

Village of Dobbs Ferry
Site Plan Application

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MAR 25 2021

Village of Dobbs Ferry
Building Department

Please check appropriate box:

☒ Preliminary Date _____ ☐ Final Date 03/16/2021

Name of proposed development Proposed Pool - 167 Judson Avenue

Applicant:

Plan Prepared By:

Name MIGUEL FRAGA

Name Hudson Engineering

Address 167 Judson Avenue 393 WEST AVE

Address 45 Knollwood Rd, Ste 201

Dobbs Ferry, NY 10522 STAMFORD CT

Elmsford, NY 10523

Telephone 203-727-3984

Telephone (914) 909-0420

Owner (if different):

If more than one owner, provide information for each:

Name SOUTHERN DOBBS FERRY

Address 167 JUDSON AVENUE

Telephone _____

Ownership intentions, i.e., purchase options PROPOSED INGROUND

POOL & retaining wall

Location of site 167 Judson Avenue, Dobbs Ferry, NY 10522

Tax map description:

Sheet 3.170 Block 151 Lot/Parcel 7

Current Zoning Classification OF-3

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

N/A

Proposed uses(s) of site

Proposed swimming pool and accompanying stormwater
system on an existing single family residential lot

Total site area (square feet or
acres)

23,204 sf

Anticipated construction time 4 months

Will development be staged? No

Current land use of site (agriculture, commercial, undeveloped, etc.)

Existing single family residence

Current condition of site (buildings, rush, etc.) Single family residence

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

Suburban

Estimated cost of proposed improvement \$ 60,000.00

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

N/A

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)

Provide number of bedrooms of existing single family residence

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

_____ being duly sworn, deposes
and says, that (s)he resides at _____

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 _____

↑ ONLY ON
ORIGINAL THAT
WAS FILED IN

Site Plan Application
Page 4 of 6

Proposed Development:

Name _____

Procedural Sequence

Initial contact with enforcement

Officer

Presubmission 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 _____

Address _____

Telephone _____

Date

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

SUBDIVISION/SITE PLAN REVIEW

All requirements of Site Plan Review and/or Subdivision 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 10%.
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 cluster shall show the proposed units numbered in sequence, for reference purposes.
2. All drawings for cluster 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 268.20 Improvement of the Village of Dobbs Ferry Code.

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 1½" reveal is required to the finished pavement.