

## **Plan Submittal Form**

Address: 86 Main Street, Dobbs Ferry, NY 10522

Application #: A2021-0714

Project: Proposed Retaining Walls, Paved Terraces, & Fencing

Name: 86 Main Street LLC 001      Frank Porco

Email: frank@rinnovollc.com

Phone: 914-316-3851

Plans attached are being submitted for (check appropriate box):

- ☒ Building permit application 1 PDF copy & 2 paper copies ¼ scale
- ☐ Amendment to an application or permit, 2 sealed copies
- ☐ Final As Built to close permit, 1 sealed copy
- ☐ Final survey to close permit, 1 sealed copy

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
- ☐ ZBA - 1 PDF copy + 4 paper copies ¼ scale
- ☒ AHRB – 1 PDF copy + 2 paper copies ¼ scale

Received Stamp:



## Village of Dobbs Ferry Site Plan Application

Please check appropriate box:

☒ Preliminary      Date \_\_\_\_\_      ☐ Final      Date \_\_\_\_\_

Name of proposed development 86 Main Street, Dobbs Ferry, NY 10522

Applicant:

Plan Prepared By:

Name Frank Porco

Name Javier De La Garza, AIA, LEED AP

Address 5 Lewis Ave., Dobbs Ferry, Ny 10522

Address 153 Main St., Dobbs Ferry, NY 10522

Telephone 914-316-3851

Telephone 914-274-8550

Owner (if different):

If more than one owner, provide information for each:

Name \_\_\_\_\_

Address \_\_\_\_\_

Telephone \_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Location of site 86 Main Street, Dobbs Ferry, NY 10522

\_\_\_\_\_

Tax map description:

Sheet/Block \_\_\_\_\_ Lot/Parcel \_\_\_\_\_

Current Zoning Classification \_\_\_\_\_

**Site Plan Application**  
**Page 2 of 6**

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

---

---

**Proposed uses(s) of site** \_\_\_\_\_

---

---

**Total site area (square feet or areas)** \_\_\_\_\_

---

**Anticipated construction time** 4 weeks \_\_\_\_\_

**Will development be staged?** no \_\_\_\_\_

**Current land use of site (agriculture, commercial, undeveloped, etc.)** Mixed Use \_\_\_\_\_

**Current condition of site (buildings, rush, etc.)** Empty Lot Behind Apts \_\_\_\_\_

**Character of surrounding lands (suburban, agriculture, wetlands, etc.)** Suburban \_\_\_\_\_

---

**Estimated cost of proposed improvement \$** \$15,000.00 \_\_\_\_\_

**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)

1 retail / 2 (1) Bedrooms / 2 (2) Bedrooms

---

---

---

STATE OF NEW YORK )

COUNTY OF WESTCHESTER ) SS:

VILLAGE OF DOBBS FERRY)

Frank Porco

being duly sworn, deposes

and says, that (s)he resides at 5 Lewis Ave., 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 \_\_\_\_\_ DAY

OF \_\_\_\_\_ 20\_\_\_\_

**Site Plan Application**  
**Page 4 of 6**

**Proposed Development**

**Name** 86 Main Street LLC 001

**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** Frank Porco

**Address** 5 Lewis Ave., Dobbs Ferry, Ny 10522

**Telephone** 914-316-3851

**Date** 3//2022

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

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

Outdoor lighting and public  
address systems

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

X	
X	

## **SUBMISSION SITE PLAN REVIEW**

All requirements of Site Plan Review and/or submission Ordinances must be adhered to. (Copies may be obtained from the Village Clerk's Office.)

The following information must be addressed on the plans to avoid rejection by the Village for Staff and Consulting Engineer review.

All plans are to be submitted to the Building Department for approval before being placed on the agenda.

### **SEWER:**

1. Eight (8)" PVC sewer pipe for all main line sewers. The pipe to conform to the specifications on file in the Building Department.
2. Use D.I.P. CL56 when grade is 15% or more.
3. Use concrete piers when grade is 20% or more.
4. Minimum of 4' of cover is required.
5. Maximum distance between manholes is 300 feet. Additionally, they shall be placed at every change in line or grade.
6. Manholes are to be 5' in diameter or after 9' depth.
7. Drop connection manholes must be C.I.P. or D.I.P.
8. All house connections to be 4" diameter cast iron. Each individual residence or unit to have its own individual connection.
9. All main line sewers to be a minimum of 10' 0" set back of structures.
10. All manholes to be supplied with covers entitled "Sewer".
11. Length of pipe run, per cent slope, and invert and rim elevations of manholes, to be shown.
12. Show all easements.

### **DRAINAGE**

1. Drainage calculations as required.
2. Minimum cover 2'0".
3. Pipe size and type to be indicated.



- 4. Roof drains and leaders to be piped to dry wells or drainage system.**
- 5. Details of catch Basin, Manholes and Lawn Inlets.**
- 6. Drainage arrows should be shown to indicate flow.**
- 7. Detail design of all retention systems where applicable.**
- 8. Length of pipe, run, per cent slope and invert, and rim elevations, to be shown.**

**ROADWAY IMPROVEMENTS:**

- 1. Stone or concrete curbing detail.**
- 2. Minimum width of roadway pavement is 35'.**
- 3. Road grade not to exceed 100/D.**
- 4. Road grade not be less than 1.0%.**
- 5. Grades across cul-de-sac shall not exceed 6% and not be less than 2%.**
- 6. Guide rail must be shown on all shoulders with slopes 6 feet or greater in height.**
- 7. Where road or drive enters State or County Roads, owner must obtain the necessary permits.**
- 8. Detail of road and driveway sections.**

**NOTES TO BE PUT ON DRAWINGS:**

- 1. All work to conform to the satisfaction of the Building Inspector.**
- 2. Provide retaining walls on all slopes exceeding one (1) foot vertical on one and one-half (1½) feet horizontal.**
- 3. The builder shall furnish 6" perforated CMP encased in stone wherever directed by the Building Inspector.**
- 4. Swales to be installed as directed by the Building Inspector.**
- 5. All grading to be performed to create positive drainage.**
- 6. All driveways sloping down to garages shall have a drain inlet with a pipe extending beyond the rear of the house to carry rain run-off.**
- 7. All driveways sloping down shall rise 6" the first 5' and then slope down.**

**8. A Code 53 to be called in.**

**GENERAL:**

- 1. All drawings for duster shall show the proposed units numbered in sequence, for reference purposes.**
- 2. All drawings for duster are to show the required parking spaces, and said spaces shall be NUMBERED.**
- 3. All drawings shall have THE SIGNATURE OF THE OWNER, THE LAND SURVEYOR AND THE PROFESSIONAL ENGINEER.**
- 4. If the application is a subdivision, applicant must review Section 26B.20 Improvement of the Village of Dobbs Ferry Code.**
- 5. The applicant shall also include in the submission, items listed in Zoning and Land Use Appendix D.**

## **Attachment #2**

### **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 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.

All work for sidewalks, roadways, curbs and driveways shall also conform with the latest version of the Highway Department "Standard Construction Details & Specifications".

SEQR

PROJECT I.D. NUMBER

617.21  
Appendix C  
State Environmental Quality Review  
**SHORT ENVIRONMENTAL ASSESSMENT FORM**  
For UNLISTED ACTIONS Only

**PART I-PROJECT INFORMATION (To be completed by Applicant or Project sponsor)**

<b>1. APPLICANT/SPONSOR</b> 86 Main Street LLC 001		<b>2. PROJECT NAME</b> Back Yard	
<b>3. PROJECT LOCATION:</b> Municipality Dobbs Ferry		County Westchester	
<b>4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc. or provide map)</b>  86 Main Street, Dobbs Ferry, NY 10522			
<b>5. IS PROPOSED ACTION:</b> <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/Alteration			
<b>6. DESCRIBE PROJECT BRIEFLY:</b>  Proposed Retaining Walls, Paved Terraces, & Fencing			
<b>7. AMOUNT OF LAND AFFECTED:</b> Initially 800sf   acres   Ultimately 800sf   acres			
<b>8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No   If No, describe briefly.			
<b>9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT?</b> <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe:			
<b>10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   If Yes, list agency(s) and permit/approvals			
<b>11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   If Yes, list agency name and permit/approval			
<b>12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE</b>			
Applicant/Sponsor Name: 86 Main Street LLC 001		Frank Porco	
Signature: <i>frank porco</i>		Date: 3/7/2022	

**If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.**

OVER

SEQR

**PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)**

**A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.**

☐ Yes ☒ No

**B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.5? If No, a negative declaration may be superseded by another involved agency.**

☐ Yes ☐ No

**C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)**

**C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:**

**C2. Aesthetic, agricultural, archaeological, historic or other natural or cultural resources; or community or neighborhood character? Explain briefly.**

**C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly.**

**C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly.**

**C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.**

**C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.**

**C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.**

**D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CEA?**

☐ Yes ☐ No

**E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?**

☐ Yes ☐ No If Yes, explain briefly.

**PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D or Part II was checked yes, the determination and significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:

\_\_\_\_\_  
Name of Lead Agency

\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (If different from responsible officer)

\_\_\_\_\_  
Date

**5300-72. Site plan requirements.**

- A. The site plan design shall, at a minimum, meet the requirements for improvements established in this chapter. Supplementary drawings which contain any required information shall be submitted with and made part of the site plan. The site plan shall show the following information:
- (1) Existing zoning, land use, property owners as shown on the latest tax records and the location of existing buildings on adjoining properties, all within a one-hundred-foot radius of the subject site in all directions.
  - (2) Sheet, block and lot numbers of the site taken from the latest tax records, and the name and address of the owner of record.
  - (3) Name and address of the person or firm preparing the map, along with the date, North arrow and written and graphic scale.
  - (4) Property lines and names of related streets, rights-of way and easement lines as determined by survey. The distances to an established street intersection shall be shown. Any relevant deed restrictions or covenants shall also be noted.
  - (5) Existing topography of the site as revealed by five-foot contours or key elevations as may be required by the Planning Board.
  - (6) Location, arrangement and dimensions of existing and/or proposed buildings and structures.
  - (7) Layout of existing and proposed off-street parking and loading areas, showing the details of aisles, driveways and each parking or loading space.
  - (8) Proposed location, arrangement and dimensions of all vehicular entrances, exits and driveways; curbs, sidewalks and pedestrian walks.
  - (9) Proposed final grades, including detailed information relative to methods to be used to retain, stabilize and/or refurbish regraded areas, e.g., sod, retaining walls, etc.
  - (10) Existing and proposed water lines, stormwater drainage facilities, sewage disposal facilities, telephone-electric poles and other utility installations.
  - (11) Existing and proposed trees, vegetation, landscaping and fences, including watercourses, marshes, wooded areas, rock outcrops and isolated trees with a diameter of eight (8) inches or more as measured three (3) feet above the base of the trunk.
  - (12) Existing and proposed outdoor lighting and sign locations, including their direction and dimensions.
- B. If the site plan indicates only a first stage or a section of development, a supplementary plan shall be submitted indicating ultimate development and the full relationship of the first stage or section thereto.
- C. Any other information deemed by the Planning Board to be necessary to determine conformity of the site plan with the spirit and intent of this chapter shall also be provided.
- D. A site plan, following approval by the Village Board of Trustees, shall be valid for a period of six (6) months from the date of such approval, and provided that work is commenced and diligently executed within this period, such approval shall be valid for a period of one (1) year from the date of approval. Upon application, the Village Board of Trustees shall have the right to extend this period of approval to not more than two (2) years from the date of original approval. [Amended 2-3-76 by L.L. No. 4-1976]

# 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.  | _____ | _____ |
| 10. | Scale, north arrow, date of survey, property<br>acreage, drawings numbered (i.e., 1 of 3, 2 of 3, etc.)<br>& identify adjoining property owners. | _____ | _____ |
| 11. | Minimum yard setbacks.   | _____ | _____ |
| 12. | Provide bulk zoning table with all existing, proposed<br>and required conditions.  | _____ | _____ |

### **AGENCY APPROVALS**

- |     |   |       |       |
|-----|---|-------|-------|
| 12. | Estimated quantity of cut or fill to be imported or<br>removed from site or provide note stating that A No<br>material is to be imported or removed from this site. @ | _____ | _____ |
| 13. | Topography at two feet maximum intervals.   | _____ | _____ |
| 14. | Topography along streets adjacent to property.  | _____ | _____ |
| 15. | Existing buildings, retaining walls, fences,<br>rock outcrops, wooded areas, watercourses, water<br>bodies, wetlands and wetland controlled areas, etc.               | _____ | _____ |
| 16. | Total amount of site area disturbed   | _____ | _____ |

### **DRAINAGE**

- |     |   |       |       |
|-----|---|-------|-------|
| 1.  | Collect and convey driveway runoff.<br>Mitigate increases in site runoff due to<br>site development.  | _____ | _____ |
| 2.  | Roof drains to discharge to existing or proposed<br>drainage system. Mitigate increases from roof<br>runoff.  | _____ | _____ |
| 3.  | Surface inlets provided where low points cannot be<br>graded to drain .   | _____ | _____ |
| 4.  | Swale provided between buildings and embankment<br>which slopes toward building.  | _____ | _____ |
| 5.  | Culverts provided where roads or driveways cross<br>watercourses.   | _____ | _____ |
| 6.  | Catch basin spacing adequate.   | _____ | _____ |
| 7.  | All rim and invert elevations provided.   | _____ | _____ |
| 8.  | Two feet minimum cover of storm drains in roads,<br>driveways and parking areas. 18" minimum<br>elsewhere.  | _____ | _____ |
| 9.  | Drywells provided with emergency overflow<br>outlet pipes to grade. Multiple drywell systems<br>should be connected by equalization pipes with<br>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, moving vans, oil trucks, etc. | _____ | _____ |
| 3. | Backup space for parking area.  | _____ | _____ |
| 4. | Driveways intersecting existing road at 90E.  | _____ | _____ |

**SITE GRADING**

- |     |   |       |       |
|-----|---|-------|-------|
| 1.  | All proposed grading on property for house, driveway and septic. 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 corners of residence and parking area where necessary to ensure positive drainage.   | _____ | _____ |
| 11. | Finished floor elevations provided including basement.  | _____ | _____ |
| 12. | Plans and calculations for walls $\geq$ 4 feet Signed & Sealed by P.E., R.A.  | _____ | _____ |
| 13. | Provide profiles of proposed roads with vertical geometry.  | _____ | _____ |
| 14. | Provide horizontal geometry.  | _____ | _____ |

**GENRAL**

- |    |   |       |       |
|----|---|-------|-------|
| 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 wall.            | _____ | _____ |
| 8.  | Provide phasing plan for areas over 5ac.         | _____ | _____ |
| 9.  | Provide lighting plan.                           | _____ | _____ |
| 10. | Maintain low noise level at property line.       | _____ | _____ |
| 11. | ADA compliance                                   | _____ | _____ |
| 12. | Village Construction Standard Compliance         | _____ | _____ |

### **SITE PLAN NOTES**

- |    |  |       |       |
|----|--|-------|-------|
| 1. | General construction notes.  | _____ | _____ |
| 2. | Construction Sequence shown on plans.  | _____ | _____ |
| 3. | The following notes shall be provided on the plans:<br>AShould rock blasting be required, a permit<br>application in accordance with Chapter 125 -<br>Blasting and Explosives of the Village of Dobbs<br>Ferry Code must be submitted to the Village by<br>the applicant for review/approval. This should<br>be noted on the plans as follows: | _____ | _____ |
|    | <br>AThe Village Engineer may require additional<br>erosion control measures if deemed appropriate<br>to mitigate unforeseen siltation and erosion of<br>disturbed soils.@   | _____ | _____ |
|    | <br>AAs-Built plans of the proposed driveway and<br>drainage improvements shall be submitted to<br>the Village Engineer for review prior to issuance<br>of Certificate of Occupancy.@  | _____ | _____ |
|    | <br>AFill material imported to the site shall be<br>certified in writing by a New York Licensed<br>Professional Engineer as clean, non-contaminated<br>fill suitable for the intended use.@  | _____ | _____ |
|    | <br>“Before the site plan is signed by the Chairman of<br>the Planning Board, the applicant shall be required<br>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".

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 distured 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".

**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.

\_\_\_\_\_

### **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<br>of construction activity protected with temporary<br>fencing. | _____ | _____ |

**VILLAGE OF DOBBS FERRY - LWRP CONSISTENCY REVIEW**

**COASTAL ASSESSMENT FORM (CAF)**

**Name of applicant:** 86 Main Street LLC 001

**Mailing address:** 5 Lewis Ave., Dobbs Ferry, Ny 10522

**Telephone number:** 914-316-3851

**Tax Lot #**

**Application number, if any:** A2021-0714

**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 B and 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 cannot 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)

(c) Permit, approval, license, certification

(d) Party or Agency undertaking action:

2. Describe nature and extent of action: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. Location of action (Street or Site Description) : \_\_\_\_\_  
\_\_\_\_\_

### C. 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.

### D. 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.

Planning Bd.

1. ☐

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 x Not Applicable

---

---

---

---

2. ☐

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

\_\_\_\_ YES \_\_\_\_ NO x Not Applicable

---

---

---

---

3. ☐

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

\_\_\_\_ YES \_\_\_\_ NO x Not Applicable

---

---

---

---

4. ☐

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

\_\_\_\_ YES \_\_\_\_ NO x Not Applicable

---

---

---

---

5. ☐

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

\_\_\_\_ YES \_\_\_\_ NO x Not Applicable

---

---

---

---

6. ☐

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

\_\_\_\_ YES \_\_\_\_ NO x Not Applicable

---

---

---

---

7. ☐

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

\_\_\_\_ YES \_\_\_\_ NO x Not Applicable

---

---

---

---

8. ☐

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

\_\_\_\_ YES \_\_\_\_ NO x Not Applicable

---

---

---

---

9. ☐

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

\_\_\_\_ YES \_\_\_\_ NO x Not Applicable

---

---

---

---

10. ☐

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 x Not Applicable

---

---

---

---



11. ☐

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

☐ YES ☐ NO ☒ Not Applicable

---

---

---

---

12. ☐

12. Does the proposed action protect agricultural lands?

☐ YES ☐ NO ☒ Not Applicable

---

---

---

---

13. ☐

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

☐ YES ☐ NO ☒ Not Applicable

---

---

---

---

**Consistency  
Determination**

☐ Yes

☐ No

**E. FURTHER REMARKS OR ADDITIONAL INFORMATION:**

If assistance or further information is needed to complete this form, please contact Village of Dobbs Ferry Clerk at 914-693-2203 ext. 204..

Preparer's

Name: Frank Porco Telephone: 914-316-3851

Title: Owner Agency: \_\_\_\_\_ Date: 3/16/22