

Village of Dobbs Ferry
Site Plan Application

RECEIVED

MAY 20 2021

Village of Dobbs Ferry
Building Department

Please check appropriate box:

____ Preliminary Date _____ Final Date _____

Name of proposed development 16 TIERNANS LANE

Applicant:

Plan Prepared By:

Name NINA LESSER & STEPHEN SHENG Name NINA LESSER

Address 16 VILLARD AVE Address 16 VILLARD AVE

HASTINGS ON HUDSON, NY 10706 HASTINGS ON HUDSON, NY 10706

Telephone 914-826-5547 Telephone 914-826-5547

Owner (if different):

If more than one owner, provide information for each:

Name _____

Address _____

Telephone _____

Ownership intentions, i.e., purchase options _____

Location of site 16 TIERNANS LANE

DOBBS FERRY, NY

Tax map description:

Sheet 3.80 Block 45 Lot/Parcel 30

Current Zoning Classification B

Site Plan Application
Page 2 of 3

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

NA

Proposed uses(s) of site SINGLE FAMILY RESIDENCE

Total site area (square feet or areas) 1720 SF

Anticipated construction time SUMMER 2021

Will development be staged? NO

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

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

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

URBAN

Estimated cost of proposed improvement \$ 100,000.00

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)

ADDITION TO EXISTING ONE-BEDROOM SFR 1-STORY + BASMT ON EXISTING FOOTPRINT WITH (1) EXISTING PARKING SPACE

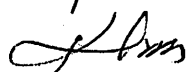
TO ONE-BEDROOM SFR 2-STORY + BASMT WITH (1) EXISTING PARKING SPACE

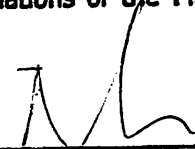
STATE OF NEW YORK)
COUNTY OF WESTCHESTER) ss:
VILLAGE OF DOBBS FERRY)

NINA LESSER being duly sworn, deposes
and says, that (s)he resides at 161 VILLARD AVE, HON, NY 10706

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 20 DAY
OF May 2024




LIM KIM A.
Notary Public, State of New York
No. 01L16144154
Qualified in Westchester County
Commission Expires Apr. 24, 2022

1. The first part of the document is a letter from the President of the United States to the Congress, dated January 3, 1862.

2. The second part is a report from the Secretary of the Treasury, dated January 10, 1862.

3. The third part is a report from the Secretary of the Interior, dated January 10, 1862.

4. The fourth part is a report from the Secretary of the Navy, dated January 10, 1862.

5. The fifth part is a report from the Secretary of the War, dated January 10, 1862.

6. The sixth part is a report from the Secretary of the State, dated January 10, 1862.

7. The seventh part is a report from the Secretary of the War, dated January 10, 1862.

8. The eighth part is a report from the Secretary of the War, dated January 10, 1862.

9. The ninth part is a report from the Secretary of the War, dated January 10, 1862.

10. The tenth part is a report from the Secretary of the War, dated January 10, 1862.

11. The eleventh part is a report from the Secretary of the War, dated January 10, 1862.

12. The twelfth part is a report from the Secretary of the War, dated January 10, 1862.

13. The thirteenth part is a report from the Secretary of the War, dated January 10, 1862.

14. The fourteenth part is a report from the Secretary of the War, dated January 10, 1862.

15. The fifteenth part is a report from the Secretary of the War, dated January 10, 1862.

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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)

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TO ONE-BEDROOM SFR 2-STORY + BASMT WITH (1) EXISTING PARKING SPACE

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

_____ being duly sworn, deposes

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SWORN TO BEFORE ME THIS _____ DAY

OF _____ 20____

Site Plan Application
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Proposed Development

Name 16 TIERNANS LANE
DOBBS FERRY, NY

Procedural Sequence

Initial contact with enforcement
Officer
Pre-submission conference Preliminary application
Fee paid: Amount \$ 250 + 1500
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 NINA LESSER AND STEPHEN SHENG

Address 161 VILLARD AVE, HOH, NY 10706

Telephone 914-826-5547

Date

5 DEC 2020 (DOB)
DANIEL ROEMER
NA

5 MAR 2021
3 JUN 2021 (ZBA APPROVAL 12 MAY 2021)

PB PENDING

Site Development Plan Review

Checklist (cont'd)

Technical Considerations

Item Satisfied

North arrow, scale date
Property boundary, dimensions
and angles

A001 & A002

Easements and deed restrictions
Names, locations and widths of
adjacent streets

A001

A001

A001

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

RESIDENTIAL

Conformity with comprehensive plan

Impact on environs:
Land use Transportation
Community facilities and services Aesthetics
Environmental, i.e. air, water,
noise, etc.

NA

NA

NA

Energy conservation
Historic preservation
Environmental impact statement

PER GREEN CODE

NA

INCURRED (ENV. ASS. FORM)

Existing, on-site physical improvements

NO CHANGE

Existing natural features:

Geological features

NA

Soil characteristics

NA

Topography

NO CHANGE

Vegetation

NO CHANGE

Hydrologic features

NA

Proposed development:

Grading and drainage plan

NA

Buildings and other structures

Improvements such as parking,

Storage and Recreation areas

NO CHANGE

Vehicular and pedestrian ways including ingress and egress

NA

Utility lines and appurtenances

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Outdoor lighting and public
address systems

Outdoor signs
Landscaping plans
Architectural plans
Materials specifications
Construction schedule
ADA Compliance

NA
NA
X L001
A050 - A100
A901
PENDING (SUMMER 2021)
NA (SPR)

VILLAGE OF DOBBS FERRY - LWRP CONSISTENCY REVIEW

COASTAL ASSESSMENT FORM (CAF)

Name of applicant: NINA LESSER AND STEPHEN SHENG

Mailing address: 16 VILLARD AVENUE

HASTINGS ON HUDSON, NY 10706

Telephone number: 914-826-5547

Tax Lot # 3.80-45-30

Application number, if any: _____

A. INSTRUCTIONS (Please print or type all answers)

1. All applicants, including the Village of Dobbs Ferry and other agencies, shall complete this CAF for proposed actions subject to Local Law # 10-05 - LWRP Consistency Law. This assessment is intended to supplement other information used by the Dobbs Ferry Planning Board in making a determination of consistency with the Coastal Management Policies set forth in the Dobbs Ferry Local Waterfront Revitalization Program (LWRP).

2. All applicants shall complete Sections B and C of this Coastal Assessment Form. If the proposed action meets any of the criteria listed in Section C, Section D must be completed.

3. In Section D, a proposed action should be evaluated as to its potential beneficial and/or adverse effects upon the coastal area and how it may affect the achievement of the specific policy standards contained in the LWRP and the LWRP Consistency Law.

4. Once evaluated, a proposed action may need to be analyzed in more detail and, if necessary, modified prior to making a determination that it is consistent with the LWRP policy standards. If an action cannot be certified as consistent with the LWRP policy standards, it shall not be undertaken.

B. DESCRIPTION OF SITE AND PROPOSED ACTION

1. Type of action (check appropriate response):

(a) Directly undertaken (e.g. capital construction, planning activity, agency regulation, land transaction) _____

(b) Financial assistance (e.g. grant, loan, subsidy) _____

(c) Permit, approval, license, certification RESIDENTIAL BLDG. PERMIT

(d) Party or Agency undertaking action: _____

2. Describe nature and extent of action: ADDITION TO AN EXISTING SFR

3. Location of action (Street or Site Description) : 16 TIERNANS LANE
DOBBS FERRY, NY

C. COASTAL ASSESSMENT CRITERIA

Please check any of the following criteria that describe the proposed action.

- ☐ 1. The proposed action has direct contact with coastal waters, i.e. the Hudson River and/or its tributaries - Wickers Creek and the Saw Mill River.
- ☐ 2. The proposed action utilizes coastal waters, either directly or indirectly.
- ☐ 3. The proposed action involves natural features such as tree cover, hillsides, steep slopes, ridgelines and wetlands that either effect or are affected by coastal waters.
- ☐ 4. The proposed action demonstrates a relationship to coastal waters. The relationship may be recreational, cultural, historic, or business.
- ☐ 5. The proposed action has a direct visual relationship with coastal waters and their waterfronts.

If the proposed action meets any of the above criteria, Section D must be completed.

D. COASTAL ASSESSMENT

The following thirteen questions are based directly on the Coastal Management Policies set forth in Section III of the Dobbs Ferry LWRP. The preparer of this form should review these policies which are available online at www.dobbsferry.com/content/waterfront and also on file in the Village of Dobbs Ferry Clerk's office. Please answer every question and provide a brief explanation. If necessary, you may attach further explanation or refer to other available documentation relating to the proposed action.

Planning Bd.

1. ☐

Applicant

1. Does the proposed action foster a pattern of development in the coastal area that enhances community character, open space preservation, use of existing infrastructure, use of a coastal location?

____ YES ____ NO X Not Applicable

2. ☐

2. Does the proposed action preserve historic and archaeological resources?

____ YES ____ NO X Not Applicable

3. ☐

3. Does the proposed action protect existing scenic resources or enhance visual quality in the community?

____ YES ____ NO X Not Applicable

4. ☐

4. Does the proposed action minimize loss of life, structures, and natural resources from flooding and erosion?

____ YES ____ NO X Not Applicable

5. ☐

5. Does the proposed action protect or improve water resources?

____ YES ____ NO X Not Applicable

6. ☐

6. Does the proposed action protect or restore ecological resources, including significant fish and wildlife habitats, wetlands, and rare ecological communities?

___ YES ___ NO ☒ Not Applicable

7. ☐

7. Does the proposed action protect and/or improve air quality?

___ YES ___ NO ☒ Not Applicable

8. ☐

8. Does the proposed action minimize environmental degradation from solid waste and hazardous substances and wastes?

___ YES ___ NO ☒ Not Applicable

9. ☐

9. Does the proposed action improve public access to and recreational use of public lands and waters?

___ YES ___ NO ☒ Not Applicable

10. ☐

10. Does the proposed action protect water-dependent uses, promote siting of new water-dependent uses in suitable locations, and/or support efficient harbor operation?

___ YES ___ NO ☒ Not Applicable

11. ☐

11. Does the proposed action promote the sustainable use of fish and wildlife resources?

☐ YES ☐ NO ☒ Not Applicable

12. ☐

12. Does the proposed action protect agricultural lands?

☐ YES ☐ NO ☒ Not Applicable

13. ☐

13. Does the proposed action promote appropriate use and development of energy and mineral resources?

☐ YES ☐ NO ☒ Not Applicable

**Consistency
Determination**

☐ Yes

☐ No

E. FURTHER REMARKS OR ADDITIONAL INFORMATION:

THE PROJECT IS AN ADDITION TO A 400 SF (+ BASEMENT)
SINGLE FAMILY RESIDENCE.

If assistance or further information is needed to complete this form, please contact
Village of Dobbs Ferry Clerk at 914-693-2203 ext. 204..

Preparer's

Name: NINA LESSER

Telephone: 914-826-5547

Title: ARCHITECT

Agency:

Date: 16 MAY 2021

PROJECT I.D. NUMBER

617.21

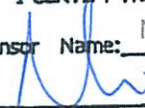
Appendix C

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 NINA LESSER AND STEPHEN SHENG | 2. PROJECT NAME 16 TIERNAN LANE |
| 3. PROJECT LOCATION: Municipality 16 TIERNAN LANE, DOBBS FERRY, NY County WESTCHESTER | |
| 4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc. or provide map) 16 TIERNAN LANE - NEAR THE TOP OF TIERNAN LANE DEAD END ON THE WEST SIDE OF THE STREET, NORTH OF THE OLD CROTON AQUEDUCT | |
| 5. IS PROPOSED ACTION: <input type="checkbox"/> New <input checked="" type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/Alteration | |
| 6. DESCRIBE PROJECT BRIEFLY: RENOVATION OF AN EXISTING 1-STORY + BASEMENT HOUSE AND ADDITION OF ONE STORY AND ROOF DECK | |
| 7. AMOUNT OF LAND AFFECTED: Initially 403 SF acres Ultimately 414SF acres (NO CHANGE TO FOOTPRINT) | |
| 8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If No, describe briefly. THE CURRENT FOOTPRINT DOES NOT COMPLY WITH THE SIDE YARD OR FRONT YARD SETBACKS, BUT WE ARE NOT PROPOSING TO CHANGE THE FOOTPRINT AT THOSE SETBACKS | |
| 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: THE HOUSE IS ON A RESIDENTIAL STREET | |
| 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: NINA LESSER | Date: 2/05/20 |
| Signature:  | |

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

OVER

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: NO

C2. Aesthetic, agricultural, archaeological, historic or other natural or cultural resources; or community or neighborhood character? Explain briefly. NO

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly. NO

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. NO

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly. NO

C6. Long term, short term, cumulative, or other affects not identified in C1-C5? Explain briefly. NO

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly. NO

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 of 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