

Paul J. Petretti
Civil Engineer & Land Surveyor
Certified Wetland Delineator
Certified Floodplain Manager

CIVIL ENGINEERING - LAND SURVEYING & MAPPING - SITE DESIGN & PLANNING
ENVIRONMENTAL & GEOTECHNICAL - DRAINAGE & STORMWATER QUALITY
EROSION & SEDIMENT CONTROL STORMWATER POLLUTION PREVENTION PLANS
FLOODPLAIN MANAGEMENT & HYDROLOGY

June 18, 2019, Revised March 16, 2020

Village of Dobbs Ferry
112 Main Street
Dobbs Ferry, New York 10522

Attention: Mr. Ed Manley, Building Inspector and Planning Board

Re: Application of Christina Torch (ACPT, LLC), 58 Northfield Avenue, Dobbs Ferry,
New York 10522

Dear Mr. Manley:

We are submitting the application package for Site Development Plan Approval. The applicant appeared before the Zoning Board of Appeals for a use variance for a two-family residence in the one-Family OF-6 Zone. The site plan shows a four-space parking area to be moved so that the parking area is entirely on the lot and stormwater management for the parking area is provided.

We are submitting the following items:

1. Application for Building Permit
2. Site Plan Application
3. Coastal Assessment Form
4. A Site Plan
5. Plan showing the first and basement floor
6. Short Environmental Assessment Form

Please place this matter on the agenda of the Planning Board for a pre-submission conference.

Very truly yours,



Paul J. Petretti, P.E., L.S., CFM

cc: F:\My Documents\VOD_Projects\Torch.docx



APPLICATION FOR BUILDING PERMIT

The Village of Dobbs Ferry | 112 Main Street | Dobbs Ferry NY 10522

Application Number:	16357	Date:	6/13/2019 4:08:00 PM
Job Location:	58 NORTHFIELD AVE	Parcel ID:	3.100-81-5
Property Owner:	ACPT LLC	Property Class:	1 FAMILY RES
Occupancy:	Multi-Family	Zoning:	
Common Name:			

Applicant	Contractor
ACPT LLC	
361 LEETOWN RD STORMVILLE NY 12582	
1-914-316-5870	

Description of Work

Type of Work:	Landscaping (with no increase of coverage or FAR)	Applicant is:	Architect
Work Requested by:	The Owner	In association with:	
Cost of Work (Est.):	45000.00	Property Class:	1 FAMILY RES

Description of Work

This is an application for a legalization of a 2-Family residence, requires Site Plan Approval and ZBA approval for the above use as it is in a one-family zone.

Please Note: Completing the application does not constitute a permit to commence construction. To obtain your permit follow the instructions on the instruction page provided on page 3.

Job Location: 58 NORTHFIELD AVE

Parcel Id: 3.100-81-5

AFFIDAVIT OF APPLICANT

I ACPT LLC being duly sworn, depose and says: That s/he does business as: with offices at: 361 LEETOWN RD STORMVILLE NY, 12582 and that s/he is:

- ☒ The owner of the property described herein.
- ☐ The _____ of the New York Corporation _____ with offices at: _____ duly authorized by resolution of the Board of Directors, and that said corporation is duly authorized by the owner to make this application.
- ☐ A general partner of _____ with offices _____ and that said Partnership is duly authorized by the Owner to make this application.
- ☐ The Lessee of the premises, duly authorized by the owner to make this application.
- ☐ The Architect of Engineer duly authorized by the owner to make this application.
- ☐ The contractor authorized by the owner to make this application.

That the information contained in this application and on the accompanying drawings is true to the best of his knowledge and belief. The undersigned hereby agrees to comply with all the requirements of the New York State Uniform Fire Prevention and Building Code, the Village of Dobbs Ferry Building Code, Zoning Ordinance and all other laws pertaining to same, in the construction applied for, whether or not shown on plans or specify in this application.

Sworn to before me this 20th day of June of 2019

[Signature]

Notary Public / Commission of Deeds

ELIZABETH A. DREAPER
Notary Public, State of New York
No. 01DR6177050
Qualified In Westchester County
Commission Expires November 5, 2019

[Signature]

Applicant's Signature

OWNER'S AUTHORIZATION

I Christina Torch as the owner of the subject premises and have authorized the contractor named above to perform the work under the subject application.

Owner phone number 914-316-5870 Owner email address TORCHCOGMAIL.COM

- ☒ [Signature] I hereby acknowledge that it is my responsibility as the property owner to ensure that if the permit (if issued) receives a Final Certificate of Approval from the Building Department and further that if a Final Certificate of Approval is not obtained upon completion of the construction, a property violation may be placed on the property for which this permit is being requested.

Sworn to before me this 20th day of June of 2019

[Signature]

Notary Public / Commission of Deeds

[Signature]

Applicant's Signature

ELIZABETH A. DREAPER
Notary Public, State of New York
No. 01DR6177050
Qualified In Westchester County
Commission Expires November 5, 2019

INSTRUCTIONS/ CHECK LIST

Village of Dobbs Ferry
Site Plan Application

Please check appropriate box:

X Preliminary Date June 12, 2019 Final Date

Name of proposed development 58 Northfield Avenue, Dobbs Ferry, NY

Applicant:

Plan Prepared By:

Name Christina Torch

Name Paul J. Petretti, P.E., L.S., CFM

Address 58 Northfield Avenue

Address 30 Gould Avenue

Dobbs Ferry, New York 10522

Dobbs Ferry, New York 10522

Telephone 914-316-5870

Telephone 914-674-9827

Owner (if different):

If more than one owner, provide information for each:

Name n/a

Address

Telephone

Ownership intentions, i.e., purchase options

n/a

Location of site 58 Northfield Avenue, Dobbs Ferry, NY

Tax map description:

Sheet SBL 3.100-81-5 Block Lot/Parcel

Current Zoning Classification OF-6

Site Plan Application

Page 2 of 6

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

n/a

Proposed uses(s) of site

Residential - 2 Family

Total site area (square feet or areas)

12,500 Square Feet

Anticipated construction time Fall 2019

Will development be staged? No

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

Residential

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

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

Residential.

Estimated cost of proposed improvement \$ 45,000

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

n/a

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)

Residential, 2 family.

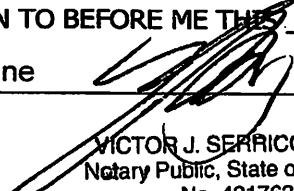
STATE OF NEW YORK)
COUNTY OF WESTCHESTER) ss:
VILLAGE OF DOBBS FERRY)

Paul J. Petretti, P.E., L.S., CFM being duly sworn, deposes

and says, that (s)he resides at 30 Gould Aveune, Dobbs Ferry, New York

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 19 DAY
OF June 19 2019


VICTOR J. SERRICCHIO, JR.
Notary Public, State of New York
No. 4817639
Qualified in Westchester County
Commission Expires: 7/31/17

✓

Proposed Development:

Name 58 Northfield Avenue
Dobbs Ferry, New York 10522

Applicant:

Name Christina Torch
Address 361 Leetown Road, Stormville, NY 12582
Telephone 914-316-5870

Procedural Sequence

Initial contact with enforcement
Officer
Presubmission conference
Preliminary application
Fee paid: Amount \$
Public hearing notice
Public hearing
Tentative action:

Date

June 2019

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 _____

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

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

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

<input checked="" type="checkbox"/>	_____
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Conformity with comprehensive plan

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

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

Existing natural features:
Geological features
Soil characteristics
Topography
Vegetation
Hydrologic features

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

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

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

Utility lines and appurtenances

<input checked="" type="checkbox"/>	_____
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Site Plan Application
Page 6 of 6

Outdoor lighting and public
address systems

Outdoor signs

Landscaping plans

Architectural plans

Materials specifications

Construction schedule

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

Please Note: Completing the application form does not constitute a permit to commence construction.

- ☒ A signed/ notarized application form
- ☒ If applicable, architectural plans, stamped and signed by a NYS licensed Architect or Professional Engineer – in the following formats:
 - Full size set
 - 11x 17 set
 - Electronic set (pdf)
- ☐ Contractor's Certificate of Liability listing the Village of Dobbs Ferry as the Certificate Holder and Additional Insured.
- ☐ Certificate of Disability Insurance.
- ☐ Contractor's Workman's Compensation or a Waiver of Insurance if all work to be performed by the property owner.
- ☐ Westchester County Home Improvement License.

Note: Please be advised, under *new* State and Municipal Laws, the Workman's Compensation and disability benefits insurance must be submitted on separate state approved forms. The "Acord Form" are no longer acceptable proof of Workman's Compensation coverage. Further information or questions may be answered by calling the NYS Bureau of Compliance at (518) 486. 6307 or by visiting their website: www.wcb.state.ny.us or by contacting the insurance provider.

VILLAGE OF DOBBS FERRY - LWRP CONSISTENCY REVIEW

COASTAL ASSESSMENT FORM (CAF)

Name of applicant: Christina Torch

Mailing address: 361 Leetown Road, Stormville, New York 12582

Telephone number: 914-316-5870

Tax Lot # SBL 3.100-81-5

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) Legalize to a two (2) family
- ☐ (b) Financial assistance (e.g. grant, loan, subsidy) _____
- ☒ (c) Permit, approval, license, certification Building Permit & PB Site Plan Approval
- ☒ (d) Party or Agency undertaking action: Owner

2. Describe nature and extent of action: Legalize to a two-family residence.

1

3. Location of action (Street or Site Description) : East side of Northfield Avenue and the north side of Moulton Avenue

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.

The proposed action does not meet any of the criteria in Section C, therefore Section D is not completed.

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 ☒ Not Applicable

2. ☐

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

____ YES ____ NO ☒ Not Applicable

3. ☐

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

____ YES ____ NO ☒ Not Applicable

4. ☐

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

____ YES ____ NO ☒ Not Applicable

5. ☐

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

____ YES ____ NO ☒ 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:

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: Paul J. Petretti

Telephone: 914-674-9827

Title: Civil Engineer &

Agency: PJP, C.E., L.S.

Date: 6/12/19

Land Surveyor

617.20
Appendix B
Short Environmental Assessment Form

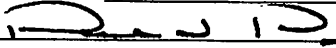
Instructions for Completing

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.

Part 1 - Project and Sponsor Information			
Village of Dobbs Ferry			
Name of Action or Project:			
Application by Christina Torch (ACPT LLC)			
Project Location (describe, and attach a location map):			
58 North Fiedl Avenue, Village of Dobbs Ferry, New York, 10522			
Brief Description of Proposed Action:			
Application before before the Zoning Board of Appeals seeking a variance for Christina Torch (ACPT LLC) the owner of 58 Northfield Avenue for a two-family residence in the OF-6 Zone, a single-family zone.			
Name of Applicant or Sponsor:		Telephone: 914-674-9827	
Paul J. Petretti, P.E., L.S., CFM		E-Mail: PJPCELS@aol.com	
Address:			
30 Gould Avenue			
City/PO:		State:	Zip Code:
Dobbs Ferry		NY	10522
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
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.			YES
			<input checked="" type="checkbox"/>
			<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?			NO
If Yes, list agency(s) name and permit or approval:			YES
			<input checked="" type="checkbox"/>
			<input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		0.287 acres	
b. Total acreage to be physically disturbed?		0.287 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		N/A acres	
4. Check all land uses that occur on, adjoining and 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?	NO <input type="checkbox"/>	YES <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" 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?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	YES <input checked="" 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 checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" 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?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
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: _____	<input checked="" 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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES Proposal includes storm-water mangement: a dry-well will be installed with an overflow to the municipal drainage works.	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input 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"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Paul J. Petretti, P.E., L.S., CFM</u>		Date: <u>July 2, 2019</u>
Signature: <u></u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

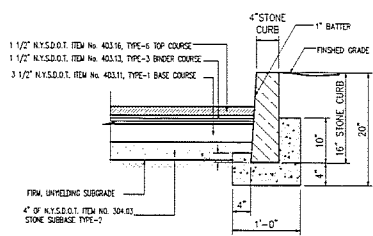
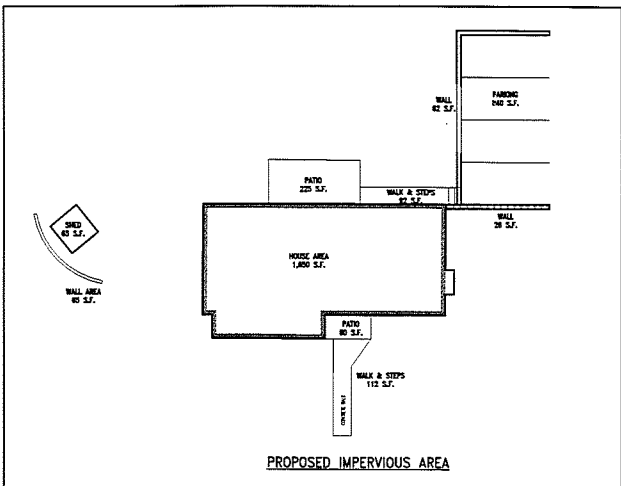
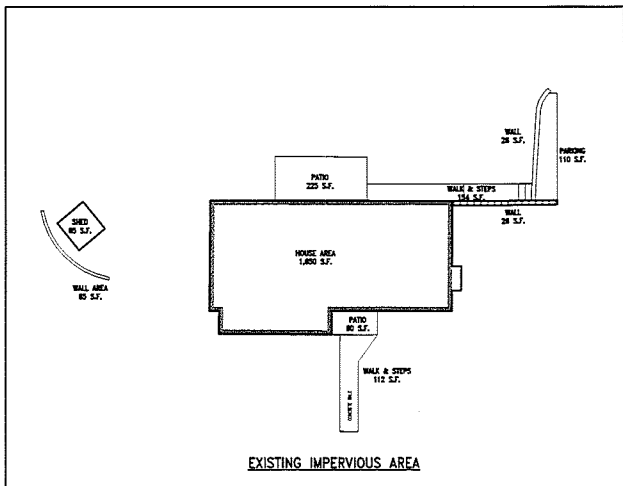
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

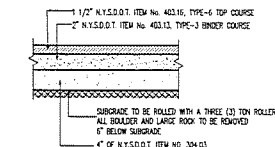
Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	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.
<div> <div>Name of Lead Agency</div> <div>Date</div> </div>	
<div> <div>Print or Type Name of Responsible Officer in Lead Agency</div> <div>Title of Responsible Officer</div> </div>	
<div> <div>Signature of Responsible Officer in Lead Agency</div> <div>Signature of Preparer (if different from Responsible Officer)</div> </div>	

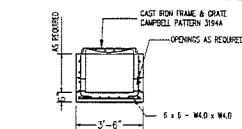
PRINT



PAVING & STONE CURB DETAIL



DRIVEWAY PARKING PAVEMENT DETAIL



TYPICAL DETAIL OF YARD DRAIN

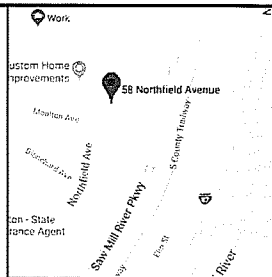
RECEIVED

MAR 16 2020

Village of Dobbs Ferry
Building Department

SCALE 1" = 10'

TAX MAP
3-100-81-5



SITE LOCATION MAP

SURVEY OF LOTS 45 -49

AS SHOWN ON
MAP OF LOTS AT ARDSLEY
SITUATED IN THE
VILLAGE OF DOBBS FERRY
TOWN OF GREENBURGH
WESTCHESTER COUNTY, NEW YORK

SAD MAP FILED AS MAP No. 896 ON AUGUST 24, 1891.

I, PAUL J. PETRETTI, P.E., L.S., THE SURVEYOR WHO MADE THIS MAP
DO HEREBY CERTIFY THAT THE SURVEY OF THE PROPERTY SHOWN
HEREON IS BASED ON A FIELD SURVEY COMPLETED ON MAY 27, 2008.
MAP COMPLETED ON MAY 30, 2008.

VILLAGE OF DOBBS FERRY GENERAL NOTES

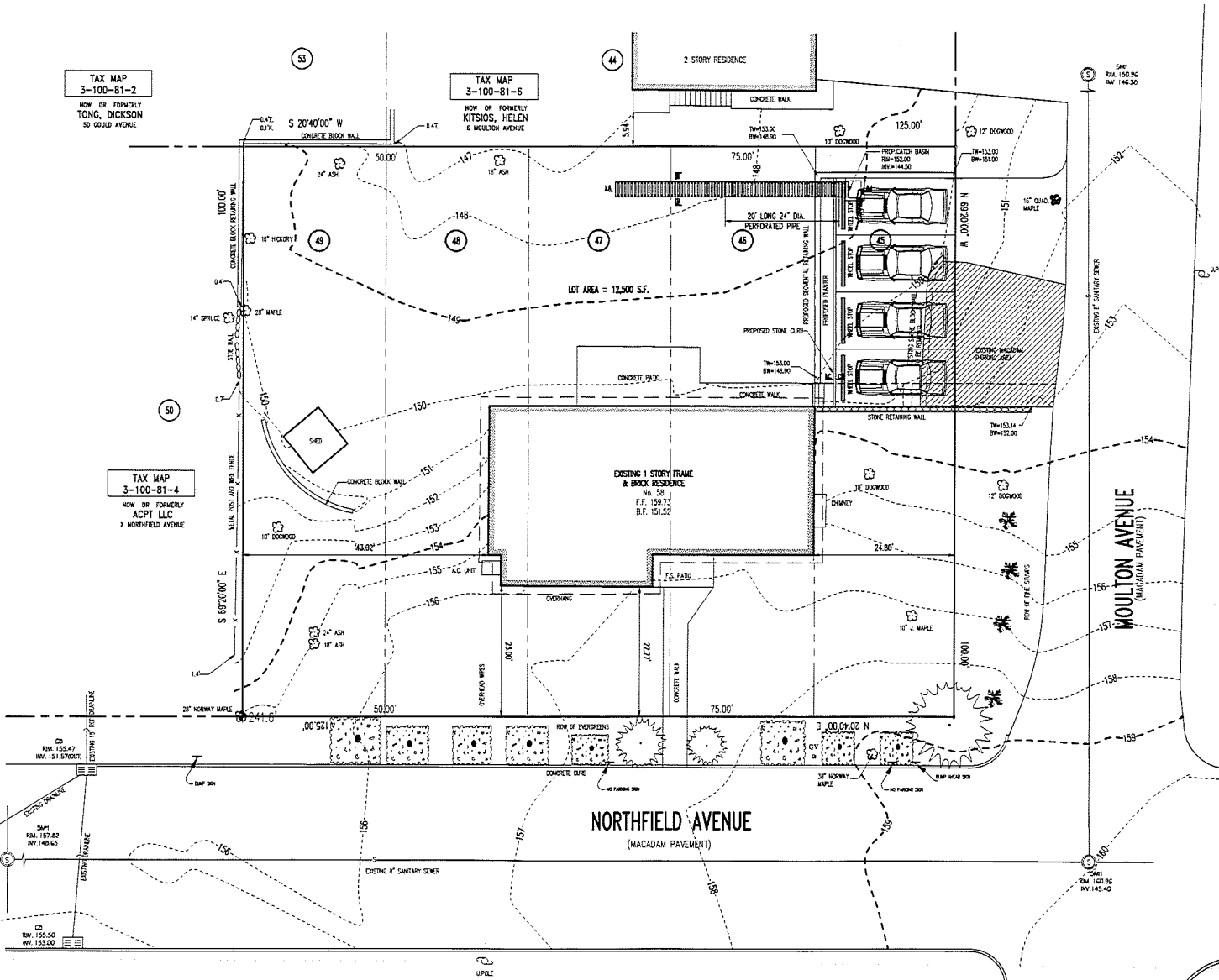
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL PUBLIC AND PRIVATE UNDERGROUND AND SURFACE UTILITIES AND STRUCTURES AT OR ADJACENT TO THE SITE OF THE CONSTRUCTION PROJECT AS THEY MAY BE ENDANGERED BY HIS OPERATIONS. THIS SHALL HOLD TRUE WHETHER OR NOT THEY ARE SHOWN ON THE PROPOSED PLAN. IF THEY ARE SHOWN ON THE PROPOSED PLAN THEIR LOCATIONS ARE NOT GUARANTEED EVEN THOUGH THE INFORMATION WAS OBTAINED FROM THE BEST AVAILABLE SOURCES. AND IN ANY EVENT, OTHER UTILITIES NOT SHOWN ON THESE PLANS MAY BE ENCOUNTERED IN THE FIELD. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REPAIR OR REPLACE ANY STRUCTURES OR UTILITIES THAT HE DAMAGES AND SHALL CONSTANTLY PROCEED WITH CAUTION TO PREVENT UNDESIRABLE INTERRUPTIONS TO UTILITY SERVICE.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES WHETHER UNDERGROUND OR OVERHEAD AND SHALL MAINTAIN IN PROPER WORKING AND OPERATING CONDITION ALL UTILITIES. IF TEMPORARY UTILITIES CONNECTIONS SERVICES ARE REQUIRED, THE CONTRACTOR SHALL SEE TO IT THAT THEY ARE PROVIDED, AND IT SHALL BE HIS RESPONSIBILITY TO MAINTAIN SUCH TEMPORARY FACILITIES FOR THE DURATION OF THE PROJECT.
3. THE CONTRACTOR SHALL CONTACT ALL OF THE APPROPRIATE PARTIES WITH JURISDICTION OVER THE UTILITIES ENTERING ON OR NEAR THE PROJECT AREA PRIOR TO THE INITIATION OF CONSTRUCTION ACTIVITIES.
4. THE CONTRACTOR'S ATTENTION IS DIRECTED TO THE STATE OF NEW YORK DEPARTMENT OF LABOR, BOARD OF STANDARDS AND APPEALS INDUSTRIAL CODE RULE 53 "CONSTRUCTION, EXCAVATION AND DEMOLITION OPERATIONS AT OR NEAR UNDERGROUND FACILITIES" EFFECTIVE APRIL 1, 1975. THE CONTRACTOR WILL BE REQUIRED TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF INDUSTRIAL CODE RULE 53. INFORMATION IS AVAILABLE AT 1-800-562-7962.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED BY THE VILLAGE OF DOBBS FERRY, THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) OR ANY OTHER AGENCY WITH JURISDICTION OVER THE PROJECT.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL ARRANGEMENTS FOR ALL NECESSARY INSPECTIONS REQUIRED BY THE VILLAGE OF DOBBS FERRY OR ANY OTHER AGENCY WITH JURISDICTION OVER THIS PROJECT.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE RESTORATION OR REPLACEMENT OF ALL (OFF-SITE) NATURAL AND MAN MADE FEATURES DISTURBED BY (HIS) CONSTRUCTION ACTIVITIES WHETHER SHOWN ON THE PROPOSED PLAN OR ENCOUNTERED IN THE FIELD. IT IS THE INTENTION OF THE PROPOSED PLAN TO SHOW ONLY MAJOR FEATURES TO BE PROTECTED, RESTORED OR REPLACED; HOWEVER, OTHER PHYSICAL FEATURES MAY BE ENCOUNTERED WHICH WILL REQUIRE RESTORATION OR REPLACEMENT WHETHER OR NOT THEY ARE SHOWN ON THE PLAN.
8. THE CONTRACTOR SHALL VERIFY ALL THE FIELD CONDITIONS AND DIMENSIONS AND SHALL BE RESPONSIBLE FOR FIELD FITTING AND QUANTITY OF WORK. NO ALLOWANCES SHALL BE MADE ON THE BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLECT ON HIS PART.
9. I HEREBY ACKNOWLEDGE THAT SUBSURFACE INVESTIGATIONS AND BORINGS HAVE NOT BEEN PERFORMED. SUBSURFACE INFORMATION IS NOT AVAILABLE FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SUBSURFACE CONDITIONS AND SATISFYING ALL CONTRACTUAL CONDITIONS WITH RESPECT TO UNFORESEEN CONDITIONS PRIOR TO ENTERING INTO AGREEMENT TO PERFORM THE WORK SHOWN HEREON.

ZONING TABLE: OF-6			
	Minimum	Existing	Proposed
MINIMUM NET LOT AREA (SQUARE FEET)	5,000	12,500	12,500
MINIMUM LOT WIDTH (FEET)	50	75	75
MINIMUM LOT DEPTH (FEET)	100	100	100
MAXIMUM LOT COVERAGE BY BUILDING	27%	13.20%	13.20%
MAXIMUM LOT COVERAGE BY IMPERVIOUS SURFACE	54%	19.26%	24.66%
MINIMUM FRONT YARD SETBACK (FEET)	20	22.70	22.70
MINIMUM REAR YARD SETBACK (FEET)	25	45.54	45.54
MINIMUM SIDE YARD SETBACK (EACH) (FEET)	10	24.80	24.80
MINIMUM SIDE YARD SETBACK (BOTH) (FEET)	20	67.82	67.82

IMPERVIOUS AREA		
	Existing	Proposed
HOUSE	1,650 S.F.	1,650 S.F.
SHED	65 S.F.	65 S.F.
PATIO	286 S.F.	286 S.F.
MACADAM PARKING	110 S.F.	840 S.F.
WALKS AND STEPS	282 S.F.	204 S.F.
WALL	117 S.F.	153 S.F.
TOTAL	2,520 S.F.	3,198 S.F.
IMPERVIOUS COVERAGE	2,520/12,500=20.16%	3,198/12,500=25.58%

SITE PLAN

		REVISIONS		CONSTRUCTION PLAN PREPARED FOR CHRISTINA TORCH 58 VILLAGE OF DOBBS FERRY TOWN OF GREENBURGH WESTCHESTER COUNTY, NEW YORK	1 1
		NO.	DATE		
				PAUL J. PETRETTI CIVIL ENGINEER & LAND SURVEYOR 30 GOULD AVENUE, DOBBS FERRY, NEW YORK 10522 Phone Number 914-674-6827 Cell 914-672-1518 E-Mail: PJP@58kai.com	CIVIL ENGINEERING - LAND SURVEYING & MAPPING - SITE DESIGN & PLANNING ENVIRONMENTAL & GEOTECHNICAL - DRAINAGE & STORMWATER QUALITY EROSION & SEDIMENT CONTROL STORMWATER POLLUTION PREVENTION PLANS Phone Number 914-674-6827 Cell 914-672-1518 E-Mail: PJP@58kai.com
N. Y. S. L. S. No. 49371		N. Y. S. P. E. No. 55181		ORIGINAL: JUNE 12, 2019	



ENCROACHMENTS BELOW GRADE AND OR SUB-GRADE FEATURES, IF ANY, NOT LOCATED OR SHOWN HEREON.
ANY ALTERATION OR ADDITIONS TO THE PLANS AND SPECIFICATIONS SHOWN HEREON IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PER SECTION 7209, SUBDIVISION 2.