## Village of Dobbs Ferry Site Plan Application

Please check appropriate box:	
Preliminary Date	X Final Date 4/01/21
Name of proposed developmentThe Masters Se	chool - Innovation and Entrepreneurship Center
Applicant:	Plan Prepared By:
Name_The Masters School .	Marvel Designs
Address 49 Clinton Avenue	· Address 145 Hudson Street
Dobbs Ferry, NY 10522	New York, NY 10013
Telephone 914-479-6400	Telephone212-616-0420
Owner (if different):	
If more than one owner, provide information for	each:
Name	
Address	
•	
Telephone	
Ownership intentions, i.e., purchase options Co	nstruct new educational building for
existing students.	
	•
Location of site 49 Clinton Avenue, Dobbs Fe	rry NV Tay Lat. 330-66-1*
Location of site 49 Children Avenue, Dobbs 1 C.	117, 141, 141 101 3.70 00 1
Tax map description:*	
66	Lot/Parcel 1
Sheet 53.50 block	and by 1 at 1 below
Current Zoning Classification EI: Educational/	Institution

<sup>\*</sup>While the proposed building would be constructed on tax lot 3.90-66-1, the Applicant's property comprises the following 6 tax lots: 3.90-66-1, 3.80-47-3, 3.80-47-4, 3.120-111-1, 3.120-111-2 and 3.171-153-5. The Applicant will work with the Town of Greenburgh to merge the tax lots as part of this matter.

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

•	er and Sewer approval from County Department of Health; SPDES General Permit for Convities; "No adverse effect" or similar determination from State Historic Preservation Offic			
·	Proposed uses(s) of site Construct a th	nree-story (plus cellar), approximately 22,361 square-foo		
classro	oom/workshop and educational buildir	ng. The Project will also include landscaping, utilities,		
storm	nwater management, and other site imp	rovements (including minor softball field realignment).		
	Total site area (square feet or areas)	1.01 Acres (representing the		
		planned area of disturbance).		
	Anticipated construction time 18 M	Months		
		No ·		
	•	nmercial, undeveloped, etc.) Current Site		
· for p		assy, undeveloped area located on a school		
camp	pus that has operated since 1877.			
	Current condition of site (buildings, rush	Open, sloped, and mostly grassy area.		
	Character of surrounding lands (suburb	at t		
	Estimated cost of proposed improvemen			
	Anticipated increase in number of residents, shoppers, employees, etc. (as applicable)  The proposed building will not result in new students or faculty because  the classes to be taught in this building are already being offered.			

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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)				
3-story (plus cellar), approximately 22,361 square-foot classroom/				
workshop and educational building.				
STATE OF NEW YORK  COUNTY OF WESTCHESTER ) ss:  VILLAGE OF DOBBS FERRY )  Edward Biddle being duly sworn, deposes  and save, that (s) he resides at 30 Bedford Road.				
Katonah NY 10536				
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				
There A Curry Hand & Biddle				
SWORN TO BEFORE ME THIS 15 DAY  OF APC 20 20				

TRACY A. RUSSO
Notary Public, State of New York
No. 01RU6364241
Qualified in Westchester County
Commission Expires 9/11/20 24

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Proposed Development:	Applicant:
Name The Masters School -	The Masters School Name
Innovation and Entrepreneurship Center	Address 49 Clinton Avenue, Dobbs Ferry, NY 1052.
	Telephone 914-479-6400 :
Procedural Sequence	<u>Date</u>
Initial contact with enforcement Officer	
Presubmission conference Preliminary application	
Fee paid: Amount \$ Public hearing notice	
Public hearing Tentative action:	
Approval	
Approval with modification	
DisapprovalResubmitted	
Lapse date for final approval Final application Referral	
Comments returned Final Action:	
Approval Approval with modifications Conditions satisfied Disapproval	
Resubmitted	abour
Building permit granted Performance bond required	
Amount Period	·
Improvements covered	
Performance hand satisfied	

## 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	
Soll characteristics	
Topography	
Vegetation —	
Hydrologic features	<u> </u>
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	
•	
Littliby lines and annuitenances	

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Outdoor lighting and public address systems	
Outdoor signs	
Landscaping plans Architectural plans	
Materials specifications	
Construction schedule	

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