



Village of Dobbs Ferry
Land Use Approval Application

Name of Proposed Development 86 MARIE STREET

Applicant:

Name MICHAEL LANG (86 MARIE LLC)
Address 455 CENTRAL PARK AVE STE 207 SCARSDALE NY 10583
Telephone (914) 557-3293
Email Address MLANGJR@GMAIL.COM

Plan Prepared by:

Name MARCO MAIORANO
Address 439 WHITE PLAINS RD EASTCHESTER NY 10709
Telephone (914) 346-5616
Email Address COMMUNITYDESIGNSLLC@GMAIL.COM

Request for Site Plan ☒ Subdivision ☒ Special Permit ☐

Architect (Contact Information) COMMUNITY DESIGNS ENGINEERING D.P.C
Engineer (Contact Information) MARCO MAIORANO (914) 346-5616
439 WHITE PLAINS RD
EASTCHESTER NY 10709

Owner (if different from Applicant)

Name - SAME AS APPLICANT -

Address _____

Telephone _____

Ownership intentions, i.e. purchase options _____

Property Information

Location of site 86 MAPLE ST DOBBS FERRY NY 10522

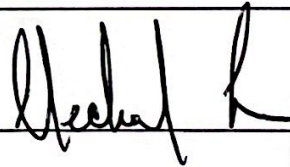
Tax map description:

Sheet 3.90 Block 51 Lot/Parcel 2

Current Zoning Classification MDR-1

Description of Project PROPOSED 2-LOT SUBDIVISION AND
NEW 2-FAMILY DWELLING.

Signature of Applicant, if Owner or Signature of Owner



Date 1/31/23

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
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

Item Satisfied

✓
✓
✓
✓
✓

List of Required Plans for Approval:

Survey
Existing Conditions Plan with Topography
Site Plan with Zoning Table
Landscaping Plans
Tree Removal Plan
Lighting Plans
Architectural Plans
Materials Specifications
Erosion and Sedimentation Control Plan
Grading and Drainage Plan with Topography
Stormwater Plan
Utilities Plan

✓
✓
✓
✓
NO TREES TO BE REMOVED
✓
✓
✓
✓
✓
✓
✓

Other Site Plan Elements:

Building & Structures

✓

Natural Features

✓

Wetlands

✓ (NONE)

Hydrologic Features

✓

Floodplains

✓ (NONE)

Development Features

✓

Vehicular and Pedestrian ways including ingress and egress

✓

Site Improvements such as parking, storage, and recreation areas

✓

Signs

✓ (NONE)

Outdoor lighting and public address systems

✓

Standards for Building Permit

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

SITE PLAN INFORMATION

1. ☒ 24" x 36" maximum drawing size
2. ☒ Minimum scale: (1" = 30")
3. ☒ Project Name
4. ☒ Name and address of engineer and surveyor
5. ☒ Name and address of owner of record and applicant
6. ☒ Drawings signed and sealed by P.E. or R.A.
7. ☒ Original drawing date & revision dates
8. ☒ Tax map section and lot numbers
9. ☒ Location plan with existing and adjacent zoning district
10. ☒ Scale, north arrow, date of survey, property acreage, drawings numbered (i.e., 1 of 3, etc.)
11. ☒ Minimum yard setbacks
12. ☒ Provide bulk zoning table with all existing, proposed, and required conditions
13. ☒ Estimated quantity of cut or fill to be imported or removed from site
14. ☒ Topography at two feet maximum intervals
15. ☒ Topography along streets adjacent to property
16. ☒ Existing conditions.
17. ☒ Total amount of site area disturbed

DRAINAGE

1. ☒ Collect and convey driveway runoff.
2. ☒ Roof drains to discharge to existing or proposed drainage system.
3. ☒ Surface inlets provided where low points cannot be graded to drain
4. ☒ Swale provided between buildings and embankment which slopes toward building
5. ☒ Culverts provided where roads or driveways cross watercourses
6. ☒ Catch basin spacing adequate
7. ☒ All rim and invert elevations provided
8. ☒ 2 feet minimum cover of storm drains in roads, driveways, and parking areas. 18 inch minimum elsewhere
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
10. ☒ Minimum storm drain pipe size 15" diameter
11. ☒ Headwalls or end sections provided at pipe inlets and outlets
12. ☒ Rip-rap provided at headwalls and end sections
13. ☒ Provide cross section for pond or detention facility

SITE INGRESS/EGRESS

1. ☒ Adequate sight distance at driveway intersection with road
2. ☒ Site accessible to fire trucks, emergency vehicles, tractor-trailers for fill deliveries, etc.
3. ☒ Backup space for parking area
4. ☒ Driveways intersecting existing road at 90 degrees

SITE GRADING

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

GENERAL

1. ☒ Show existing and proposed utilities (water, sewer, etc.)
2. ☒ Show snow piling areas.
3. ☒ Show refuse areas with enclosures
4. ☒ Show zoning map with districts (school, fire, etc.)
5. ☒ Show signage.
6. ☒ Show landscaping.
7. ☒ Provide sections and details of retaining walls
8. ☒ Provide phasing plan for areas over 5 acres.
9. ☒ Provide lighting plan.
10. ☒ Maintain low noise level at property line.
11. ☒ ADA compliance

MISCELLANEOUS ITEMS

1. Proposed easements
 - 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.

SITE PLAN NOTES

1. General construction notes.
2. Construction Sequence shown on plans.
3. The following notes shall be provided on the plans:
 - Should 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.
 - The Village Engineer may require additional erosion control measures if deemed appropriate to mitigate unforeseen siltation and erosion of disturbed soils.
 - 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.
 - Fill 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.
 - "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".

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

- The applicant shall notify the Building Department 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
 2. _____ Installation of sediment and erosion control measures.
 3. _____ Completion of site clearing.
 4. _____ Completion of rough grading.
 5. _____ Installation of SMP's.
 6. _____ Completion of final grading and stabilization of disturbed areas.
 7. _____ Closure of construction.

8. Completion of final landscaping; and
9. Successful establishment of landscaping in public areas.

- "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".



DOBBS FERRY NEW YORK

Village of Dobbs Ferry Building Department
Village Hall - 112 Main Street Dobbs Ferry,
New York 10522 Phone; (914) 231-8513 - Fax: 914-693-3470
LWRP CONSISTENCY REVIEW COASTAL ASSESSMENT FORM

Name of Applicant: MICHAEL LANG

Mailing address: 455 CENTRAL PARK AVE STE 207 SCARSDALE
NY 10583

Telephone number: (914) 557-3293

Tax Lot#: 3.90 - 51 - 2 (86 MAPLE ST)

Application number, if any: _____

A. INSTRUCTIONS (Please print or type all answers)

1. All applicants, including the Village of Dobbs Ferry and other agencies, shall complete this CAF for proposed actions subject to **Local Law# 10-05 - LWRP Consistency Law**. This assessment is intended to supplement other information used by the Dobbs Ferry Planning Board in making a determination of consistency with the Coastal Management Policies set forth in the Dobbs Ferry Local Waterfront Revitalization Program (LWRP).
2. All applicants shall complete Sections Band C of this Coastal Assessment Form. If the proposed action meets any of the criteria listed in Section C, Section D must be completed.
3. In Section D, a proposed action should be evaluated as to its potential beneficial and/or adverse effects upon the coastal area and how it may affect the achievement of the specific policy standards contained in the LWRP and the LWRP Consistency Law.
4. Once evaluated, a proposed action may need to be analyzed in more detail and, if necessary, modified prior to making a determination that it is consistent with the LWRP policy standards. If an action to be certified as consistent with the LWRP policy standards, it shall not be undertaken.

B. DESCRIPTION OF SITE AND PROPOSED ACTION

1. Type of action (check appropriate response):
 - a) Directly undertaken (e.g., capital construction, planning activity, agency regulation, land transaction) _____
 - b) Financial assistance (e.g., grant, loan, subsidy) _____

Village of Dobbs Ferry - LWRP Consistency Review
COASTAL ASSESSMENT FORM (5/20/2022)

c) Permit, approval, license, certification BUILDING PERMIT
d) Party or Agency undertaking action: _____

2. Describe nature and extent of action: PROPOSED 2-LOT SUBDIVISION
AND NEW 2-FAMILY DWELLING

3. Location of action (Street or Site Description): 86 MARIE ST
DOBBS FERRY NY 10522

4. COASTAL ASSESSMENT CRITERIA

Please check any of the following criteria that describe the proposed action.

☐

1. The proposed action has direct contact with coastal waters, i.e., the Hudson River and/or its tributaries - Wickers Creek and the Saw Mill River.

☐

2. The proposed action utilizes coastal waters, either directly or indirectly.

☐

3. The proposed action involves natural features such as tree cover, hillsides, steep slopes, ridgelines and wetlands that either effect or are affected by coastal waters.

☐

4. The proposed action demonstrates a relationship to coastal waters. The relationship may be recreational, cultural, historic, or business.

☐

5. The proposed action has a direct visual relationship with coastal waters and their waterfronts.

If the proposed action meets any of the above criteria, Section D must be completed.

5. COASTAL ASSESSMENT

The following thirteen questions are based directly on the Coastal Management Policies set forth in Section III of the Dobbs Ferry LWRP. The preparer of this form should review these policies which are available online at www.dobbsferry.com/content/waterfront and also on file in the Village of Dobbs Ferry Clerk's office. Please answer every question and provide a brief explanation. If necessary, you may attach further explanation or refer to other available documentation relating to the proposed action.

Applicant

1. Does the proposed action foster a pattern of development in the coastal area that enhances community character, open space preservation, use of existing infrastructure, use of a coastal location?

☐ YES ☒ NO ☒ Not Applicable

2. Does the proposed action preserve historic and archaeological resources?

☐ YES ☒ NO ☒ Not Applicable

3. Does the proposed action protect existing scenic resources or enhance visual quality in the community?

☐ YES ☒ NO ☒ Not Applicable

4. Does the proposed action minimize loss of life, structures, and natural resources from flooding and erosion?

☒ YES ☐ NO ☒ Not Applicable

5. Does the proposed action protect or improve water resources?

☐ YES ☒ NO ☒ Not Applicable

6. Does the proposed action protect or restore ecological resources, including significant fish and wildlife habitats, wetlands, and rare ecological communities?

☐ YES ☒ NO ☒ Not Applicable

7. Does the proposed action protect and/or improve air quality?

☐ YES ☒ NO ☒ Not Applicable

8. Does the proposed action minimize environmental degradation from solid waste and hazardous substances and wastes?

☐ YES ☒ NO ☒ Not Applicable

9. Does the proposed action improve public access to and recreational use of public lands and waters?

☐ YES ☒ NO ☒ Not Applicable

10. Does the proposed action protect water-dependent uses, promote siting of new water-dependent uses in suitable locations, and/or support efficient harbor operation?

☐ YES ☒ NO ☒ Not Applicable

11. Does the proposed action promote the sustainable use of fish and wildlife resources?

☐ YES ☒ NO ☒ Not Applicable

12. Does the proposed action protect agricultural lands?

☐ YES ☐ NO ☒ Not Applicable

13. Does the proposed action promote appropriate use and development of energy and mineral resources?

☐ YES ☐ NO ☒ Not Applicable

E. FURTHER REMARKS OR ADDITIONAL INFORMATION:

If assistance or further information is needed to complete this form, please contact Village of Building Department.

Preparer's Name: ADAMO MAIORANO Telephone: (914) 346-5616

Title: SPONSOR Agency: _____ Date 2/1/23

Consistency Determination

☐ Yes

☐ No

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information																		
Name of Action or Project: 86 MAPLE STREET																		
Project Location (describe, and attach a location map): 86 MAPLE STREET DOBBS FERRY, NY 10522																		
Brief Description of Proposed Action: PROPOSED 2-LOT SUBDIVISION AND NEW 2-FAMILY DWELLING																		
Name of Applicant or Sponsor: MICHAEL LANG		Telephone: (914) 557-3293 E-Mail: MLANGJR@GMAIL.COM																
Address: 439 WHITE PLAINS RD																		
City/PO: EASTCHESTER NY		State: NY	Zip Code: 10709															
1. <u>Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?</u>			<table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </tr> <tr> <td>☒</td> <td>☐</td> </tr> </table>	NO	YES	☒	☐											
NO	YES																	
☒	☐																	
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.																		
2. <u>Does the proposed action require a permit, approval or funding from any other government Agency?</u>			<table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </tr> <tr> <td>☒</td> <td>☐</td> </tr> </table>	NO	YES	☒	☐											
NO	YES																	
☒	☐																	
If Yes, list agency(s) name and permit or approval:																		
3. a. <u>Total acreage of the site of the proposed action?</u>		0.17 acres																
b. <u>Total acreage to be physically disturbed?</u>		0.08 acres																
c. <u>Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?</u>		0.17 acres																
4. <u>Check all land uses that occur on, are adjoining or near the proposed action:</u>																		
<table style="width: 100%;"> <tr> <td>☐ Urban</td> <td>☐ Rural (non-agriculture)</td> <td>☐ Industrial</td> <td>☐ Commercial</td> <td>☒ Residential (suburban)</td> </tr> <tr> <td>☐ Forest</td> <td>☐ Agriculture</td> <td>☐ Aquatic</td> <td colspan="2">☐ Other(Specify):</td> </tr> <tr> <td>☐ Parkland</td> <td colspan="4"></td> </tr> </table>				☐ Urban	☐ Rural (non-agriculture)	☐ Industrial	☐ Commercial	☒ Residential (suburban)	☐ Forest	☐ Agriculture	☐ Aquatic	☐ Other(Specify):		☐ Parkland				
☐ Urban	☐ Rural (non-agriculture)	☐ Industrial	☐ Commercial	☒ Residential (suburban)														
☐ Forest	☐ Agriculture	☐ Aquatic	☐ Other(Specify):															
☐ Parkland																		

5. Is the proposed action,	NO	YES	N/A
a. <u>A permitted use under the zoning regulations?</u>	☐	☒	☐
b. <u>Consistent with the adopted comprehensive plan?</u>	☐	☒	☐
6. <u>Is the proposed action consistent with the predominant character of the existing built or natural landscape?</u>	NO	YES	
	☐	☒	
7. <u>Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</u>	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. <u>Will the proposed action result in a substantial increase in traffic above present levels?</u>	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☐	
9. <u>Does the proposed action meet or exceed the state energy code requirements?</u>	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☒	
10. <u>Will the proposed action connect to an existing public/private water supply?</u>	NO	YES	
If No, describe method for providing potable water: _____ _____	☐	☒	
11. <u>Will the proposed action connect to existing wastewater utilities?</u>	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☐	☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☐	
13. a. <u>Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?</u>	NO	YES	
	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☐	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	☒	☐
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☐	☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>ADAMO MAIORANO</u> Date: <u>10/25/22</u>		
Signature: <u></u> Title: <u>Sponsor</u>		

PRINT FORM

SUBMISSION REQUIREMENTS FOR LARGE SCOPE PROJECTS

Definition of a Large Scope Project: New buildings or modification(s) of existing buildings, including, but not limited to: the construction, reconstruction, replacement or alteration of any building or structure which after said construction, reconstruction, replacement or alteration will cause changes to the height, bulk, mass, square footage, footprint, roof structure, attached porch or deck. This shall include any unattached accessory structure such as a shed, playhouse, pool house, garage, greenhouse or other structure which use is incidental to the principal building.

Applicant Name: MICHAEL LANG Date Filed 2/3/23

Property Address: 86 MAPLE ST

Check Application Type (may be more than one):

☒ New Building ☐ Altered Building ☐ Accessory Building ☐ Porch or Deck

Description of Proposed Work:

PROPOSED 2-LOT SUBDIVISION AND NEW TWO FAMILY DWELLING

A copy of this completed form is to be included as a cover sheet for submissions to the AHRB.

In the table below, please indicate the type of submission by checking the applicable box or boxes indicated. Items denoted * in the column below your project type are the minimum required items for a complete application to the AHRB. Please indicate the type of submission. Please indicate by initialing each box in the appropriate column confirming that the information has been submitted. Do not initial for items if they are not included.

The AHRB reserves the right to ask for any additional information as specified on this form, if not included in the initial application, and may deem the application incomplete and not ready for review until this information is included. Resubmissions should reflect all comments made at the previous meeting and should be indicated with a note or a bubble on the plan, and shall include any additional requested information.

Initial Below ↓	☐	☐	☐	☒ ← Check Box (or Boxes) Above Appropriate Columns	
	1 st Story Porch or Deck	Accessory Building	Altered Building	New Building	
	•	•	•	•	Proof of notification of the AHRB hearing to owners of properties within 200 feet of the subject property by certified mailing in the form of an affidavit as per 300-18 F (One copy only)
	•	•	•	•	Photo of subject property showing "Under AHRB Review" sign as per 300-28 G (2). (One copy only)

CONTINUED ON NEXT PAGE

Initial
Below
↓
☐ 1st Story Porch or Deck
☐ Accessory Building
☐ Altered Building
☒ New Building

← Check Box (or Boxes) Above Appropriate Columns

REQUIRED PLAN AND DOCUMENT SUBMISSION

1 PDF & 2 Paper COPIES OF EACH ITEM
(unless otherwise specified)

•	•	•	•	Aerial site location map noting proposed building site and all nearby existing buildings. (Google Maps satellite view may be used.)
•	•	•	•	Current Survey
•	•	•	•	Detailed 1/4" scale elevations <u>and</u> floor plans of <u>both</u> existing and proposed conditions.
•	•	•	•	Material, finish and color schedule is included <u>on</u> submitted plans.
•	•	•	•	Provide a note on plan indicating that all lighting shall comply with section 300-41
•	•	•	•	Specification sheet for each new exterior light fixture.
•	•	•	•	Site Plan
•	•	•	•	Specification sheets for all new windows and doors.
•	•	•	•	(One set only) of actual material, finish and color samples to be presented at AHRB meeting.
•	•	•	•	Site location plan indicating proposed building site and all relevant buildings as noted in section: Appendix D- A (3)
•	•	•	•	Topographical Site Plan for (but not limited to) context based bulk analysis as per section: Appendix D- A (6)
•	•	•	•	Mechanical Equipment locations, including visual screening and sound attenuation provisions.
•	•	•	•	Table of Zoning Calculations indicating compliance with Dimensional Tables, Appendix B
•	•	•	•	Table of eave & ridge heights as noted in the Appendix B, Table B-7
•	•	•	•	A scaled streetscape drawing, using the above information, showing the houses on the contiguous lots, facing upon the same street, as the subject property.
•	•	•	•	Diagram of Sky Exposure Plane envelope as per section 300-17 (4) (F) and defined in 300-14
•	•	•	•	Landscape Plan
•	•	•	•	Sections through important elevations.
•	•	•	•	Sections through typical trim at a scale to clearly show profiles, trims, corners and their sizes.
•	•	•	•	Photos of streetscape
•	•	•	•	Photos of all affected sides of existing structure and context.

Applicant Name: MICHEAL LANG Signature: [Signature] Date: 1/31/23
 By signing this form you are affirming that you have included all the required information listed above.

Complete application received by the Village of Dobbs Ferry, on behalf of the Dobbs Ferry AHRB by:

Name: _____ Signature: _____ Date: _____

SURVEY OF LOT 43, AS SHOWN ON "MAP OF VALUABLE BUILDING, LOTS AT DOBBS FERRY,"
FILED IN W.CO. RD ON JULY 19, 1868, AS MAP NO. 532.

VILLAGE OF DOBBS FERRY, TOWN OF GREENBURGH, WESTCHESTER COUNTY, N.Y.
DATE: FEBRUARY 27, 2022 SCALE: 1"=20'

CERTIFIED TO:

"OLD REPUBLIC NATIONAL FIRE INSURANCE COMPANY

"RG TITLE AGENCY LLC TITLE NO. RGW 22751

"UNITED WHOLESOME MORTGAGE, 18A0A

"MICHAEL LANG + LUCIEN MARTIN

DEVOE ST.

(PARK DR.)

(FORM. LOT 47)

157.30 SUR.
(157.00 DESC.)

LOT 45

CONCRETE RETAINING WALL

HATCH

WALK

ENCLOSED 1 STORY

ONE STORY ALUMINUM SIDING

2 STORY ALUMINUM SIDING

NO: 86

OPEN PORCH

VINYL FENCE

50.05 SUR + DESC.

0.2

0.4

0.2

0.4

0.2

0.4

0.2

0.4

0.2

0.4

0.2

0.4

0.2

MAPLE STREET
(MAIN ST.) (50' WIDE)
(MAPLE AVE.)

R-22-7

DEVOE STREET
(DIVISION ST.) (AVENUE A)

50.12 SUR.
(50.0 DESC.)

STOCKADE FENCE

STONE RET. WALL

STONE WALL

OPEN PORCH

TWO STORY FRAME

YARD

IRON WIRE FENCE ON WALL

0.4

0.4

0.4

0.4

0.4

0.4

0.4

0.4

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LOT 41

"SURVEYED AS IN POSSESSION"

TAX LOT 2, BLOCK 51, SEC. 8.90.

SURVEYED BY

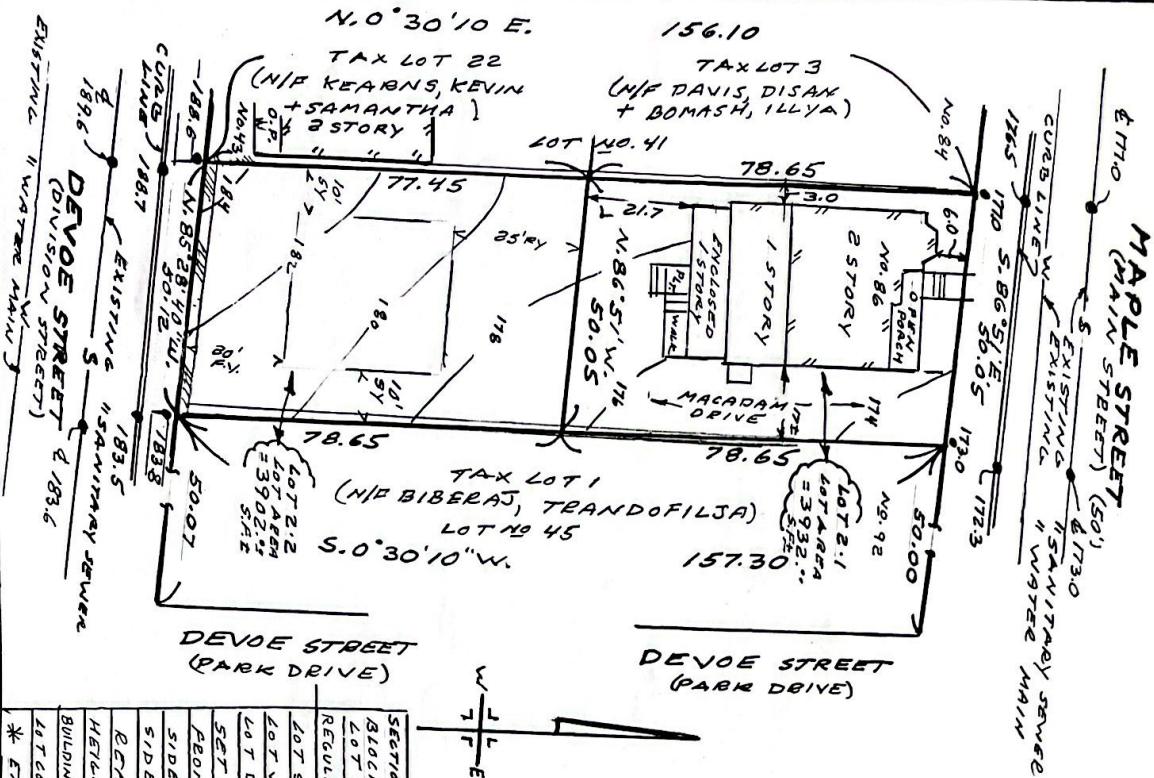
STATE OF NEW YORK
RICHARD J. BOWEN
SURVEYOR

NY 513 LICENSE: 045418

RECHARLES DOMATO

22 W. 15TH ST. NEW YORK, NY 10550

NOTE: Property also known as Lot No. 43 as on 1140 OF VALUABLE BUILDING LOTS AT DOBBS FERRY, N.Y. Filed in the W.C.O.R.O. on June 20, 1888, as Map No. 552



The undersigned of the property shown hereon is familiar with this map and legends, notes and conditions shown hereon and approved for filing in the division of lands records.

OWNER _____ DATE _____

TAX ASSESSMENT MAP DESIGNATION _____ DATE _____

Lot 2, Block 51, Section 3.90

All taxes due have been paid.

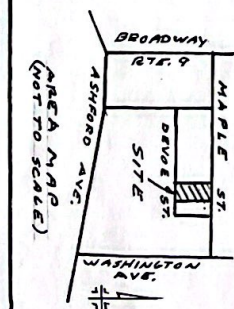
RECEIVER OF TAXES - VILLAGE OF DOBBS FERRY _____ DATE _____

All taxes due have been paid.

RECEIVER OF TAXES - TOWN OF GREENBURGH _____ DATE _____

Unauthorized changes or additions to a survey map bearing a licensed Land Surveyor's seal is a violation of the Section 2206, Subdivision 2 of the New York State Education Law.

SECTION 3.90		DISTRICT MDR-1		MIXED-DENSITY RESIDENTIAL	
LOT 2	REGULATION	REQUIRED LOT 1	VARIANCE	LOT 2	VARIANCE
LOT 51	5000	3932	YES	3902	YES
LOT 51	50'	50.05	YES	50.12	YES
LOT 51	100'	78.65	YES	77.45	YES
SET BACKS	20'	6'	*	20'	YES
SIDE ONE	10'	3'	*	7'	YES
SIDE TWO	20'	20'	YES	15'	YES
REAR	25'	21.7	YES	14.83	YES
HEIGHT (FEET)	40'	35.95%	YES	40.3%	YES
BUILDING COVERAGE	27%	35.95%	YES	40.3%	YES
LOT COVERAGE	54%	65.7%	YES	53.6%	YES



Prepared by the Office of
LAND SURVEYOR
RICHARD J. DOMATO
P.O. BOX 162
Putnam Valley, N.Y. 10579

APPROVED BY THE ASSISTANT COMMISSIONER OF HEALTH _____ DATE _____

VILLAGE OF DOBBS FERRY PLANNING BOARD
Approved subject to all requirements and conditions of a resolution dated _____ 2022 of the Planning Board of the Village of Dobbs Ferry, New York. Any changes, additions, modification, or revision of this plan, absent re-approval from the Planning Board, shall void this approval.



1. Richard J. Domato, a duly licensed Land Surveyor who made this map do hereby certify that the survey of the property shown hereon was completed on March 23, 2022, and this map was completed on June 11, 2022.

Survey No. 009418

6/11/22

Date: March 23, 2022
Tax lot 2, Block 51, Section 3.90
County Block 5009
Total Area 7.8341
Number of Lots = 2

SUBDIVISION MAP OF
PROPERTY BELONGING TO
MICHAEL LANG & LUCIEN MARTIN
Situated in the
Village of Dobbs Ferry,
Town of Greenburgh,
Westchester County,
New York.