

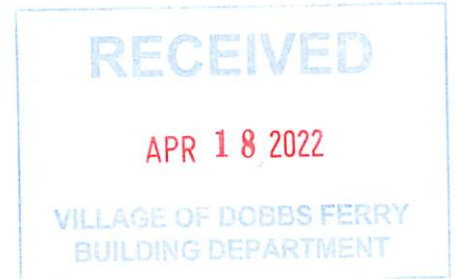
# GOTHAM

Padriac Steinschneider  
Gotham Design & Community Development Ltd.  
329 Broadway  
Dobbs Ferry, New York 10522  
(914) 693-5093 ■ Fax: (914) 693-5390  
(914) 906-4802 cell ■ [arch329@gmail.com](mailto:arch329@gmail.com)

April 14, 2022

Dan Roemer, Building Inspector  
Dobbs Ferry Building Department  
112 Main Street  
Dobbs Ferry, New York 10522

Re: Julka Residence  
45 Northfield Avenue



Dear Mr. Roemer:

This letter is to submit an application for a Site Plan Review for the above referenced project. This is the same project that we were presenting to the Zoning Board of Appeals with the canopy over the terrace removed. Subsequently, it is to propose the construction of a terrace in the rear yard of the existing house with a site coverage of 633 square feet. We are also removing some other paved areas so that the actual increased coverage will be 37 square feet. This will increase the site coverage from 48.88% to 49.76%, where the zoning limits the site coverage to 54%.

The following documents are submitted with this letter in support of this application:

- A. A Plan Submittal Form indicating that this submission is for the Planning Board.
- B. A Notarized Application to the Planning Board dated April 14, 2022.
- C. A Zoning Worksheet filled out for 45 Northfield Avenue.
- D. A sealed and signed copy of the Survey of the property prepared by Gerald T. O'Buckley dated January 18, 2022.
- E. A Short Environmental Assessment Form Part 1 dated December 22, 2021.
- F. A Notarized Affidavit of Notice dated March 17, 2022 together with a copy of the Letter to Neighbors and a list of the neighbors to whom the notice was sent.
- G. A set of four sheets of sealed and signed drawings prepared by Gotham Design and Community Development Ltd. under the supervision of Laura Wakefield, R.A. dated as prepared for the Planning Board, 04-13-2022, including the following:
  - Sheet CS "Cover Sheet"
  - Sheet EX-1 "Existing First Floor Plan, North, West, and South Elevations"
  - Sheet A-1 "Site Plan, Zoning Table"
  - Sheet A-2 "Proposed Plan and Erosion and Sediment Control Plan"
  - Sheet A-3 "Proposed North, West, South Elevations and Section Detail"

Letter to Dan Roemer, Building Inspector  
Re: Julka Residence - ZBA Application  
April 14, 2022  
Page two of two.

A check for this application will be submitted to the Village of Dobbs Ferry by the property owner under separate cover.

We look forward to reviewing this at the next meeting of the Planning Board.

Please let me know if you have any questions or if any additional information is required. A sign has been placed at the site that this matter will be presented to the Planning Board.

Thank you for your time and attention.

Sincerely,



Paddy Steinschneider  
As Agent for Ranu Julka, Owner

Village of Dobbs Ferry  
Site Plan Application

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APR 18 2022

VILLAGE OF DOBBS FERRY  
BUILDING DEPARTMENT

Please check appropriate box:

     Preliminary      Date 4/14/2022           Final      Date     

Name of proposed development JULKA RESIDENCE

Applicant:

Plan Prepared By:

Name HARVINDER JULKA

Name GOTHAM DESIGN

Address 45 NORTHFIELD AVENUE

Address 329 BROADWAY

DOBBS FERRY, NY 10522

DOBBS FERRY, NY 10522

Telephone 914-841-9009

Telephone 914-693-5093

Owner (if different): ranajulka@gmail.com

arch329@gmail.com

If more than one owner, provide information for each:

Name SAME

Address     

Telephone     

Ownership intentions, i.e., purchase options N/A

Location of site 45 NORTHFIELD AVENUE

SOUTHWEST CORNER OF NORTHFIELD + MOULTON AVENUES

Tax map description:

Sheet      Block      Lot/Parcel 3.100-83-4

Current Zoning Classification OF-6

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

N/A

Proposed uses(s) of site

SINGLE-FAMILY HOME

Total site area (square feet or  
acres)

6,875 SQ. FT.

Anticipated construction time

3 MONTHS

Will development be staged?

NO

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

SINGLE-FAMILY HOME

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

SINGLE FAMILY HOME

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

SUBURBAN RESIDENTIAL

Estimated cost of proposed improvement \$

25,000

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

0

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)

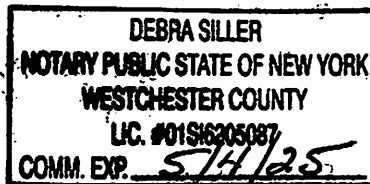
CONSTRUCTION OF A 596  
SQUARE FOOT TERRACE

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

PADRIAC STEINISCHLEIDER, being duly sworn, deposes  
and says, that (s)he resides at 329 BROADWAY  
DOBBS FERRY, NEW YORK 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 14<sup>TH</sup> DAY  
OF APRIL 2022



Site Plan Application  
Page 4 of 6

Proposed Development:

Name JULKA RESIDENCE

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 HARVINDER JULKA

Address 45 NORTHFIELD AVENUE

Telephone 914-841-9009

Date APRIL 14, 2022

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

\_\_\_\_\_

**Site Plan Application**  
**Page 6 of 6**

**Outdoor lighting and public  
address systems**

**Outdoor signs**  
**Landscaping plans**  
**Architectural plans**  
**Materials specifications**  
**Construction schedule**

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# **Short Environmental Assessment Form** **Part 1 - Project Information**

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**APR 18 2022**

VILLAGE OF DOBBS FERRY  
BUILDING DEPARTMENT

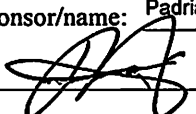
## **Instructions for Completing**

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>							
45 Northfield Avenue,							
Name of Action or Project: 45 Northfield Avenue, Dobbs Ferry, New York 10522							
Project Location (describe, and attach a location map): Southwest corner of the intersection of Northfield Avenue and Moulton Avenue in the Village of Dobbs Ferry, Westchester County							
Brief Description of Proposed Action: Construction of a terrace with a site coverage of approximately 596 square feet.							
Name of Applicant or Sponsor:  Padriac Steischneider for Ranu Julka, Owner		Telephone: 914-693-5093  E-Mail: arch329@gmail.com					
Address: 329 Broadway							
City/PO: Dobbs Ferry		State: New York	Zip Code: 10522				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td align="center"><input checked="" type="checkbox"/></td> <td align="center"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Architectural and Historic Review Board			<table border="1"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td align="center"><input type="checkbox"/></td> <td align="center"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3. a. Total acreage of the site of the proposed action?		0.1578 acres					
b. Total acreage to be physically disturbed?		0.1578 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.1578 acres					
4. Check all land uses that occur on, are adjoining or near the proposed action:							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO  <input type="checkbox"/>  <input type="checkbox"/>	YES  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	N/A  <input type="checkbox"/>  <input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO  <input type="checkbox"/>	YES  <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO  <input checked="" type="checkbox"/>	YES  <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	YES  <input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO  <input checked="" type="checkbox"/>	YES  <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO  <input type="checkbox"/>	YES  <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO  <input type="checkbox"/>	YES  <input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	YES  <input type="checkbox"/>  <input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	YES  <input type="checkbox"/>  <input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ On-site stormwater detention system.	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: <u>Padriac Steinschneider</u> Date: <u>04-14-2022</u>  Signature: <u></u> Title: <u>Agent for the Owner</u>		

# ZONING WORKSHEET

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VILLAGE OF DOBBS FERRY  
BUILDING DEPARTMENT

Address	SBL	Zone	Use
45 NORTHFIELD AVENUE	S.100-83-4	OF-6	SINGLE-FAMILY

**Table 1: Floor Areas**

Story	Existing Area	Existing Habitable Area	Area of Renovation	New Area
FIRST	1632	1632	0	0
SECOND	1645	1645	0	0
TERRACE	0	0	0	633

**Table 2: Building Dimensions**

	Existing	Proposed	Minimum Allowable
Lot Area (ft. <sup>2</sup> )	6875	6875	5000
Lot Width (ft.)	50	50	50
Lot Depth (ft.)	125	125	100
Coverage by Building (%)	28.11	28.11	27.2
Coverage by Impervious Surfaces (%)	48.88	49.76	54.2
Front Yard Set Back (ft.)	5.2'	5.2'	20'
Rear Yard Set Back (ft.)	62'	42'	25'
Side Yard Set Back, Each (ft.)	HOUSE 10' TERRACE 0.75'	HOUSE 10' TERRACE 7.5'	HOUSE 10' TERRACE 5'
Side Yard Set Back, Both (ft.)	20.6'	20.6'	20'

**Table 3: Height**

	Existing	Proposed	Allowed
Number of Stories	N/A		
Grade to Ridge (OF+MDR-1)	N/A		
Grade to Eave (OF+MDR-1)	N/A		
Grade to Mid-point of Roof (All Other)	N/A		