For projects that involve or require the action of more than one Village Board, the Land Use Officer may submit this Application to the Technical Review Committee for clarification of procedure.

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, Padriac Steinschneider,
being duly sworn, depose and state that I am the agent for the owner, 156 Palisade Street LLC, who has offices at 455 Central Park Avenue, in Scarsdale, New York and that I am the authorized representative for the owner 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 14th DAY
OF January, 2021

NOTARY SIGNATURE