

Village of Dobbs Ferry
Site Plan Application

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MAR 10 2022

VILLAGE OF DOBBS FERRY
BUILDING DEPARTMENT

Please check appropriate box:

 Preliminary Date Final Date

Name of proposed development MODIFICATIONS TO 24 ELDREDGE PLACE

Applicant:

Plan Prepared By:

Name MICHAEL LEWIS ARCHT'S PC

Name MICHAEL LEWIS ARCHT'S PC

Address 145 PALISADE ST
DOBBS FERRY, NY 10522

Address 145 PALISADE ST
DOBBS FERRY, NY 10522

Telephone 914.231.7700

Telephone 914.231.7700

Owner (if different):

If more than one owner, provide information for each:

Name RICHARD BERRY

Address 24 ELDREDGE PLACE
DOBBS FERRY, NY 10522

Telephone 917.886.5940

Ownership intentions, i.e., purchase options RENOVATION OF EXISTING
1 STORY WOOD FRAMED BUILDING. 1ST FLOOR ADDITION
AND NEW 2ND FLOOR ADDED. PROPOSED STORMWATER
MANAGEMENT SYSTEM, SITE IMPROVEMENTS, OPEN CAR PORT.

Location of site 24 ELDREDGE PLACE

Tax map description:

Sheet 3.120 Block 108 Lot/Parcel 7

Current Zoning Classification OF-4

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

NONE

Proposed uses(s) of site

RESIDENTIAL

Total site area (square feet or
acres)

14,550 SF

Anticipated construction time

12 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.)

GOOD

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

SUBURBAN-

RESIDENTIAL

Estimated cost of proposed improvement \$

1,000,000.

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

NA.

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) RESIDENTIAL USE. 4 BEDROOMS.

GROUND FLOOR - 1771 SF. TOTAL FLOOR AREA - 4,992 SF.

PARKING - 3 SPOTS.

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

MICHAEL LEWIS ARCHITECTS PC. being duly sworn, deposes

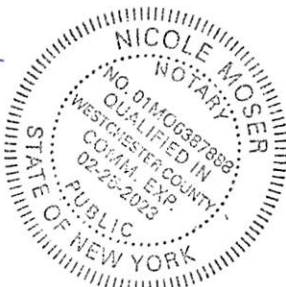
and says, that (s)he resides at 145 PALISADE ST. - 307, DOBBS FERRY, NY 10522

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 8 DAY

OF February 2022

Michael Lewis



Proposed Development:

Name MODIFICATIONS TO:
24 ELDREDGE PLACE

Procedural Sequence

Initial contact with enforcement
Officer
Presubmission conference
Preliminary application
Fee paid: Amount \$ 1500
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 MICHAEL LEWIS ARCHITECTS PC
Address 145 PAULSAPE ST. 307
Telephone 914.231.7700

Date[illegible]

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

Text

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

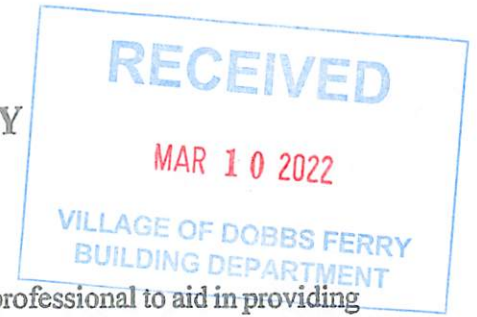
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**Outdoor lighting and public
address systems**

Outdoor signs
Landscaping plans
Architectural plans
Materials specifications
Construction schedule

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

YES

NO

Westchester County Department of Health
Septic and Water.
New York State Department Environmental
Conservation Stormwater SPDES.
New York City Department Environmental
Protection Joint Septic.
New York City Department of Environmental
Protection SWPPP.

✓
✓
✓
✓

VILLAGE PERMITS/APPROVALS

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

✓
✓
✓
✓
✓
✓
✓
✓
✓
✓
✓

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

DRAINAGE

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

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

SITE INGRESS/EGRESS

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

SITE GRADING

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

GENRAL

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

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

SITE PLAN NOTES

- | | | | |
|----|--|-------------------------------------|-------|
| 1. | General construction notes. | <input checked="" type="checkbox"/> | _____ |
| 2. | Construction Sequence shown on plans. | <input checked="" type="checkbox"/> | _____ |
| 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: | <input checked="" type="checkbox"/> | _____ |
| | AThe Village Engineer may require additional erosion control measures if deemed appropriate to mitigate unforeseen siltation and erosion of disturbed soils.@ | <input checked="" type="checkbox"/> | _____ |
| | 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.@ | <input checked="" type="checkbox"/> | _____ |
| | 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.@ | <input checked="" type="checkbox"/> | _____ |
| | "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
- 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.

NA

NA

NA

NA

NA

NA

NA

NA

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

Driveway and shoulder section	_____	_____
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.	_____✓	_____
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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 of construction activity protected with temporary fencing.	_____	NA

Short Environmental Assessment Form *Part 1 - Project Information*

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**VILLAGE OF DOBBS FERRY
BUILDING DEPARTMENT**

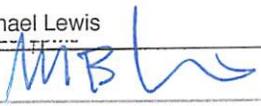
Instructions for Completing

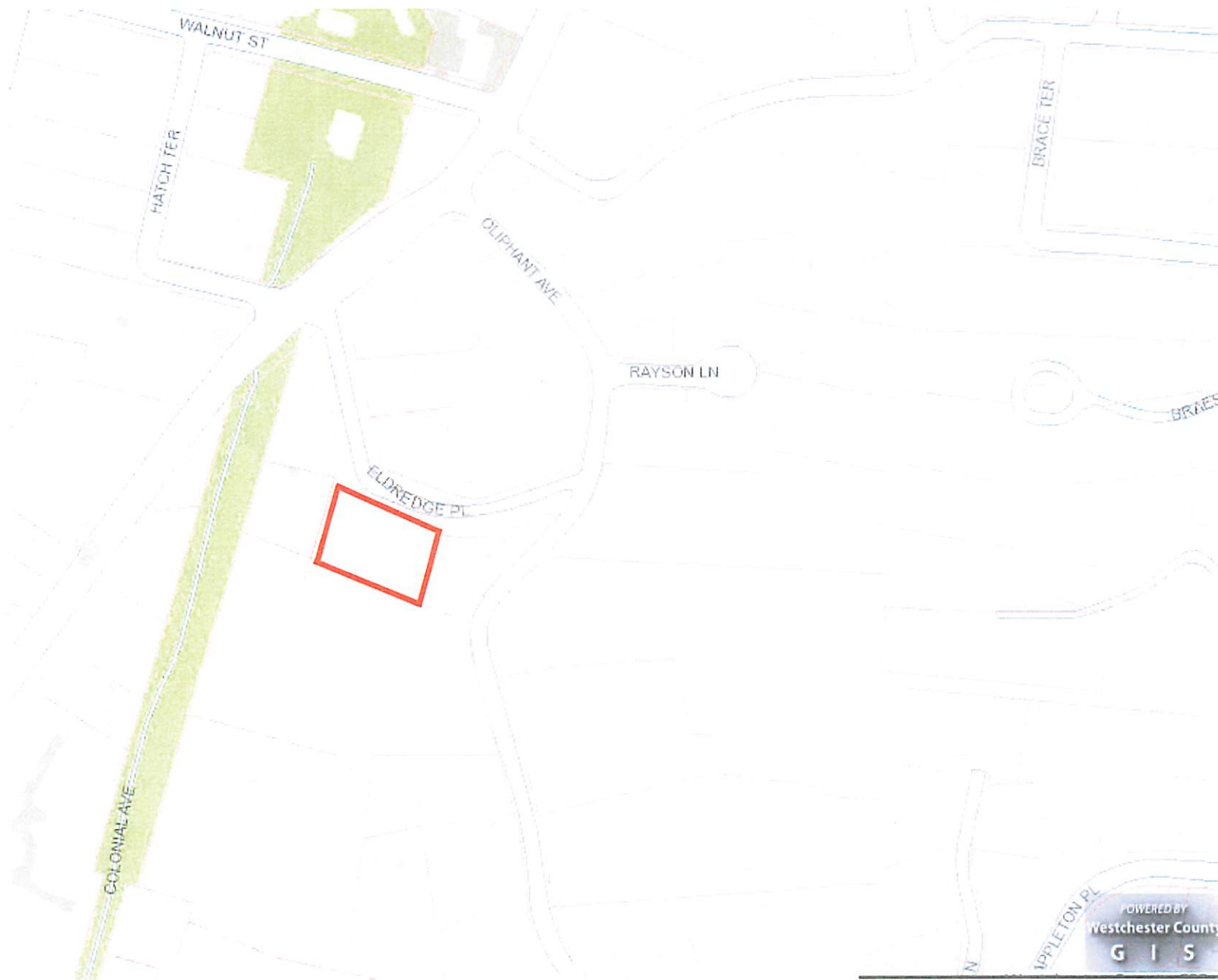
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

Part 1 – Project and Sponsor Information			
Michael Lewis Architects PC			
Name of Action or Project: Modifications to 24 Eldredge Street			
Project Location (describe, and attach a location map): 24 Eldredge Street, Dobbs Ferry, NY 10522 (14,550 sf Lot size), Sheet 3.120, Block108, Lot 7			
Brief Description of Proposed Action: Renovation of existing 1 Story Wood framed building. 1st Floor addition and new 2nd floor added. Proposed stormwater management system and various site improvements including an open carport. See proposed site improvement drawings (Attachment A)			
Name of Applicant or Sponsor: Michael Lewis Architects PC		Telephone: 914-231-7700 E-Mail: info@mlarchitect.com	
Address: 145 Palasade Street, Suite 307			
City/PO: Dobbs Ferry	State: New York	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: Building Permit, Village of Dobbs Ferry Planning Board Approval		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		.033	acres
b. Total acreage to be physically disturbed?		.011	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.033	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,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	<input checked="" 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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: <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 checked="" 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 type="checkbox"/>	<input checked="" 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"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Michael Lewis</u> Date: <u> </u>		
Signature: <u></u> Title: <u>P.A.</u>		



2109A Modifications to 24 Eldredge Place		
Short Form EAF Location Map		
Michael Lewis Architects PC 145 Palisade St #307 Dobbs Ferry, NY 10522 914-231-7700 fax: 914-231-7701	Date: 2/10/2022 Scale: 1/8" = 1'-0"	Drawing No. Fig. 1