



# DOBBS FERRY — NEW YORK —

Village of Dobbs Ferry

## Land Use Approval Application

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**MAR 17 2023**

**VILLAGE OF DOBBS FERRY  
BUILDING DEPARTMENT**

Name of Proposed Development The Altshuler Residence

**Applicant:**

Name Gregory C. Sharp

Address 145 Palisade Street, Suite 211, Dobbs Ferry, NY 10522

Telephone 917 597 1982

Email Address gregsharp@casedevelopment.com

**Plan Prepared by:**

Name SAME AS APPLICANT

Address \_\_\_\_\_

Telephone \_\_\_\_\_

Email Address \_\_\_\_\_

Request for Site Plan ☒

Subdivision ☐

Special Permit ☐

Architect (Contact Information) Gregory Sharp Architect PC. AIA - (917)597-1982

Engineer (Contact Information) Hudson Engineering - (914) 909-0420

**Owner (if different from Applicant)**

Name Rosanne Altshuler

Address \_\_\_\_\_

Telephone (917) 922-2418

Ownership intentions, i.e. purchase options Personal use - Private Residence

**Property Information**

Location of site 11 Fairlawn Avenue

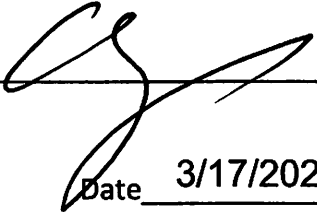
Tax map description:

Sheet 3.150 Block 134 Lot/Parcel 12

Current Zoning Classification OF-6

Description of Project The project can be summarized as the Architectural Design  
and Project Magnament during the process of a building, a ground up Single Family  
house with multiple Bed- Bathrooms with Kitchen, Deck, Patio, Basement, Garage,  
Driveway, Landscaping Plan and general property development plan as needed.

Signature of Applicant, if Owner or Signature of Owner \_\_\_\_\_

  
Date 3/17/2023

**Site Development Plan Review  
Checklist**

**Technical Considerations:**

North Arrow, Scale date

X

Property boundary, dimensions and angles

X

Easements and deed restrictions

X

Names, locations and widths of adjacent streets

X

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

X

**List of Required Plans for Approval:**

Survey

X

Existing Conditions Plan with Topography

X

Site Plan with Zoning Table

X

Landscaping Plans

X

Tree Removal Plan

X

Lighting Plans

X

Architectural Plans

X

Materials Specifications

Erosion and Sedimentation Control Plan

Grading and Drainage Plan with Topography

Stormwater Plan

Utilities Plan

X

**Other Site Plan Elements:**

Building & Structures

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Natural Features

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Wetlands

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Hydrologic Features

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Floodplains

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Development Features

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Vehicular and Pedestrian ways including ingress and egress

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Site Improvements such as parking, storage, and recreation areas

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Signs

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Outdoor lighting and public address systems

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## **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

# Short Environmental Assessment Form

## Part 1 - Project Information

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PLANNING DEPARTMENT

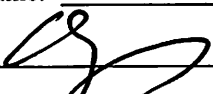
### Instructions for Completing

**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.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: The Altshuler Residence			
Project Location (describe, and attach a location map): 11 Fairlawn Avenue			
Brief Description of Proposed Action: The project can be summarized as the architectural design and project magnament of a single family house with multiple Bedrooms and Bathrooms, Kitchen, Deck, Patio area, Basement, Garage, Driveway, Landscaping Plan ans general property development plan as needed.			
Name of Applicant or Sponsor: Gregory C. Sharp		Telephone: 917 597 1982 E-Mail: gregsharp@casedevelopment.com	
Address: 145 Palisade Street,Suite 211			
City/PO: Dobbs Ferry		State: NY	Zip Code: 10522
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? 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.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.6007 acres	
b. Total acreage to be physically disturbed?		0.121378 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.6007 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action: <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO  <input type="checkbox"/>  <input type="checkbox"/>	YES  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	N/A  <input type="checkbox"/>  <input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO  <input type="checkbox"/>	YES  <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO  <input checked="" type="checkbox"/>	YES  <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? 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?	NO  <input checked="" type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>	YES  <input type="checkbox"/>  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO  <input checked="" type="checkbox"/>	YES  <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO  <input type="checkbox"/>	YES  <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO  <input type="checkbox"/>	YES  <input checked="" type="checkbox"/>	
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?  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?	NO  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	YES  <input type="checkbox"/>  <input type="checkbox"/>	
13. a. 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? 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: _____ _____ _____	NO  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	YES  <input type="checkbox"/>  <input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> 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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>Gregory C. Sharp.</u> Date: <u>3/17/2023</u>		
Signature: <u></u> Title: <u>Architect</u>		



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VILLAGE OF DOBBS FERRY  
BUILDING DEPARTMENT

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: Gregory C. Sharp

Mailing address: 145 Palisade Street, Suite 211, Dobbs Ferry, NY 10522

Telephone number: (917) 597-1982

Tax Lot#: 3.150-134-12

Application number, if any: A-2023-0041

### 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) New House - Capital Construction
- b) Financial assistance (e.g., grant, loan, subsidy) NA

c) Permit, approval, license, certification \_\_\_\_\_

d) Party or Agency undertaking action: \_\_\_\_\_

2. Describe nature and extent of action: A new single family house.

3. Location of action (Street or Site Description): 11 Fairlawn Ave.

#### 4. COASTAL ASSESSMENT CRITERIA

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

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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.

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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](http://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

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

☐ YES ☒ NO ☐ Not Applicable

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

☐ YES ☒ NO ☐ Not Applicable

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

☐ YES ☒ NO ☐ Not Applicable

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

☐ YES ☐ NO ☒ Not Applicable

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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

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

☐ YES ☐ NO ☒ Not Applicable

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

☐ YES ☒ NO ☐ Not Applicable

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

☐ YES ☒ NO ☐ Not Applicable

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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

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

☐ YES ☐ NO ☒ Not Applicable

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