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ARCHITECTURAL SITE PLAN

ENGINEERING SITE PLAN

CONSTRUCTION PLANS

LANDSCAPE PLAN

WALLACE HOUSE

21 Hollywood Drive Dobbs Ferry, NY 10522

ADJACENT PROPERTIES:

- A.

15 HOLLYWOOD DR
SYNPHEN WU & KATE FOSTER
3.170-152-13
SINGLE FAMILY RESIDENCE
- B.

240 JUDSON AVE
ALAN VIANA & JANE MORGENSTERN
3.170-152-3
SINGLE FAMILY RESIDENCE
- C.

250 JUDSON AVE
ANTHONY & JOAN PISCITELLO
3.170-152-2
SINGLE FAMILY RESIDENCE
- D.

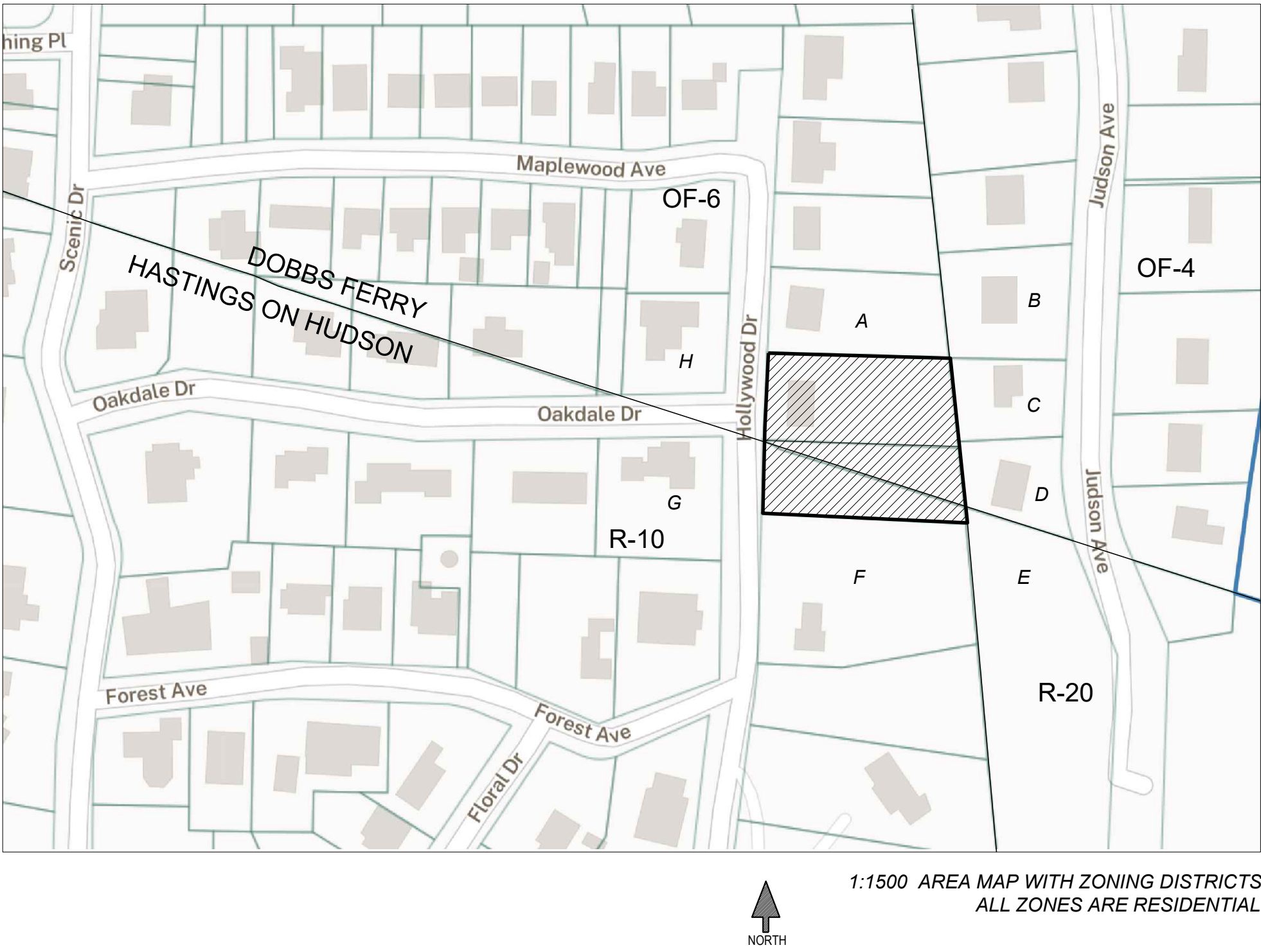
256 JUDSON AVE
CLIFFORD & LESLIE KAHAN
3.170-152-1
SINGLE FAMILY RESIDENCE
- E.

0 JUDSON AVE
VILLAGE OF HASTINGS ON HUDSON
4.81-76-8
VACANT
- F.

80 HOLLYWOOD DR
RYAN MICHAEL H.G. McREE & EMILY H.G. McREE
4.20-17-2.1
SINGLE FAMILY RESIDENCE
- G.

44 OAKDALE DR
MACKENZIE CADENHEAD & DANIEL BUCKLEY
4.20-16-1
SINGLE FAMILY RESIDENCE
- H.

8 HOLLYWOOD DR
BARD BLOOM & VICTORIA BLOOM
3.160-149-1..L4
SINGLE FAMILY RESIDENCE



21 HOLLYWOOD DRIVE (SHADED SITE)
EMILY WALLACE & WILLIAM WALLACE

THREE EXISTING TAX LOTS, 3.170-152-14..L4 AND 3.170-152-15..L4 (IN DOBBS FERRY) AND 4.20-17-1..L3 (IN HASTINGS ON HUDSON) TO BE COMBINED INTO ONE ZONING LOT FOR ZONING PURPOSES.

ZONING DISTRICT OF-6 (PROPOSED SINGLE FAMILY RESIDENCE IS ENTIRELY WITHIN DOBBS FERRY)

DOBBS FERRY AND HASTINGS SCHOOL DISTRICT

DOBBS FERRY FIRE DEPARTMENT

ZONING CALCULATIONS

zoning district OF-6
(not in downtown or waterfront district)
PROPERTY (3 TAX LOTS) TO BE COMBINED INTO (1) ZONING LOT

	REQUIREMENT	PROPOSED	COMPLY?	ZONING PROVISION
GROSS LOT AREA	5,000 SF MIN	32,074 SF	YES	300-35(D)(1)
NET LOT AREA	--	19,334 SF **	YES	300-34(A)(2)(a)
LOT WIDTH	100' MIN*	162.53'	YES	300-35(D)(3)
LOT DEPTH	125' MIN*	183.36' to 207.30'	YES	300-35(D)(3)
BLDG LOT COVERAGE	18% = 3,480 SF MAX*	1,833 SF	YES	300-35(D)(9)
IMPERVIOUS SURFACE LOT COVERAGE	36% = 6,960 SF MAX*	2,776 SF ***	YES	300-35(D)(9)

* AS PER TABLE B-3 (RESIDENTIAL SLIDING SCALES)

** SEE T-102 FOR NET LOT AREA CALCULATION

*** SEE T-102 FOR IMPERVIOUS AREA CALCULATIONS

PRINCIPAL BUILDING

BUILDING HEIGHT*	30' MAX *	29'-5"	YES	300-35(D)(8)(a)(2)
STORIES	2 ½ MAX	2	YES	300-35(D)(8)(a)(2)
EAVE HEIGHT**	26'-2" MAX **	25'-6"	YES	300-35(D)(8)(b)

NOTE- BUILDING MUST REMAIN WITHIN 45° SKY PLANE STARTING AT 10' ABOVE LOT LINE SET AT AVG GRADE HEIGHT BETWEEN LOT LINE AND BUILDING. SEE T-102 FOR COMPLIANCE

* SEE T-102 FOR PREVAILING RIDGE HEIGHT = 37'-3" > 30', THEREFORE 30' IS MAX RIDGE

** SEE T-102 FOR PREVAILING EAVE HEIGHT = 26'-2" < 28', THEREFORE 26'-2" IS MAX EAVE

FRONT YARD		40' MIN* TO BE MODIFIED AS PER PREVAILING			300-34(2)(a)
PREVAILING FRONT YARD**	MIN	(19.7') - (10%) 20' = 17.7'	2' **	YES	300-35(D)(5)(a)
	MAX	(19.7') + (10%) 20' = 21.7'			300-35(D)(6)
SIDE YARD		20' MIN*	20' & 63'-1"	YES	300-35(D)(4)
TOTAL SIDE YARDS		50' MIN*	83'-1"	YES	300-35(D)(4)
REAR YARD		40' MIN*	142'-6"	YES	300-35(D)(7)

* AS PER TABLE B-4 AND B-5 (RESIDENTIAL SLIDING SCALES)

** SEE T-102 FOR PREVAILING FRONT YARD SETBACK CALCULATION

PARKING SPACES	2	2	YES	300-48(G)
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FLOOR AREA

1ST FLOOR AREA	1615 SF
2ND FLOOR AREA	1255 SF
TOTAL FLOOR AREA	3070 SF

ACCESSORY GARAGE	507 SF
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PROPOSED REAR ELEVATION



PROPOSED FRONT ELEVATION (STREET VIEW)

WALLACE HOUSE

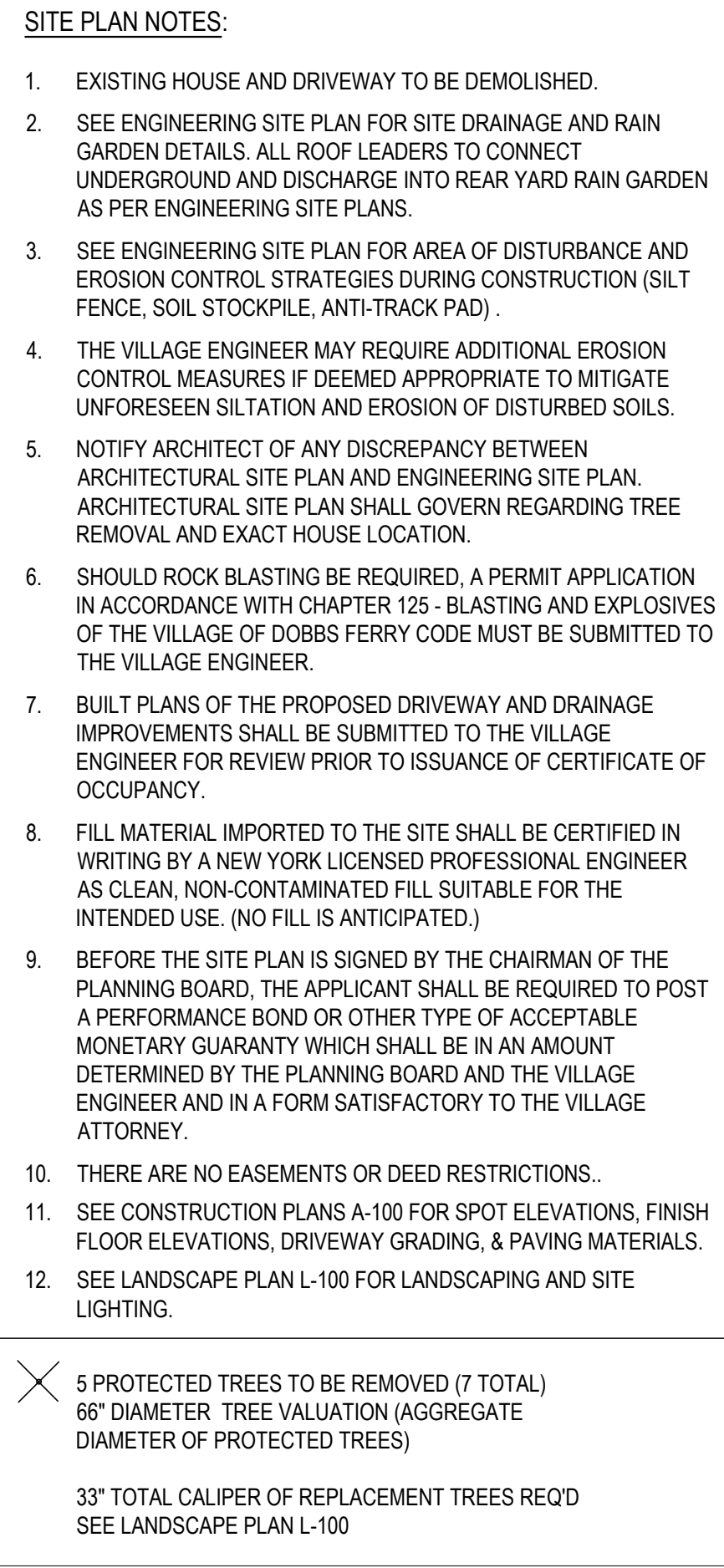
21 Hollywood Drive
Dobbs Ferry, NY 10522

date	issue
2.17.23	DOB initial
4.6.23	PB initial

SEAL AND SIGNATURE

cover page

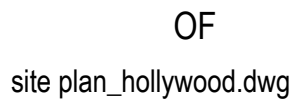
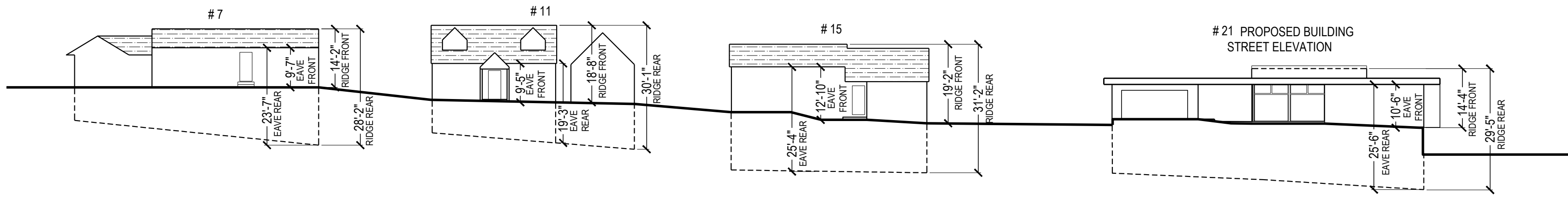
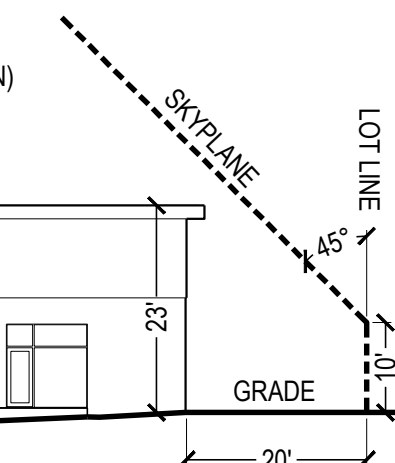
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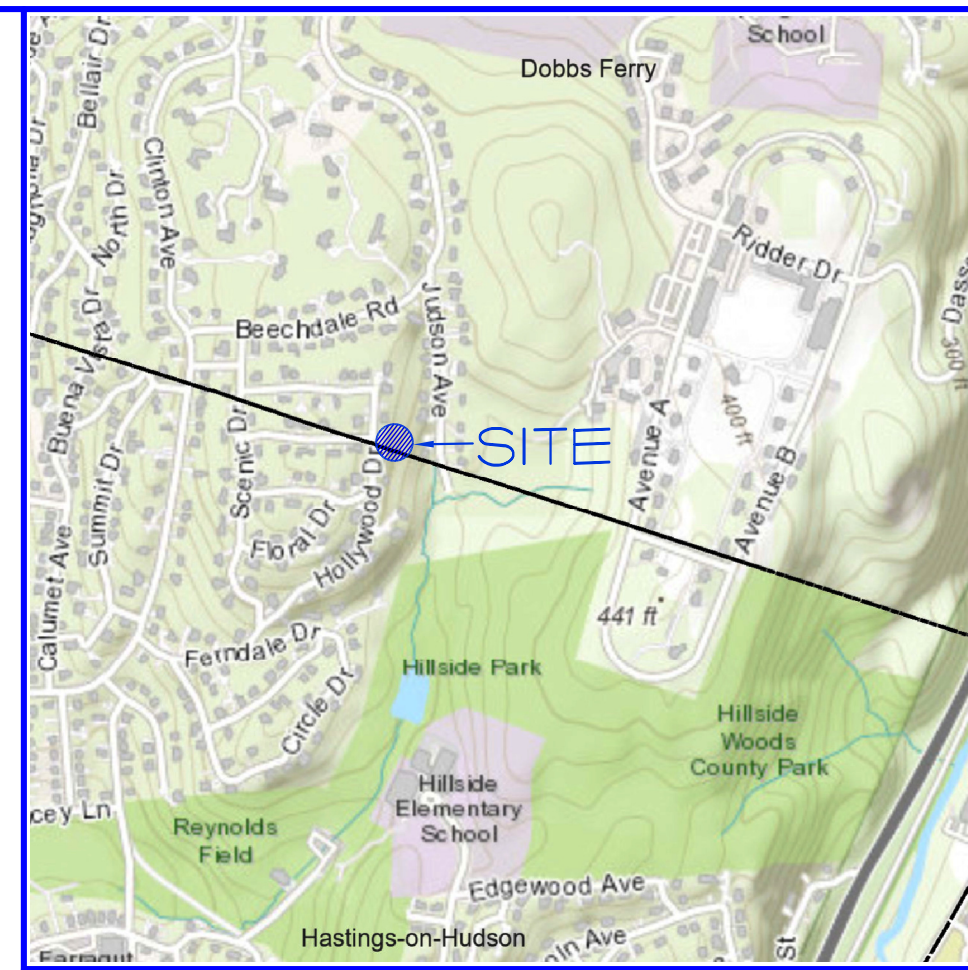
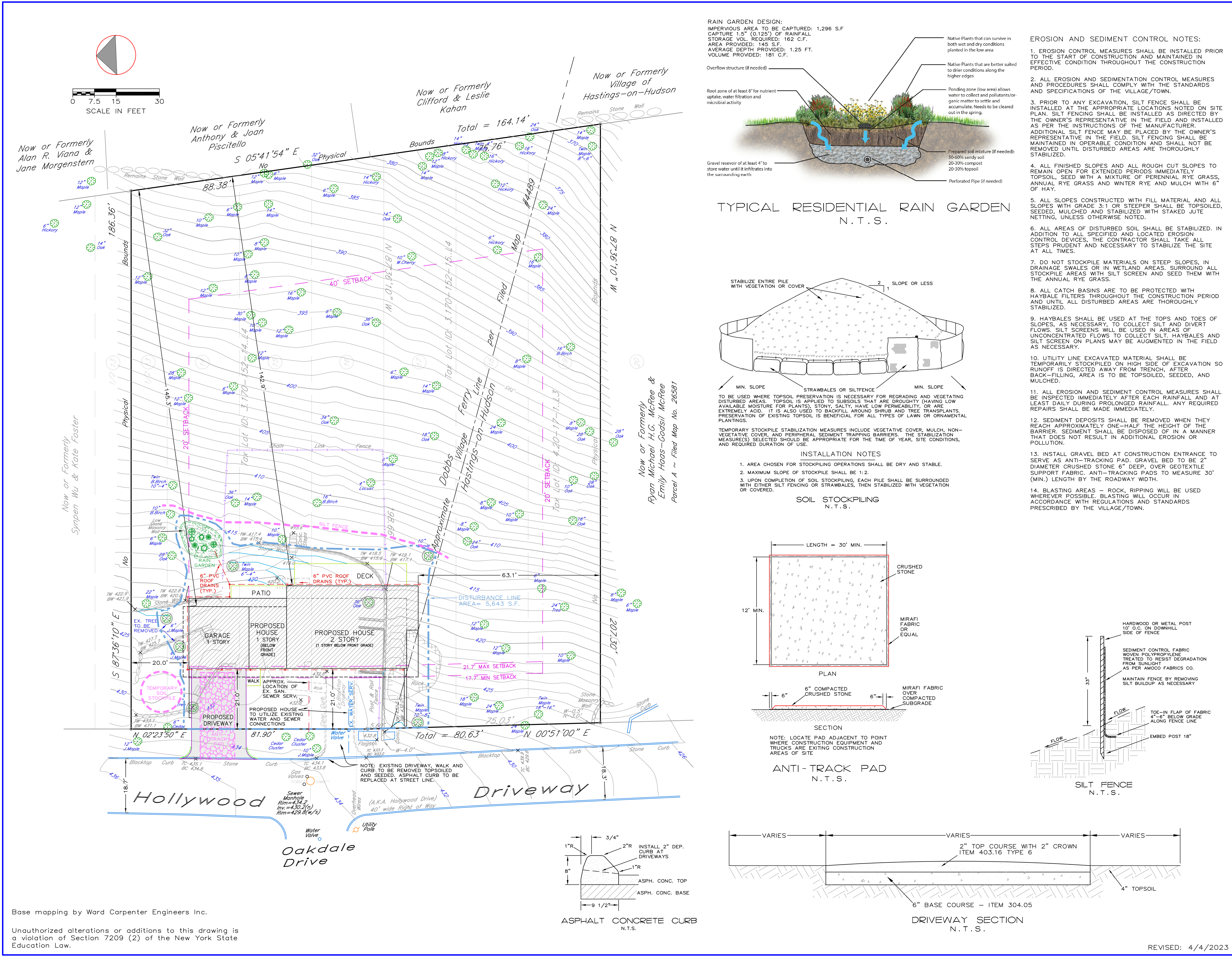


NET LOT AREA =
GROSS LOT AREA - (AREA >25%)(.5) + (AREA 15%-25%)(.25)
32,074 - (21,917)(.5) + (7,124)(.25)
19,334.5 NET LOT AREA

PROPOSED IMPERVIOUS SURFACES :
1833 SF (BUILDING) + 525 SF (ROOF OVERHANGS)
+ 418 SF (DRIVEWAY) =
2,776 SF IMPERVIOUS SURFACE COVERAGE

DIAGRAM SHOWN AT
NORTHEAST CORNER OF
PROPOSED BUILDING
(WORST CASE CONDITION)





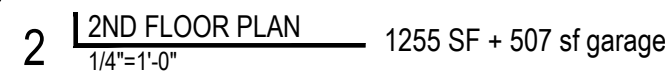
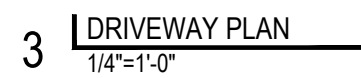
LOCATION MAP
N.T.S.

- CONSTRUCTION NOTES:**
1. THE CONTRACTOR SHALL LOCATE AND VERIFY IN THE FIELD ALL UTILITIES - GAS, WATER, ELECTRICAL BEFORE THE START OF CONSTRUCTION. CONTRACTOR SHALL CALL CODE 753 (FORMERLY CODE 53)
 2. EROSION CONTROL MEASURES, INCLUDING SILT FENCE, SHALL BE REQUIRED AS DIRECTED BY THE VILLAGE/TOWN.
 3. ALL PROPERTY DISTURBED IN THE R.O.W. OR ON PRIVATE LANDS, SHALL BE RESTORED TO NEW CONDITIONS.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPLICATIONS AND PERMITS REQUIRED FOR CONSTRUCTION.
 5. 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.
 6. THE VILLAGE ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF DEEMED APPROPRIATE TO MITIGATE UNFORESEEN SILTATION AND EROSION OF DISTURBED SOILS.
 7. 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.
 8. 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.
 9. "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".

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Consulting Engineers
13 Dove Court, Croton-on-Hudson, New York 10520
(914) 271-4762 (914) 271-2820 Fax

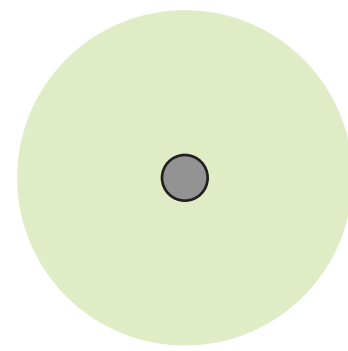


S - 100
SITE PLAN
PROPOSED RESIDENCE
PREPARED FOR
WILLIAM & EMILY WALLACE
VILLAGES OF
DOBBS FERRY
AND
HASTINGS - ON - HUDSON
TOWN OF GREENBURGH
WESTCHESTER COUNTY, NY
FEBRUARY 24, 2023
SHEET 1 OF 1 SHEETS



- 1 1ST FLOOR PLAN 1815 SF (1665 sf + 150 sf unfinished)
1/4"=1'-0"

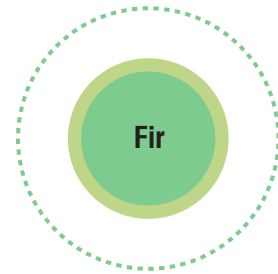
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EXISTING TREES



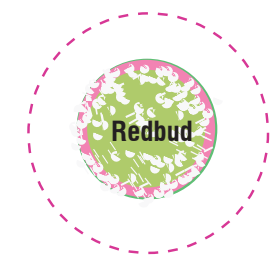
CONCRETE DRIVEWAY



Fir



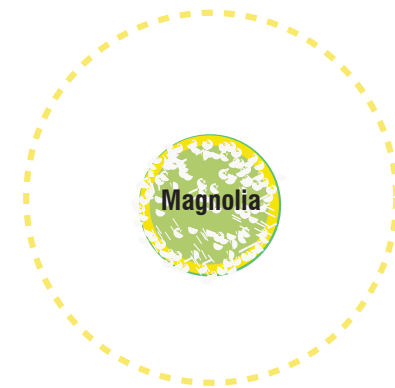
[4] Douglas Fir
2" caliper each
Pseudotsuga menziesii



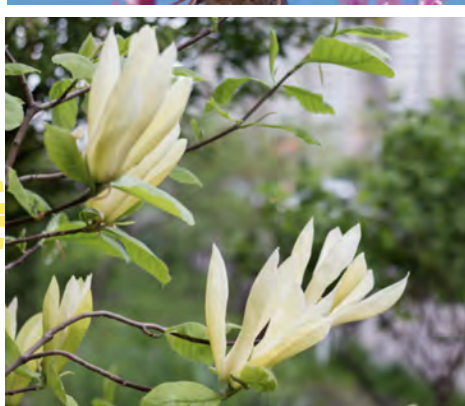
Redbud



[1] Eastern Redbud
2.5" caliper each
Cercis canadensis



Magnolia



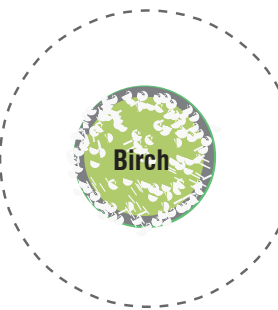
[2] Cucumber Magnolia
2.5" caliper each
Magnolia acuminata



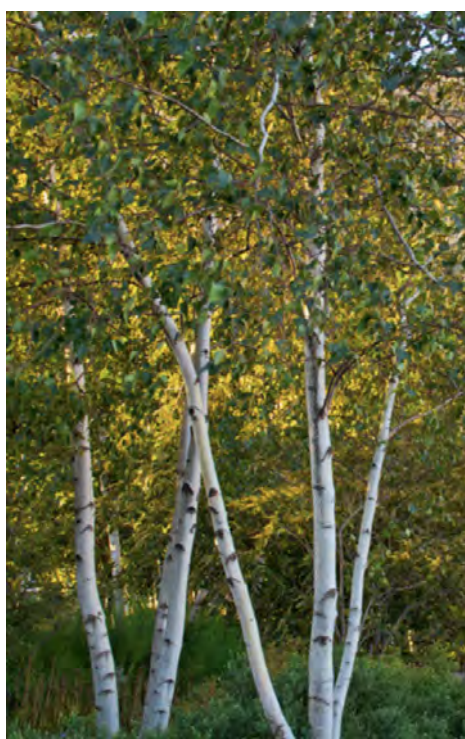
Dogwood



[5] Flowering Dogwood
2.5" caliper each
Cornus florida



Birch

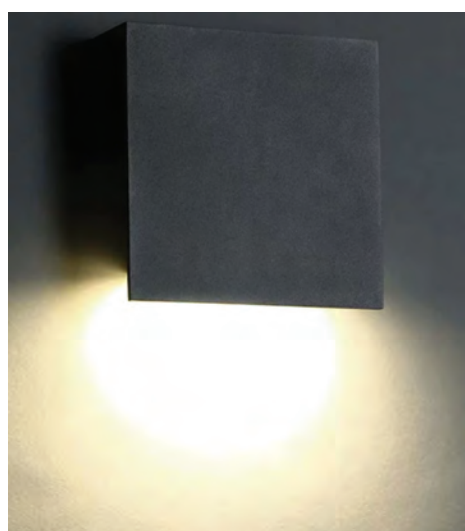


[2] Grey Birch
2.5" caliper each
Betula ptopulifolia

NOTE
ALL PROPOSED
TREES ARE ON THE
DOBBS FERRY NATIVE
PLANT LIST



WAC LIGHTING
Ion LED
Square
Recessed
Light
9 fixtures



MODERN
FORMS
Square LED
Outdoor Wall
Sconce
black
2 fixtures



WAC LIGHTING
Balance Single
LED Path
Light
bronze
3 fixtures

NOTE
ALL EXTERIOR LIGHTING COMPLY WITH 300-41

