

Plan Submittal Form

Address: 35 Hillside Road

Application #: _____

Project: LANDSCAPING & GPA

Name: NIAL CAN

Email: NIAL@NCCSTUDIO.COM

Phone: 914-478-3448

Plans attached are being submitted for:

Building permit application 1 PDF copy & 2 paper copies 1/4 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:

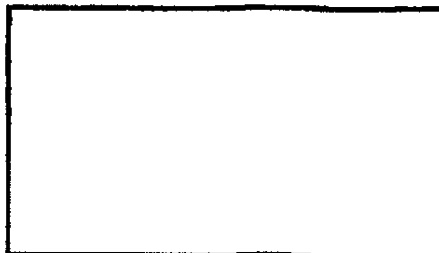
BOT- 1 PDF copy + 5 paper copies 1/4 scale

FB - 1 PDF copy + 7 paper copies 1/4 scale

ZBA - 1 PDF copy + 4 paper copies 1/4 scale

AHRB - 1 PDF copy + 2 paper copies 1/4 scale

Received Stamp:



Board Lawn Sign Deposit

Deposit \$20 per sign

\$40

Name: DANIEL M. MARRAS / TIM NEWPORT

Address: 35 HILLSIDE ROAD

☒ AHRB

Number of signs _____

☒ Planning Board

Number of signs _____

☐ ZBA

Number of signs _____

Date accepted: _____

Not returned, deposit kept _____

The sign shall be returned within two weeks of board decision, in good condition.

Returned date _____

Signature _____



VILLAGE OF DOBBS FERRY

112 Main Street
Dobbs Ferry, New York 10522
TEL: (914) 231-8500

Affidavit of Notice

I NIAH CAN

Attest to the fact that I have completed and sent via Certified Mail, the form letter to all the neighboring properties within a 200' radius of the subject property at: 35 Hillside Rd

And attached a copy to this Affidavit.

On the 10 day April month 2021 year

And have attached the mailing list I received from the Tax Assessor's office located at 177 Hillside Ave. White Plains, NY 10607. Contact the Town Assessor's office at 914-989-1520 or assessor@greenburghny.com

I have noticed for the following review boards;

- ☐ Board of Trustees
- ☒ Planning Board
- ☐ Zoning Board of Appeals
- ☒ Architectural & Historic Review Board

I understand that it is my responsibility to retain Post Office proof of these mailings, should any of the listed properties claim they were aggrieved by this project and believe they were not properly noticed.

Applicant signature:

[Signature]

Witnessed by Notary:

[Signature]

*Done according to
NYS E.O. 202.7

BRYAN T. HEALY
Notary Public, State of New York
Registration No. 01HE838394
Qualified in Westchester County
Commission Expires February 1, 2024



200 foot Abutters List Report

Greenburgh, NY
March 19, 2021

Subject Property:

Parcel Number: 3.120-112-6
CAMA Number: 3.120-112-6
Property Address: 35 HILLSIDE RD

Mailing Address: MEYER, RANDALL T NEWPORT,
TIMOTHY C
35 HILLSIDE RD
DOBBS FERRY, NY 10522

Abutters:

Parcel Number: 3.120-108-15
CAMA Number: 3.120-108-15
Property Address: 152 BROADWAY

Mailing Address: WASHINGTON HEADQUARTERS CONDO
COMMON AREA 20 UNITS
500 WHITE PLAINS RD PROPERTY
MANAGER
TARRYTOWN, NY 10591

Parcel Number: 3.120-108-15
CAMA Number: 3.120-108-15..1
Property Address: 152 BROADWAY UNIT 1

Mailing Address: BROSE, JONATHAN P. BROSE,
JOCELYN R.
152 BROADWAY APT 1
DOBBS FERRY, NY 10522

Parcel Number: 3.120-108-15
CAMA Number: 3.120-108-15..10
Property Address: 152 BROADWAY UNIT 10

Mailing Address: LOUCA, PETRAKIS LOUCA, CATHERINE
152 BROADWAY
DOBBS FERRY, NY 10522

Parcel Number: 3.120-108-15
CAMA Number: 3.120-108-15..11
Property Address: 152 BROADWAY UNIT 11

Mailing Address: SCHOEN, DAVID M SCHOEN, TONI A
152 BROADWAY
DOBBS FERRY, NY 10522

Parcel Number: 3.120-108-15
CAMA Number: 3.120-108-15..12
Property Address: 152 BROADWAY UNIT 12

Mailing Address: ASH, JULIA ASH, MITCHELL
152 BROADWAY APT 6
DOBBS FERRY, NY 10522

Parcel Number: 3.120-108-15
CAMA Number: 3.120-108-15..13
Property Address: 152 BROADWAY UNIT 13

Mailing Address: TANNENBAUM, ANNE
152 BROADWAY
DOBBS FERRY, NY 10522

Parcel Number: 3.120-108-15
CAMA Number: 3.120-108-15..14
Property Address: 152 BROADWAY UNIT 14

Mailing Address: PARKE, ROBERT N PARKE, MARTHA M
65 MILL STREET
RHINEBECK, NY 12572

Parcel Number: 3.120-108-15
CAMA Number: 3.120-108-15..15
Property Address: 152 BROADWAY UNIT 15

Mailing Address: SPERANSKY, KIRIL SPERANSKY,
TATIANA
152 BROADWAY APT 11
DOBBS FERRY, NY 10522

Parcel Number: 3.120-108-15
CAMA Number: 3.120-108-15..16
Property Address: 152 BROADWAY UNIT 16

Mailing Address: CORLESS, JAMES J LOTTER, HA
152 BROADWAY
DOBBS FERRY, NY 10522

Parcel Number: 3.120-108-15
CAMA Number: 3.120-108-15..17
Property Address: 152 BROADWAY UNIT 17

Mailing Address: SILBERMAN, MARK SILBERMAN, LENA
289 CLINTON AVE
DOBBS FERRY, NY 10522



www.cai-tech.com

3/19/2021

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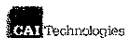
Page 1 of 4



200 foot Abutters List Report

Greenburgh, NY
March 19, 2021

Parcel Number:	3.120-108-15	Mailing Address:	ZIMMERMAN, GARY ZIMMERMAN, DONNA
CAMA Number:	3.120-108-15..18		152 BROADWAY, UNIT 16
Property Address:	152 BROADWAY UNIT 18		DOBBS FERRY, NY 10522
Parcel Number:	3.120-108-15	Mailing Address:	NEALE, MILES I. WOLF, EMILY
CAMA Number:	3.120-108-15..19		152 BROADWAY APT 17
Property Address:	152 BROADWAY UNIT 19		DOBBS FERRY, NY 10522
Parcel Number:	3.120-108-15	Mailing Address:	MURRAY, ROBERT C.
CAMA Number:	3.120-108-15..2		152 BROADWAY APT 2
Property Address:	152 BROADWAY UNIT 2		DOBBS FERRY, NY 10522
Parcel Number:	3.120-108-15	Mailing Address:	FEINBERG TRUST, PHYLLIS
CAMA Number:	3.120-108-15..20		152 BROADWAY, APT 20
Property Address:	152 BROADWAY UNIT 20		DOBBS FERRY, NY 10522
Parcel Number:	3.120-108-15	Mailing Address:	GREENWALD, DALE JANA, KOS
CAMA Number:	3.120-108-15..3		152 BROADWAY
Property Address:	152 BROADWAY UNIT 3		DOBBS FERRY, NY 10522
Parcel Number:	3.120-108-15	Mailing Address:	GLUCK, JASON GLUCK, VIVIENNE
CAMA Number:	3.120-108-15..4		152 BROADWAY APT 8
Property Address:	152 BROADWAY UNIT 4		DOBBS FERRY, NY 10522
Parcel Number:	3.120-108-15	Mailing Address:	COLAO, KENNETH M.
CAMA Number:	3.120-108-15..5		152 BROADWAY APT #9
Property Address:	152 BROADWAY UNIT 5		DOBBS FERRY, NY 10522
Parcel Number:	3.120-108-15	Mailing Address:	LAUMANN, MICHAEL LAUMANN, JESSICA L
CAMA Number:	3.120-108-15..6		152 BROADWAY APT 13
Property Address:	152 BROADWAY UNIT 6		DOBBS FERRY, NY 10522
Parcel Number:	3.120-108-15	Mailing Address:	LEE, JOUNGWON AHN, WOON
CAMA Number:	3.120-108-15..7		152 BROADWAY
Property Address:	152 BROADWAY UNIT 7		DOBBS FERRY, NY 10522
Parcel Number:	3.120-108-15	Mailing Address:	BENSHOP, JOHN C. BENSHOP, SHERI S.
CAMA Number:	3.120-108-15..8		152 BROADWAY APT 18
Property Address:	152 BROADWAY UNIT 8		DOBBS FERRY, NY 10522
Parcel Number:	3.120-108-15	Mailing Address:	MEYER, SABIN MEYER, ELLEN
CAMA Number:	3.120-108-15..9		152 BROADWAY APT 19
Property Address:	152 BROADWAY UNIT 9		DOBBS FERRY, NY 10522
Parcel Number:	3.120-108-16	Mailing Address:	SLOVER, JAMES
CAMA Number:	3.120-108-16		33 COLONIAL AVE
Property Address:	33 COLONIAL AVE		DOBBS FERRY, NY 10522



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Page 2 of 4



200 foot Abutters List Report

Greenburgh, NY
March 19, 2021

Parcel Number: 3.120-108-17 CAMA Number: 3.120-108-17 Property Address: 37 COLONIAL AVE	Mailing Address: CRICCHIO, ADAM WILKINSON, ELLEN A 37 COLONIAL AVE DOBBS FERRY, NY 10522
Parcel Number: 3.120-108-18 CAMA Number: 3.120-108-18 Property Address: 41 COLONIAL AVE	Mailing Address: CHU, SIMON L 41 COLONIAL AVE DOBBS FERRY, NY 10522
Parcel Number: 3.120-112-1 CAMA Number: 3.120-112-1 Property Address: 55 HILLSIDE RD	Mailing Address: MOSS, ALEXANDRA BARDIN, JONATHAN 55 HILLSIDE RD DOBBS FERRY, NY 10522
Parcel Number: 3.120-112-10 CAMA Number: 3.120-112-10 Property Address: 102 BROADWAY	Mailing Address: MCALLISTER, GARRETT 102 BROADWAY DOBBS FERRY, NY 10522
Parcel Number: 3.120-112-12 CAMA Number: 3.120-112-12 Property Address: 0 COLONIAL & HILLSIDE AVE	Mailing Address: MOSS, ALEXANDRA BARDIN, JONATHAN 55 HILLSIDE RD DOBBS FERRY, NY 10522
Parcel Number: 3.120-112-13 CAMA Number: 3.120-112-13 Property Address: 45 HILLSIDE RD	Mailing Address: GOODWIN, ROBERT GOODWIN, SLOCUM KATHRYN 45 HILLSIDE RD DOBBS FERRY, NY 10522
Parcel Number: 3.120-112-2 CAMA Number: 3.120-112-2 Property Address: 0 SOUTHLAWN AVE	Mailing Address: MOSS, ALEXANDRA BARDIN, JONATHAN 55 HILLSIDE RD DOBBS FERRY, NY 10522
Parcel Number: 3.120-112-3 CAMA Number: 3.120-112-3 Property Address: 0 SOUTHLAWN AVE	Mailing Address: MOSS, ALEXANDRA BARDIN, JONATHAN 55 HILLSIDE RD DOBBS FERRY, NY 10522
Parcel Number: 3.120-112-4 CAMA Number: 3.120-112-4 Property Address: 58 COLONIAL AVE	Mailing Address: BRAY TRUST, CHRISTOPHER KENNETH BRAY TRUST, CHELSEA GREENE 58 COLONIAL AVE DOBBS FERRY, NY 10522
Parcel Number: 3.120-112-5 CAMA Number: 3.120-112-5 Property Address: 40 COLONIAL AVE	Mailing Address: MANSFIELD, DEREK MANSFIELD, ESTER 40 COLONIAL AVE DOBBS FERRY, NY 10522
Parcel Number: 3.120-112-7 CAMA Number: 3.120-112-7 Property Address: 0 COLONIAL AVE	Mailing Address: PRIESTER, JOHN PRIESTER, FANNY LIFE 112 BROADWAY DOBBS FERRY, NY 10522
Parcel Number: 3.120-112-8 CAMA Number: 3.120-112-8 Property Address: 112 BROADWAY	Mailing Address: PRIESTER LIFE EST, FANNY & JOHN 112 BROADWAY DOBBS FERRY, NY 10522



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3/19/2021

Page 3 of 4

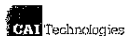


200 foot Abutters List Report

Greenburgh, NY

March 19, 2021

Parcel Number:	3.120-112-9	Mailing Address:	GIULIANO, GIOVANNINA GIULIANO, ANTONIO
CAMA Number:	3.120-112-9		108 BROADWAY
Property Address:	108 BROADWAY		DOBBS FERRY, NY 10522
Parcel Number:	3.120-113-12	Mailing Address:	ANBINDER, HELEN
CAMA Number:	3.120-113-12		144 SOUTHLAWN AVE
Property Address:	144 SOUTHLAWN AVE		DOBBS FERRY, NY 10522
Parcel Number:	3.120-113-13	Mailing Address:	HERSHBERG, JONATHAN SCHRAG-HERSHBERG, REBECCA
CAMA Number:	3.120-113-13		140 SOUTHLAWN AVE
Property Address:	140 SOUTHLAWN AVE		DOBBS FERRY, NY 10522
Parcel Number:	3.120-113-14	Mailing Address:	CAIN, MAVIS
CAMA Number:	3.120-113-14		134 SOUTHLAWN AVE
Property Address:	134 SOUTHLAWN AVE		DOBBS FERRY, NY 10522
Parcel Number:	3.120-113-15	Mailing Address:	CAIN, MAVIS
CAMA Number:	3.120-113-15		134 SOUTHLAWN AVE
Property Address:	0 SOUTHLAWN AVE		DOBBS FERRY, NY 10522
Parcel Number:	3.120-117-4	Mailing Address:	WHITE, BRUCE N WHITE, BETH M
CAMA Number:	3.120-117-4		117 SOUTHLAWN AVE
Property Address:	117 SOUTHLAWN AVE		DOBBS FERRY, NY 10522
Parcel Number:	3.120-117-5	Mailing Address:	LAURTIS, JASON CALEY, SAAR
CAMA Number:	3.120-117-5		125 SOUTHLAWN AVE
Property Address:	125 SOUTHLAWN AVE		DOBBS FERRY, NY 10522
Parcel Number:	3.120-117-6	Mailing Address:	CECCOLINI, JAMES CECCOLINI, JEANNE
CAMA Number:	3.120-117-6		38 HILLSIDE RD
Property Address:	38 HILLSIDE RD		DOBBS FERRY, NY 10522
Parcel Number:	3.40-4-127	Mailing Address:	TACONIC STATE PARK COMMISSION
CAMA Number:	3.40-4-127		OLD CROTON AQUADUCT
Property Address:	0 OLD CROTON AQUADUCT		DOBBS FERRY, NY 10522



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3/19/2021

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Page 4 of 4

Date

4/8/2021

Via Certified Mail

Dear Neighbor:

This is a notification that the owner of the property located at:

❖ 35 HILLVIEW ROAD

Has filed an application with the Village of Dobbs Ferry to do the following:

↓ LANDSCAPING AND EXTERIOR SPA AT
WEST SIDE OF HOUSE

The applicant will present the proposal to the following checked Board/Boards at their next available meeting, please check the calendars and agendas on the village web site for the exact date they will first appear before the board:

- ☐ Board Of Trustees; meet 2nd & 4th Tuesdays at 7:30 PM
- ☒ Planning Board; meet 1st Thursday at 8:00 PM
- ☐ Zoning Board of Appeals; meet 2nd Wednesday at 8:00 PM
- ☒ Architectural & Historic Review Board; meet 2nd & 4th Mondays at 8:00 PM

The meetings are held in the Village Board room located at 112 Main St and the plans are on file at the Building Department. Any comments or questions pertaining to this application should be voiced at the appropriate board meeting.

Owner name:

RANDALL MEYER & TIM NEWPORT

SUBMISSION REQUIREMENTS FOR LARGE SCOPE PROJECTS

Definition of a Large Scope Project: New buildings or modification(s) of existing buildings, including, but not limited to: the construction, reconstruction, replacement or alteration of any building or structure which after said construction, reconstruction, replacement or alteration will cause changes to the height, bulk, mass, square footage, footprint, roof structure, attached porch or deck. This shall include any unattached accessory structure such as a shed, playhouse, pool house, garage, greenhouse or other structure which use is incidental to the principal building.

Applicant Name: NIALL CAIN Date Filed: 4/8/2021

Property Address: 35 HILLSIDE AVE

Check Application Type (may be more than one):

☐ New Building ☐ Altered Building ☐ Accessory Building ☐ Porch or Deck

Description of Proposed Work:

LANDSCAPING & OUTDOOR SPA

A copy of this completed form is to be included as a cover sheet for submissions to the AHRB.

In the table below, please indicate the type of submission by checking the applicable box or boxes indicated. Items denoted * in the column below your project type are the minimum required items for a complete application to the AHRB. Please indicate the type of submission. Please indicate by initialing each box in the appropriate column confirming that the information has been submitted. Do not initial for items if they are not included.

The AHRB reserves the right to ask for any additional information as specified on this form, if not included in the initial application, and may deem the application incomplete and not ready for review until this information is included. Resubmissions should reflect all comments made at the previous meeting and should be indicated with a note or a bubble on the plan, and shall include any additional requested information.

Initial Below ↓	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	← Check Box (or Boxes) Above Appropriate Columns
	1 st Story Porch or Deck	Accessory Building	Altered Building	New Building	
					REQUIRED PLAN AND DOCUMENT SUBMISSION
					1 PDF & 2 Paper COPIES OF EACH ITEM (unless otherwise specified)
<u>pu</u>	•	•	•	•	Proof of notification of the AHRB hearing to owners of properties within 200 feet of the subject property by certified mailing in the form of an affidavit as per 300-18 F (One copy only)
<u>nu</u>	•	•	•	•	Photo of subject property showing "Under AHRB Review" sign as per 300-28 G (2). (One copy only)

CONTINUED ON NEXT PAGE

Initial
Below



☐ 1st Story Porch or Deck
☐ Accessory Building
☐ Altered Building
☐ New Building

REQUIRED PLAN AND DOCUMENT SUBMISSION

1 PDF & 2 Paper COPIES OF EACH ITEM
(unless otherwise specified)

NA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Aerial site location map noting proposed building site and all nearby existing buildings. (Google Maps satellite view may be used.)
NA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Current Survey
NA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Detailed 1/4" scale elevations and floor plans of both existing and proposed conditions.
NA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Material, finish and color schedule is included on submitted plans.
NA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a note on plan indicating that all lighting shall comply with section 300-41
NA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Specification sheet for each new exterior light fixture.
NA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Site Plan
NA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Specification sheets for all new windows and doors.
NA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	(One set only) of actual material, finish and color samples to be presented at AHRB meeting.
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Site location plan indicating proposed building site and all relevant buildings as noted in section: Appendix D- A (3)
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Topographical Site Plan for (but not limited to) context based bulk analysis as per section: Appendix D- A (6)
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Mechanical Equipment locations, including visual screening and sound attenuation provisions.
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Table of Zoning Calculations indicating compliance with Dimensional Tables, Appendix B
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Table of eave & ridge heights as noted in the Appendix B, Table B-7
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	A scaled streetscape drawing, using the above information, showing the houses on the contiguous lots, facing upon the same street, as the subject property.
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Diagram of Sky Exposure Plane envelope as per section 300-17 (4) (F) and defined in 300-14
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Landscape Plan
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Sections through important elevations.
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Sections through typical trim at a scale to clearly show profiles, trims, corners and their sizes.
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Photos of streetscape
NA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Photos of all affected sides of existing structure and context.

Applicant Name: William C. Smith Signature: [Signature] Date: 4/6/2021
By signing this form you are affirming that you have included all the required information listed above.

Complete application received by the Village of Dobbs Ferry, on behalf of the Dobbs Ferry AHRB by:

Name: _____ Signature: _____ Date: _____

Village of Dobbs Ferry
Site Plan Application

Please check appropriate box:

☒ Preliminary Date _____ ☐ Final Date _____

Name of proposed development 35 HILLSIDE ROAD LANDSCAPING
& SPA

Applicant:

Plan Prepared By:

Name NIAL CAW

Name NIAL CAW

Address 5 ATILDA AVE

Address 5 ATILDA AVE

Dobbs Ferry NY
Telephone 914-478-3478

Dobbs Ferry NY
Telephone 914-478-3478

Owner (if different):

If more than one owner, provide information for each:

Name ROBERT MAJOR & TIM NEWPORT

Address 35 HILLSIDE ROAD

Telephone 917-482-8588

Ownership intentions, i.e., purchase options PRIMARY RESIDENCE

Location of site 35 HILLSIDE ROAD

Tax map description:

Sheet 3.120 Block 112 Lot/Parcel 10

Current Zoning Classification RF-5

Site Plan Application
Page 2 of 6

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

NO

Proposed uses(s) of site

SINGLE FAMILY RESIDENCE

Total site area (square feet or
acres)

10,745 SF

Anticipated construction time

1 month

Will development be staged?

NO

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

RESIDENTIAL

Current condition of site (buildings, rush, etc.)

GOOD

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

SUBURBAN

Estimated cost of proposed improvement \$

50,000

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

NONE

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)

PROPOSED SPA AND LANDSCAPING
FOR RECREATIONAL USE

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

NIAU CAW being duly sworn, deposes

and says, that (s)he resides at 5 ATTILDA 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 8th DAY

OF April 2021

*Done in accordance
with NYS E.O. 202.7

BRYAN T. HEALY
Notary Public, State of New York
Registration No. 01HE6336394
Qualified in Westchester County
Commission Expires February 1, 2024

Site Plan Application
Page 4 of 6

Proposed Development:

Name 35 Huson Rd
Landscaping & SPA

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 NIAU CAN

Address 5 ATILDA AVE D.F.

Telephone 914 410 3448

Date 4/8/2021

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

N/A

✓

Land use, zoning, ownership and
physical improvement of adjacent
properties

✓

Conformity with comprehensive plan

Impact on environs:

Land use

✓

Transportation

N/A

Community facilities and services

N/A

Aesthetics

Environmental, i.e. air, water,
noise, etc.

✓

Energy conservation

N/A

Historic preservation

N/A

Environmental impact statement

✓

Existing, on-site physical improvements

Existing natural features:

Geological features

✓

Soil characteristics

✓

Topography

✓

Vegetation

N/A

Hydrologic features

Proposed development:

Grading and drainage plan

✓

Buildings and other structures

✓

Improvements such as parking,
storage and recreation areas

N/A

Vehicular and pedestrian ways
including ingress and egress

N/A

Utility lines and appurtenances

N/A

Site Plan Application
Page 6 of 6

Outdoor lighting and public
~~address systems~~

Outdoor signs
Landscaping plans
Architectural plans
Materials specifications
Construction schedule

✓

N/A

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)

1. APPLICANT/SPONSOR <u>WALL CARP</u>	2. PROJECT NAME <u>35 HILLSIDE RD LANDSCAPING</u>
3. PROJECT LOCATION: Municipality _____ County _____	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc. or provide map) <u>35 HILLSIDE ROAD - NORTH EAST OF AVE/BLVD BETWEEN COLONIA AVE & HILLSIDE RD</u>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/Alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>ADDITION OF LANDSCAPING, HARDSCAPE & PLANTING & 100 SF SPA.</u>	
7. AMOUNT OF LAND AFFECTED: Initially _____ acres Ultimately _____ acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly.	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <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:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/Sponsor Name: <u>WALL CARP</u>	Date: <u>9/8/2021</u>
Signature: <u>[Signature]</u>	

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

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 617.6? 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 affects 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	

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

	<u>YES</u>	<u>NO</u>
Westchester County Department of Health Septic and Water.	—	N/A
New York State Department Environmental Conservation Stormwater SPDES.	—	N/A
New York City Department Environmental Protection Joint Septic.	—	N/A
New York City Department of Environmental Protection SWPPP.	—	N/A

VILLAGE PERMITS/APPROVALS

Zoning Board of Appeals.	—	N/A
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 acreage, drawings numbered (i.e., 1 of 3, 2 of 3, etc.) & identify adjoining property owners.
11. Minimum yard setbacks.
12. Provide bulk zoning table with all existing, proposed and required conditions.

<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

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. @
13. Topography at two feet maximum intervals.
14. Topography along streets adjacent to property.
15. Existing buildings, retaining walls, fences, rock outcrops, wooded areas, watercourses, water bodies, wetlands and wetland controlled areas, etc.
16. Total amount of site area disturbed

<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

DRAINAGE

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

<input type="checkbox"/>	N/A
<input type="checkbox"/>	N/A
<input type="checkbox"/>	N/A
<input type="checkbox"/>	N/A
<input type="checkbox"/>	N/A
<input type="checkbox"/>	N/A
<input type="checkbox"/>	N/A
<input type="checkbox"/>	N/A
<input type="checkbox"/>	N/A
<input type="checkbox"/>	N/A

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. _____

N/A
N/A
N/A

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. _____

N/A
N/A
N/A
N/A

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 ≥ 4 feet Signed & Sealed by P.E., R.A. _____
13. Provide profiles of proposed roads with vertical geometry. _____
14. Provide horizontal geometry. _____

N/A

GENERAL

1. Show existing and proposed utilities(water, sewer,etc.) _____
2. Show snow piling areas. _____

N/A
N/A

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

SITE PLAN NOTES

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

✓

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. | ✓ | _____ |

"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

_____ *al/r*

v/A

✓

v/A

_____ N/A

[illegible]