

**SITE PLAN REVIEW**Date Filed: April 15, 2021 Fee Paid: \_\_\_\_\_Name of Project: Back yard improvementAt the following address: 3 Crescent LaneAlso known as the following: Tax ID No. 3.100-97-51Applicant's Name: Richard and Christina LamendolaAddress: 3 Crescent Lane, Dobbs Ferry, New York 10522Telephone: 914-879-9771 Cell: \_\_\_\_\_ E-mail: [richard.lamendola@me.com](mailto:richard.lamendola@me.com)Property Owner: Same as Applicant

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Cell: \_\_\_\_\_ E-mail: \_\_\_\_\_

Ownership Intentions: Remain as the resident and owner, plus be able to enjoy a play area in their yard with their children.Plans Prepared By: Gotham Design & Community Development Ltd.Address: 329 Broadway, Dobbs Ferry, New York 10522Telephone: 914-693-5093 Cell: 914-906-4802 E-mail: [arch329@gmail.com](mailto:arch329@gmail.com)Surveyor: Summit Land Surveying, P.C.Address: 21 Drake Lane, White Plains, New York, 10607Telephone: 914-629-7758 Cell: \_\_\_\_\_ E-mail: [rakesh@slspsc.us](mailto:rakesh@slspsc.us)Current Zoning Classification: OF-4 Proposed Zoning Classification: N/ATotal Site Area: 8,712 square feetCharacter and Use of Surrounding Area: Residential suburban.

Character and Existing Use of Site: Single-Family Home

Proposed Use of Site: Single-Family Home.

List Variances and Special Permits Required: N/A

List Local, State and Federal Permits and/or Approvals Required: Site Plan  
Approval, Architectural and Historic Review Board Approval, Building Permit

Anticipated Increase in Number of Residents, Employees, Shoppers: N/A

Anticipated Construction Time: Two Months

Describe how the Development will be Phased: N/A

Estimated Cost of Proposed Improvements: \$10,000

*Describe the compatibility of the project with the Dobbs Ferry Vision Plan:*

*(Provide a written description of how the proposed project achieves Recommendations included in the Dobbs Ferry Vision Plan for the neighborhood within which the subject property is located.)*

The proposed development and use of this site is fully consistent with the existing zoning and with the Dobbs Ferry Vision Plan.

*Provide a written description of the project including, but not limited to, the following:*

*Primary and secondary uses and how these uses will integrate with and/or conflict with the uses in the surrounding area and on neighboring properties;*

*The proposed buildings including site coverage, floor area, number of stories, the distribution of the uses in the buildings, and the number of residential units, with the size and number of bedrooms noted;*

*The number of parking spaces and loading spaces on-site;*

*Vehicular access to the site and the relationship of the project to existing traffic patterns;*

*Specific measures that will be implemented to protect the environmental character of the site and integrate the project into the community;*

*A description of the construction schedule for the proposed project;*

*And any other information that will assist the Planning Board in understanding the character of the project and its relationship to the community.*

This project involves the replacement of an existing slate terrace with a new slate terrace, the construction of a concrete pad for a hot tub, the construction of a masonry retaining wall to level the side yard as a play area, the installation of a fence on the top of the retaining wall, the potential installation of a barbecue area, and the landscaping of the rear and side yard with indigenous plants and trees.

Since the proposed work will increase the impervious surface area on the property, a subsurface retention/detention system will be installed to pick up the run off from the terrace in a catch basin, as well as pick up the existing runoff the enters the window wells on the south side of the house.

To accommodate the hot tub, the existing two condensers will be relocated from the back of the house to the north side yard. Shrubs will be planted to screen the condenser units.

No changes are proposed to the existing house except as required to accommodate the relocation of the condenser units.

**NOTES:** The Dobbs Ferry Planning Board requires a Pre-Submission Conference prior to accepting an application as complete. No action may be taken by the Planning Board, however, until a fully executed application has been submitted, reviewed, and deemed complete by the Planning Board, with the exception that the Planning Board may decide to waive further Site Plan Review, if the scope of the work is determine to not require further consideration.

An Environmental Assessment Form (EAF), prepared in accordance with New York SEQRA, must be submitted with this application.

A Dobbs Ferry Coastal Assessment Form (CAF) must be prepared and submitted with this application.

When required by its Land Use Regulations, the Village of Dobbs Ferry shall cause a Notice to be advertized in the official newspaper and/or posted throughout the Village. The Applicant is responsible for mailing a copy of the Notice to all Affected Persons and/or Property Owners and for filing a List of Affected Persons and/or Property Owners (Attachment 2) and an Affirmation of Mailing (Attachment 3).

The Applicant is responsible for placing a sign provided by the Village on the site to notice that the matter is pending before the Planning Board.

State of New York       )  
County of Westchester ) ss:  
Village of Dobbs Ferry )

I, Padriac Steinschneider, being duly sworn, depose and state that I reside at 329 Broadway, Dobbs Ferry, New York 10522, that I am the authorized representative of the property subject to this Application, and that, to the best of my knowledge and belief, the foregoing answers and statements are true.

\_\_\_\_\_  
(Signature)

SWORN TO BEFORE ME THIS \_\_\_\_ DAY  
OF \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
NOTARY SIGNATURE