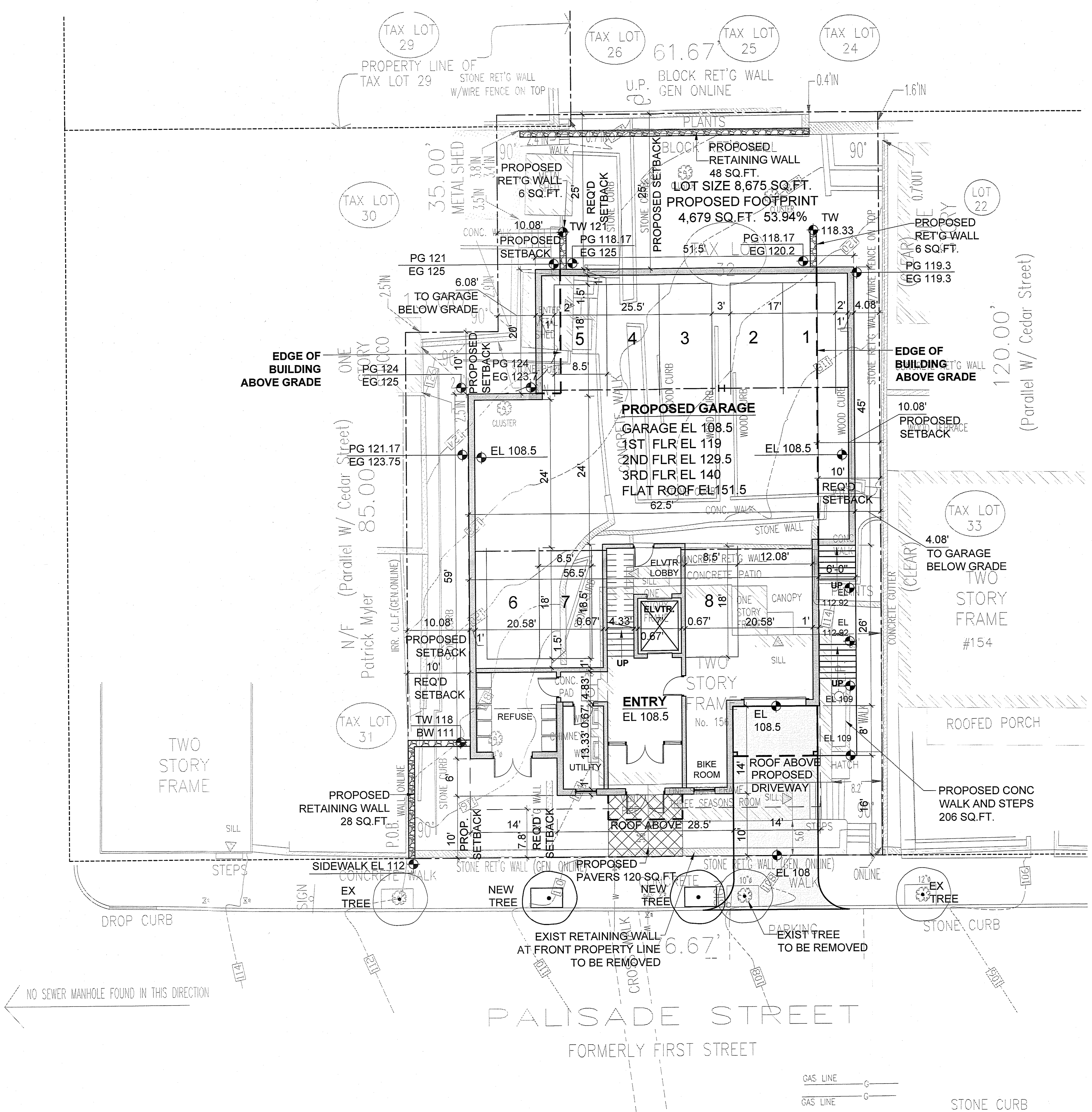
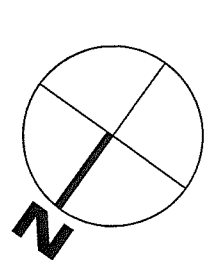




NOTE:
ALL LIGHTING SHALL COMPLY
WITH SECTION 300-11.4



SITE PLAN - GARAGE LEVEL
SCALE : 1" = 10'-0"
GRAPHIC SCALE IN FEET
0 5 10 20

ALL SURVEYING INFORMATION ON THIS DRAWING
IS TAKEN FROM A SURVEY DATED MAY 04, 2019
PREPARED BY: SUMMIT LAND SURVEYING P.C.
64 VIRGINIA AVENUE
DOBBS FERRY 10522
TEL 914 629 - 7758

ZONING TABLE					
PROPERTY LOCATION : 156 PALISADE STREET TAX ID No 3.80 - 40 - 32					
OWNER : 156 PALISADE STREET LLC 156 PALISADE STREET DOBBS FERRY, NY 10522					
ZONING DISTRICT	MDR - 2				
REQUIREMENT	UNITS	REQUIRED/ ALLOWED	EXISTING	PROPOSED	VARIANCE REQUESTED
MINIMUM NET LOT AREA	SQ.FT.	5,000	8,675	UNCHANGED	
MINIMUM LOT AREA PER DWELLING	SQ.FT.	800 PER UNIT	TO BE REMOVED	8 UNITS 800 / 8675 = 1084.375	
MINIMUM LOT WIDTH	FEET	50	76.67	UNCHANGED	
MINIMUM LOT DEPTH	FEET	100	102.5 (AVG)	UNCHANGED	
MAX. LOT COVERAGE BY BUILDINGS	%	27	16.97 (1,472)	53.94 (4,679)	YES
MAX. LOT COVERAGE BY IMPERVIOUS SURFACES	%	54	28.18 (2,445)	63.54 (5,512)	YES
MINIMUM FRONT YARD SETBACK	FEET	7.8 (PREVAILING)	5.6	10	
MINIMUM REAR YARD SETBACK	FEET	25	76.25	25	
MINIMUM SIDE YARD SETBACK ONE	FEET	10	8.1	10.08	
MINIMUM SIDE YARD SETBACK BOTH	FEET	20	38.95	20.16	
STORIES	NUMBER	3	2	3	
MAXIMUM HEIGHT	FEET	40	21	33.17	
EAVE HEIGHT	FEET	28	20	N/A	
OFF STREET PARKING	NUMBER	11	0	8	TBD
TBD - TO BE DETERMINED					

BUILDING COVERAGE TABLE			
	UNITS	EXISTING	PROPOSED
HOUSE	SQ.FT.	1,297	
METAL SHEDS	SQ.FT.	175	
TOTAL		EXISTING 1,472	
TOTAL EXISTING BUILDING COVERAGE		1,472 / 8,675 = 16.97 %	
PROPOSED THREE STORY BUILDING	SQ.FT.		4,679
TOTAL PROPOSED		4,679	
TOTAL PROPOSED BUILDING COVERAGE		4,679 / 8,675 = 53.94 %	

IMPERVIOUS COVERAGE TABLE			
	UNITS	EXISTING	PROPOSED
HOUSE	SQ.FT.	1,297	
METAL SHEDS	SQ.FT.	175	
WALKS AND STEPS	SQ.FT.	520	
RETAINING WALLS	SQ.FT.	453	
TOTAL EXISTING		2,445	
TOTAL EXISTING IMPERVIOUS COVERAGE		2,445 / 8,675 = 28.18 %	
EXISTING RETAINING WALLS TO REMAIN	SQ.FT.		200
PROPOSED THREE STORY BUILDING	SQ.FT.		4,679
PROPOSED RETAINING WALLS	SQ.FT.		88
PROPOSED CONCRETE WALK AND STEPS	SQ.FT.		206
PROPOSED PAVERS	SQ.FT.		120
PROPOSED DRIVEWAY	SQ.FT.		219
TOTAL PROPOSED		5,512	
TOTAL PROPOSED IMPERVIOUS COVERAGE		5,512 / 8,675 = 63.54 %	

FLOOR AREAS TABLE				
STORY	EXISTING AREA	EXISTING HABITABLE AREA	AREA OF RENOVATION	NEW AREA
EXISTING FIRST FLOOR	1,297	± 1,197	0	
PROPOSED FIRST FLOOR				3,924
EXISTING SECOND FLOOR	1,070	± 970	0	
PROPOSED SECOND FLOOR				3,924
PROPOSED THIRD FLOOR				3,207
PROPOSED GARAGE				3,438

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Village of Dobbs Ferry
Building Department

PROJECT TITLE:
156 PALISADE STREET
DOBBS FERRY, NEW YORK 10522
PROJECT NO.: **1904**

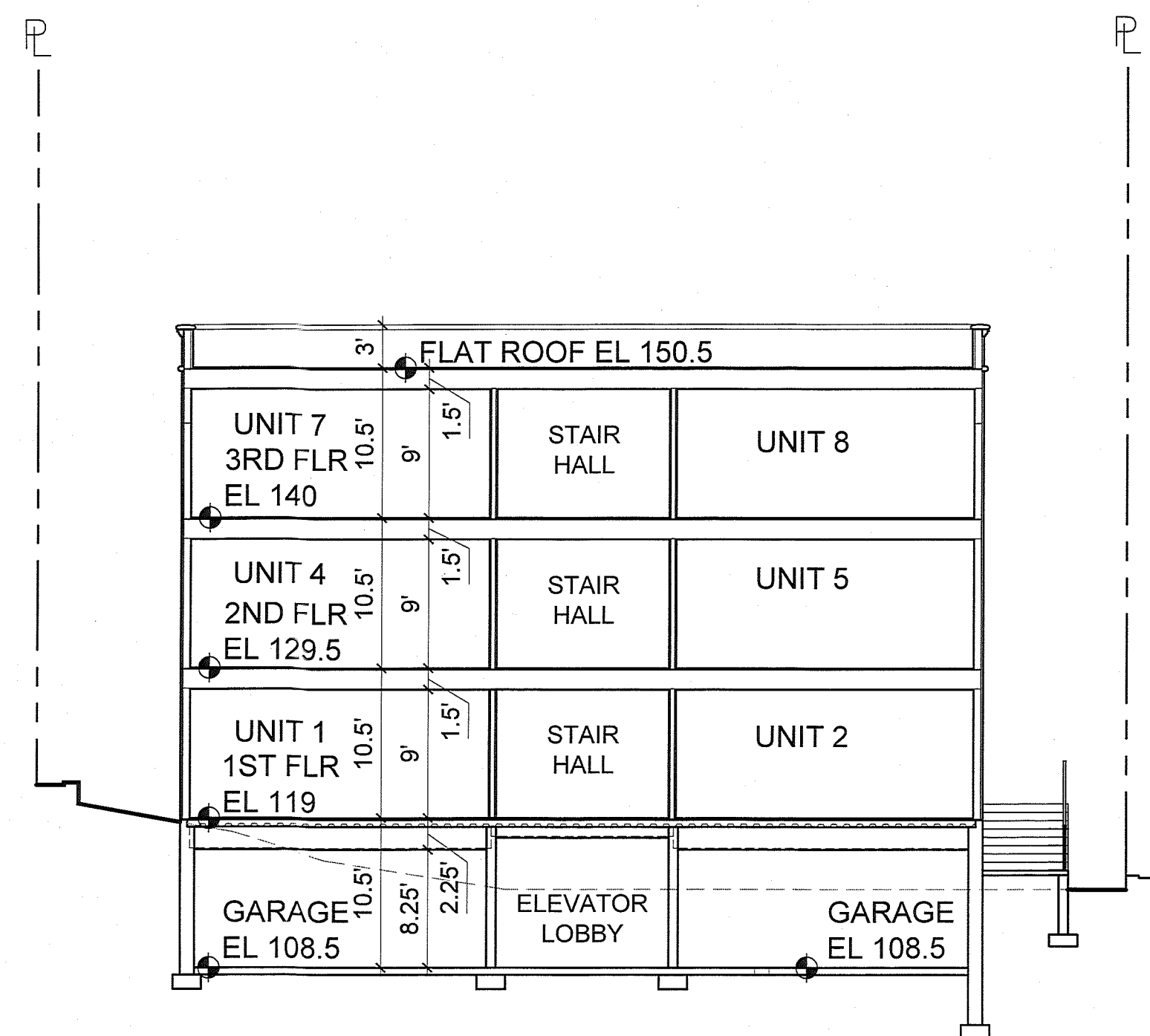
**GOTHAM
DESIGN**
AND COMMUNITY
DEVELOPMENT LTD.
329 Broadway
Dobbs Ferry, N.Y. 10522
Phone: (914) 693-5093
Fax: (914) 693-5390
email: arch329@gmail.com

ISSUED / REVISIONS
PLANNING BOARD SUBMISSION 02-24-2020

SHEET TITLE:
**CONCEPT
SITE PLAN
02-21-2020 B**

DATE: 02-21-2020	DRAWN BY: MB
SCALE: AS NOTED	CHECKED BY: PRS

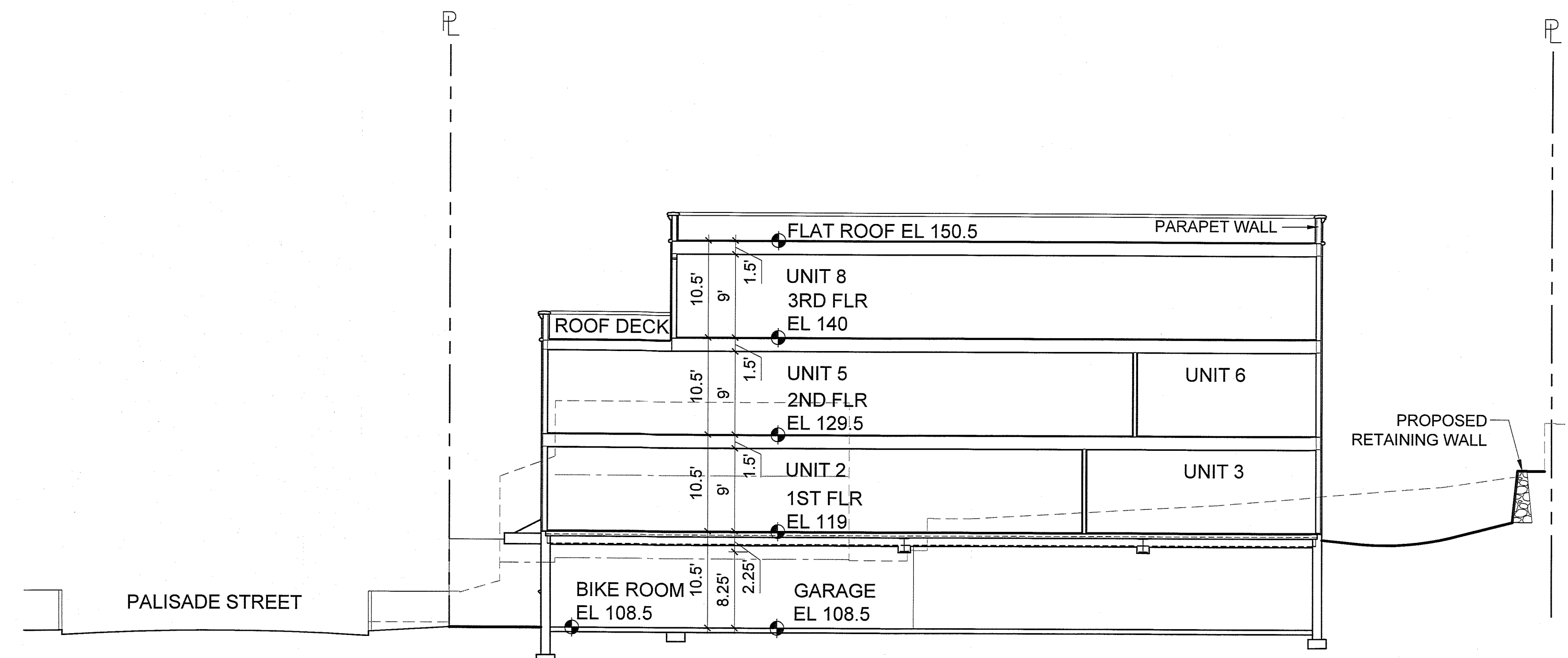
SP-1



BUILDING SECTION A-A

SCALE : 1" = 10'-0"

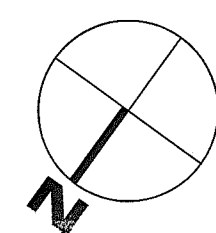
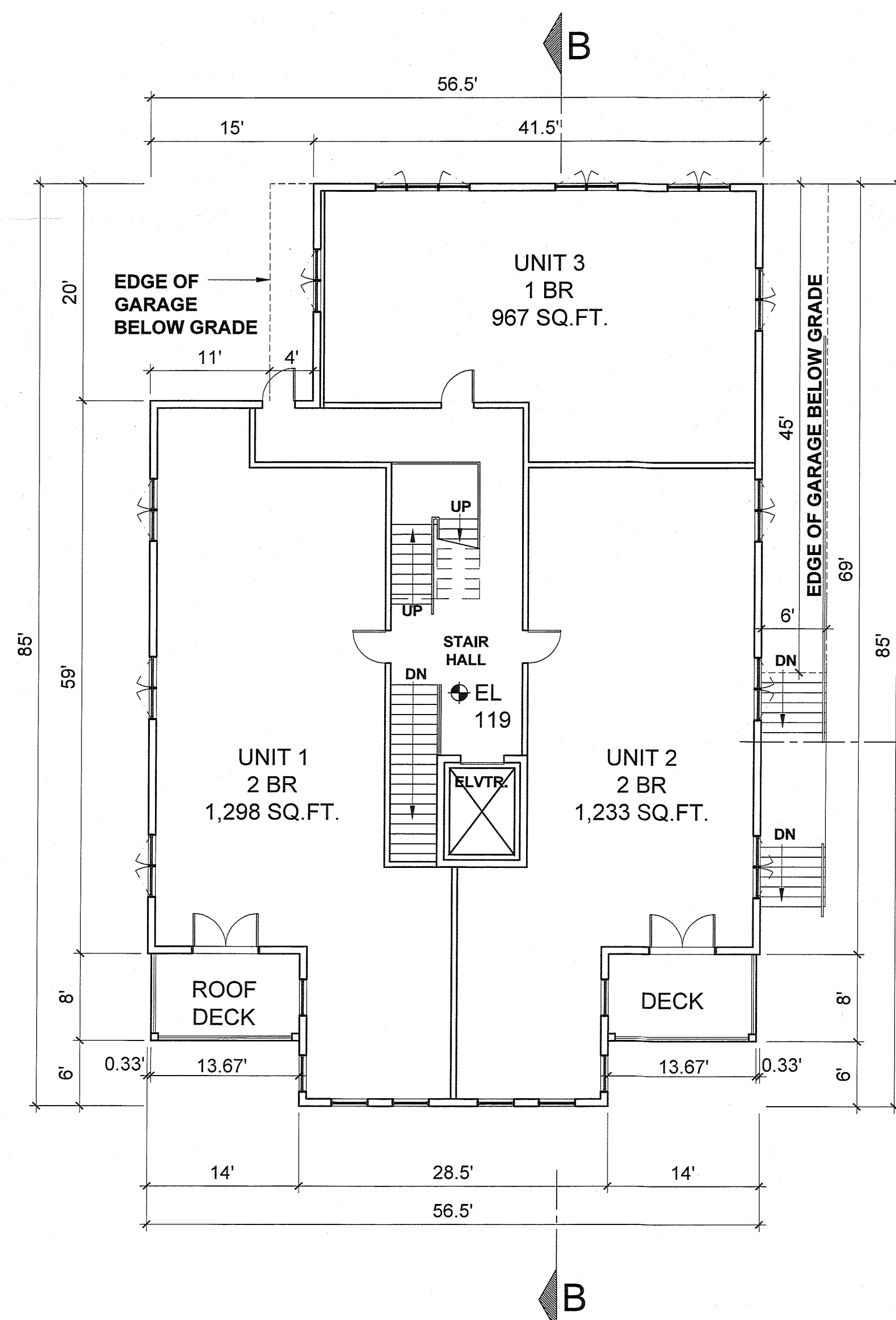
GRAPHIC SCALE IN FEET
0 5 10 20



BUILDING SECTION B-B

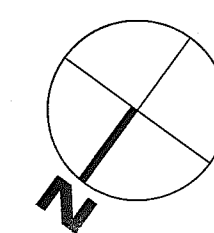
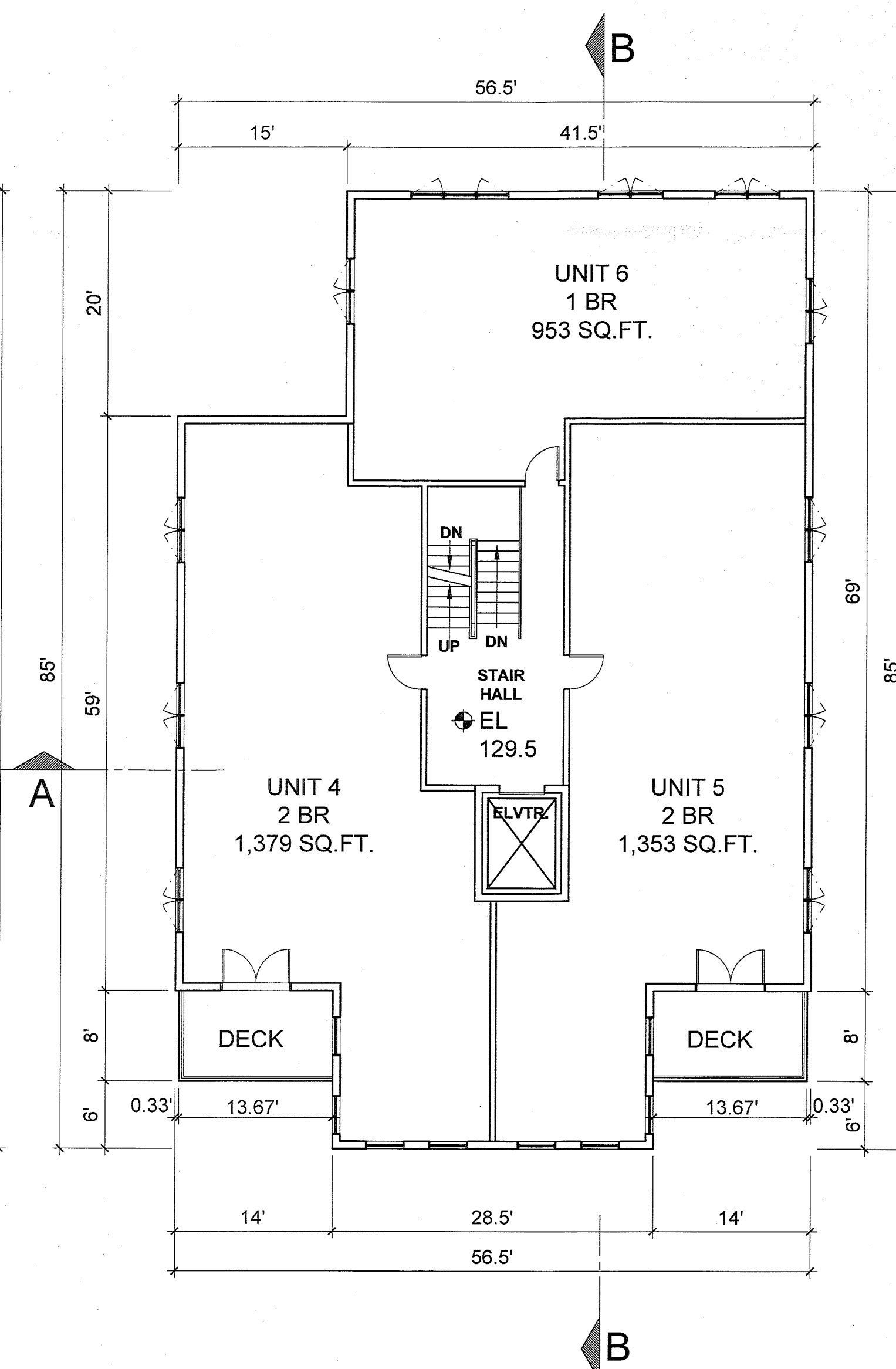
SCALE : 1" = 10'-0"

GRAPHIC SCALE IN FEET
0 5 10 20



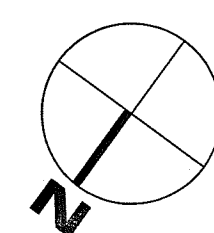
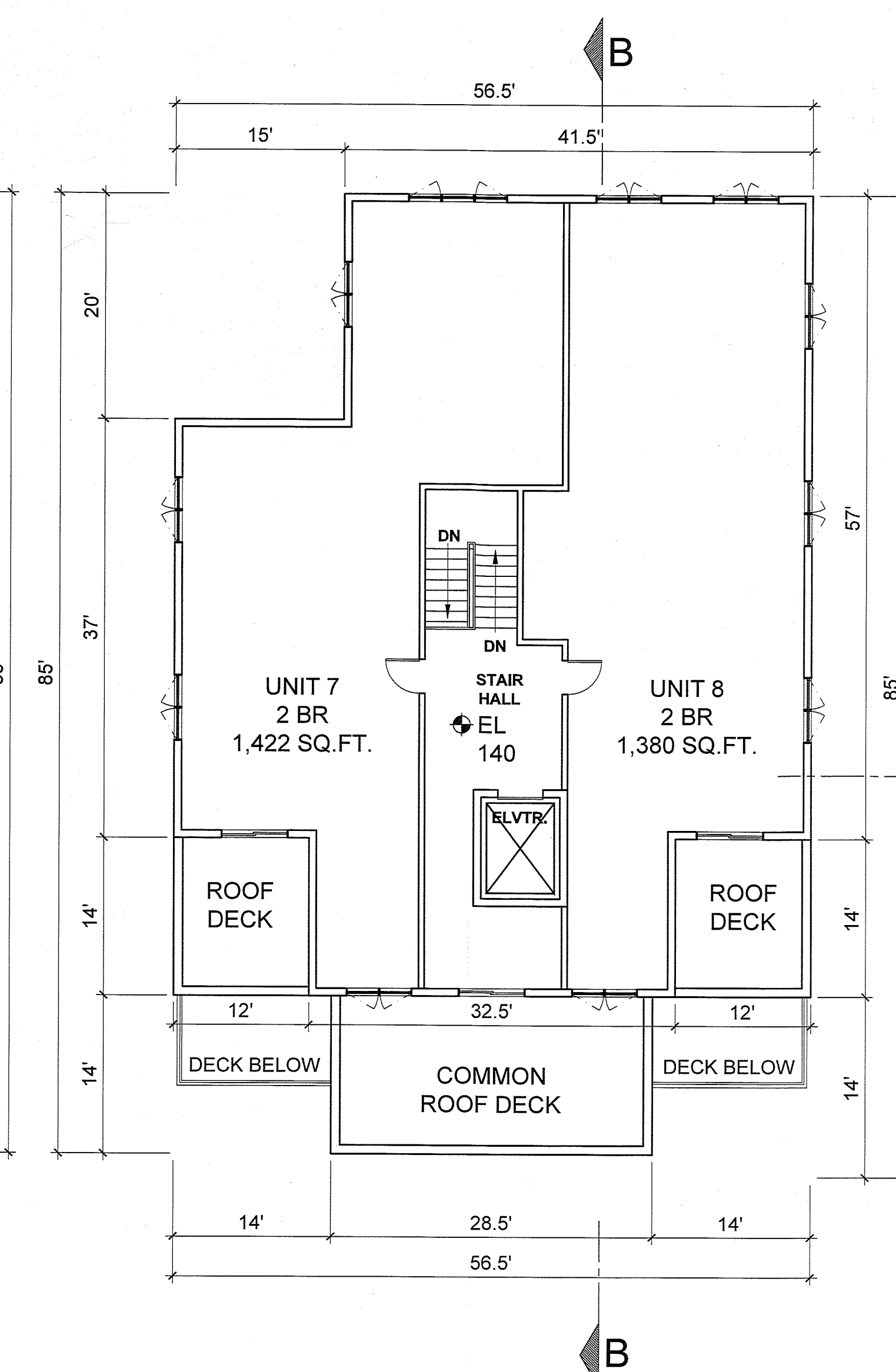
FIRST FLOOR PLAN

SCALE : 1" = 10'-0" GRAPHIC SCALE IN FEET
0 5 10 20



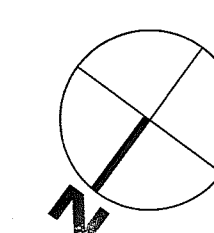
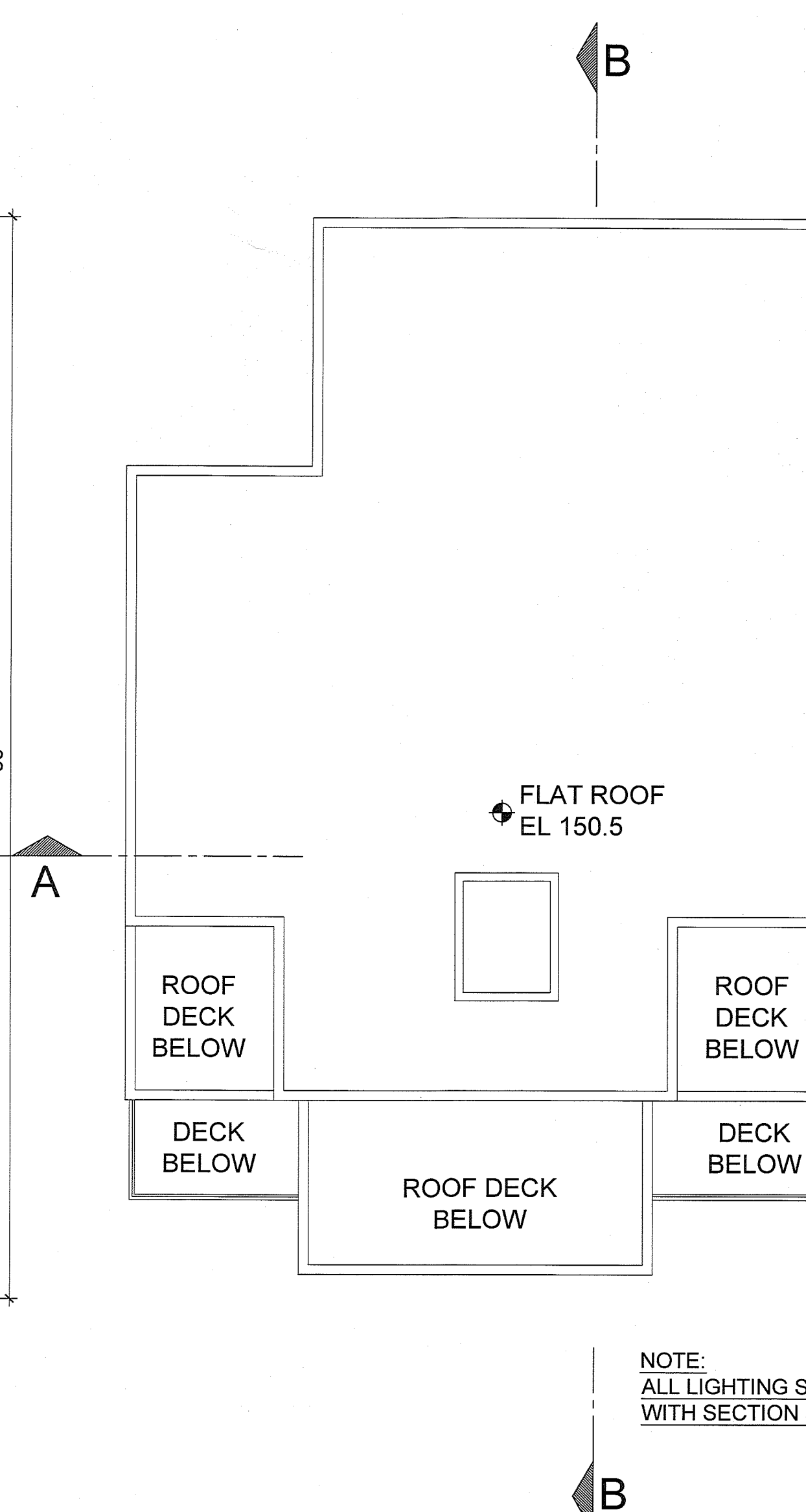
SECOND FLOOR PLAN

SCALE : 1" = 10'-0" GRAPHIC SCALE IN FEET
0 5 10 20



THIRD FLOOR PLAN

SCALE : 1" = 10'-0" GRAPHIC SCALE IN FEET
0 5 10 20



ROOF PLAN

SCALE : 1" = 10'-0" GRAPHIC SCALE IN FEET
0 5 10 20

NOTE:
ALL LIGHTING SHALL COMPLY
WITH SECTION 300-11.4

PROJECT TITLE:
156 PALISADE STREET

DOBBS FERRY, NEW YORK 10522

PROJECT NO.: 1904

GOTHAM DESIGN
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email: arch329@gmail.com

ISSUED / REVISIONS
PLANNING BOARD SUBMISSION 02-24-2020

SHEET TITLE:
**CONCEPT PLAN
02-21-2020 B
FLOOR PLANS
BUILDING SECTIONS**

DATE: 02-21-2020	DRAWN BY: MB
SCALE: AS NOTED	CHECKED BY: PRS

SP-2



WEST ELEVATION (PALISADE STREET)

SCALE : 3/16" = 1'-0"

GRAPHIC SCALE IN FEET

0 1 2 4 8

NOTE:
ALL LIGHTING SHALL COMPLY
WITH SECTION 300-11.4

PROJECT TITLE:

156 PALISADE STREET

DOBBS FERRY, NEW YORK 10522

PROJECT NO.: 1904

**GOTHAM
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PLANNING BOARD SUBMISSION 02-24-2020

SHEET TITLE:

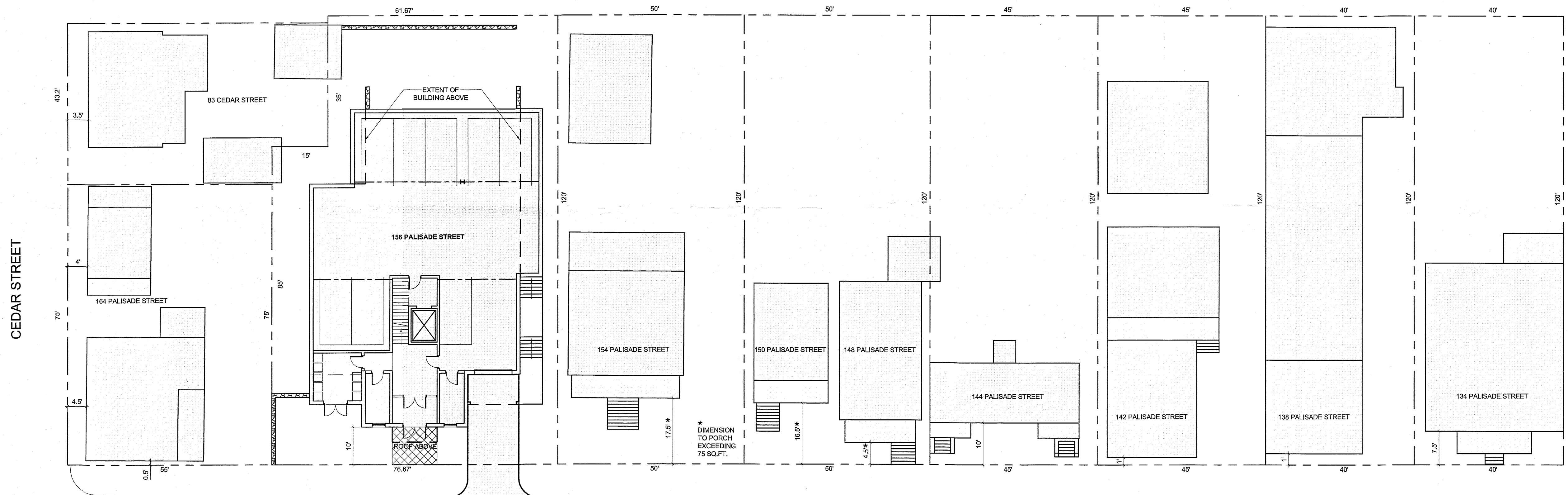
**CONCEPT PLAN
02-21-2020 B
WEST ELEVATION**

DATE: 02-21-2020	DRAWN BY: MB
SCALE: AS NOTED	CHECKED BY: PRS

SP-4



STREET SCAPE ELEVATION
SCALE : 1" = 16'-0"
GRAPHIC SCALE IN FEET
0 4 8 16 32



CONTEXT AREA SITE PLAN
SCALE : 1" = 16'-0"
GRAPHIC SCALE IN FEET
0 4 8 16 32

PALISADE STREET

ADDRESS	NUMBER OF BUILDINGS	NUMBER OF UNITS	LOT AREA	BUILDING AREA (SQ.FT.)	BUILDING COVERAGE	FRONT SETBACK
83 CEDAR STREET	3	2	3,485	1,361	39.05 %	N / A
164 PALISADE STREET	2	2	3,920	1,119 + 493 = 1,361	41.12 %	0.5
156 PALISADE STREET	1	8	8,675	4,679	53.94 %	5.8 10 *
154 PALISADE STREET	1	4	6,098	1,189	19.4 %	17.5
150 + 148 PALISADE STREET	2	4	6,098	1,534 + 780 = 2,314	37.9 %	16.5 AND 4.5
144 PALISADE STREET	1	2	5,227	764	14.6 %	10
142 PALISADE STREET	2	4	5,227	1,680 + 810 = 2,470	47.25 %	1
138 PALISADE STREET	1	8	4,356	3,196	73.37 %	1
134 PALISADE STREET	1	5	4,792	2,806	58.55 %	7.5

THE AVERAGE BUILDING SITE COVERAGE EXISTING WITHOUT 156 PALISADE STREET IS 41.41 %, WITH 156 PALISADE STREET AS PROPOSED INCLUDED, THE AVERAGE BUILDING SITE COVERAGE WOULD BE 42.8 %

TOTAL 64.3 / 9 = 7.1444
64.3 FEET DIVIDED BY 9 PROPERTIES EQUALS A PREVAILING SETBACK OF 7.1444 FEET
* PROPOSED BUILDING

FRONT SETBACK NOTE:
ALL THESE DIMENSIONS WERE TAKEN AT THE PROPERTIES BY MEASURING THE FRONT OF THE BUILDING TO THE STREET SIDE OF THE CURB. THE CONTROL WAS ESTABLISHED BY 164, 156 AND 154 PALISADE STREET, WHICH ARE SHOWN ON THE SURVEY. THIS RESULTED IN A DIMENSION FROM THE STREET SIDE OF THE CURB TO THE PROPERTY LINE OF 9 FEET. WE THEN SUBTRACTED 9 FEET FROM EACH MEASUREMENT TO DETERMINE THE SETBACK. OBSERVATION INDICATES THAT THE CURB IS A STRAIGHT LINE, AS ARE THE FRONT PROPERTY LINES. THE ACTUAL CALCULATION USED FOR 156 IS 5.8 FEET, ALTHOUGH THE SURVEY INDICATES AN ACTUAL SETBACK OF 5.6 FEET. WE INCLUDED THIS DEVIATION IN OUR CALCULATIONS TO HAVE ANY ERROR INCREASE THE SETBACK, INSTEAD DECREASE THE SETBACK TO COMPENSATE FOR ANY DEVIATION IN THE MEASUREMENTS TAKEN. THIS IS AN ERROR ALLOWANCE OF 0.2 FEET WHICH IS 2.4 INCHES. THIS ADJUSTS FOR ANY INSTANCE IN WHICH THE TAPE MEASURE WAS NOT PERFECTLY PERPENDICULAR TO THE PROPERTY LINE OR NOT PERFECTLY LEVEL.

PROJECT TITLE:
156 PALISADE STREET

DOBBS FERRY, NEW YORK 10522

PROJECT NO.: 1904

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Village of Dobbs Ferry
Building Department

SHEET TITLE:
**STREETSCAPE ELEVATION
CONTEXT AREA
SITE PLAN
CONCEPT 02-21-2020 B**

DATE: 02-24-2020	DRAWN BY: MB
SCALE: AS NOTED	CHECKED BY: PRS

SS