

**MICHAEL LEWIS ARCHITECTS PC**

145 Palisade Street Suite 307 Dobbs Ferry, New York 10522 V: 914.231.7700 Fx: 914.231.7701 INFO@MLARCHITECT.COM

**LETTER OF TRANSMITTAL****To:** Building Department Village of Dobbs Ferry, NY**Date:** June 16th, 2022

Quant.	Description	Date	Item No.	Notes
4	Transmittal	6/15/22		1 page
4	Cover Letter	6/15/22		1 page
4	Sets of Architectural Drawings	6/15/22		11 architectural drawings - signed and sealed
4	Plan Submittal Form			1 page
1	Abutter's Map – 200'	3/17/22		1 Map
1	Neighbor Mailing List			2 pages
1	Neighbor Notification Letter	6/13/22		1 Letter – sent to 22 neighbors
1	Neighbor Notification certified mail receipts	6/14/22		22 certified mail receipts
1	Affidavit of Notice	6/14/22		1 page, signed and sealed, notarized
1	Board Lawn Sign Deposit for PB	6/15/22		1 page with check #9086 x for \$20 (we already have AHRB sign from filing A2022-0167)
1	Board Lawn sign in place	6/15/22		1 page
4	Escrow Account Form (new)	6/14/22		Client deposited \$1500 on previous filing, owner dropped off check balance of \$262.50.
1	Escrow Check			Check for \$262.50 – owner dropped off check
4	Site Plan Application & Site Plan Checklist	6/14/22		6 pages + 6 Pages
4	Short Environmental Assessment Form (EAF) + Map	-		3 pages + Map
4	Costal Assesment Form (CAF)	-		5 pages
4	Site Survey	2/17 21		1 Page
1	Pre Submission Fee			Check # x for \$250 - owner dropped off check
1	USB drive with all above items			USB drive with all above 11 listed items

**M I C H A E L L E W I S   A R C H I T E C T S   P C**

**Project:**   Modifications to 24 Eldredge Place, Dobbs Ferry, NY – Application # A2022 - 0230

The following materials are enclosed / attached

**By Hand**

The materials listed above are submitted to for the Planning Board submission.

Cc:   Leon Ashkenazie and Richard Berry, Owners

**To:** Stephen Hunter, Chair  
Village of Dobbs Ferry Planning Board

**Date:** June 16, 2022

**Re:** Proposed work at 24 Eldredge Place – Application # 2022-0230 – Exterior Addition

Dear Mr. Hunter and Members of the Planning Board,

On behalf of our clients, Richard Berry, Leon Ashkenazie and their three children, we are submitting this application for 1 story Bedroom and Bath addition of the single-family residence at 24 Eldredge Place.

As you can see on the drawings, the work consists of adding 1 story addition, The existing 1<sup>st</sup> floor is 1,407 SF, the additional building coverage is 486 SF for a total of 1,893 SF (zoning allows 2,910 SF). The proposed total impervious coverage is appx 3,764 SF (zoning allows 4,365 SF). The proposed sitework includes new entry steps with minor re-grading and retaining walls, and added parking on the upper level.

The proposed addition conforms to all zoning requirements for coverage, setbacks and height.

Thank you in advance for your time and attention to the project and we look forward to seeing you at the Planning Board meeting on July 7th.

Sincerely Yours,



Michael B. Lewis  
AIA, LEED AP

## **Plan Submittal Form**

Address: 24 Eldredge Place

Application #: A2022-0230

Project: Modifications to 24 Eldredge Place

Name: Michael Lewis Architects PC

Email: info@mlarchitect.com

Phone: 914-231-7700

Plans attached are being submitted for (check appropriate box):

- ☐ Building permit application 1 PDF copy & 2 paper copies ¼ scale
- ☐ Amendment to an application or permit, 2 sealed copies
- ☐ Final As Built to close permit, 1 sealed copy
- ☐ Final survey to close permit, 1 sealed copy

Plans attached are submitted at the direction of the Building Inspector for review by the following board (check all that apply):

- ☐ BOT- 1 PDF copy + 5 paper copies ¼ scale
- ☒ PB - 1 PDF copy + 4 paper copies ¼ scale
- ☐ ZBA - 1 PDF copy + 4 paper copies ¼ scale
- ☒ AHRB – 1 PDF copy + 2 paper copies ¼ scale

Received Stamp:



# Village of Dobbs Ferry Site Plan Application

Please check appropriate box:

       Preliminary      Date                    Final      Date       

Name of proposed development Modifications to 24 Eldredge Place

**Applicant:**

Name Michael Lewis Architects

Address 145 Palisade Street - 307  
Dobbs Ferry, NY 10522

Telephone 914 231 7700

**Plan Prepared By:**

Name Michael Lewis Architects

Address 145 Palisade Street - 307  
Dobbs Ferry, NY 10522

Telephone 914 231 7700

**Owner (if different):**

If more than one owner, provide information for each:

Name Richard Berry

Address 24 Eldredge Place  
Dobbs Ferry, NY 10522

Telephone 917 886 5940

**Ownership intentions, i.e., purchase options**

1 Story Bedroom and Bath addition of 486 square feet, to existing

1 story structure. Miscellaneous site work including stormwater

management system

Location of site 24 Eldredge Place, Dobbs Ferry, NY. 10522

**Tax map description:**

3.120 108 7

Sheet Block        Lot/Parcel       

Current Zoning Classification OF-4

Site Plan Application  
Page 2 of 6

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

None

Proposed uses(s) of site Residential

Total site area (square feet or areas) 14,550 square feet

Anticipated construction time 6 months

Will development be staged? No

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

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

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

Estimated cost of proposed improvement \$ \$150,000.

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

Not Applicable

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 use. Ground Floor 1,407 sf existing, 1,893 square feet proposed, plus 1,407

sqaure foot Basement = 3,300 square feet total. 4 Bedrooms. Parking - 2 existing spots,

2 proposed = 4 spots

STATE OF NEW YORK )

COUNTY OF WESTCHESTER ) SS:

VILLAGE OF DOBBS FERRY)

Michael Lewis Architects, PC

being duly sworn, deposes

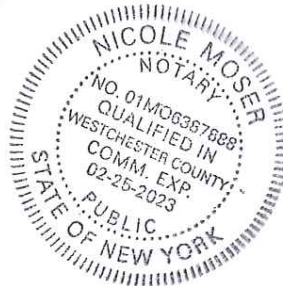
and says, that (s)he resides at 145 Palisade St. 307. Dobbs Ferry, NY. 10522

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 DAY

OF JUNE 20 22

*Michael J. Moser*



Site Plan Application  
Page 4 of 6

Proposed Development

Name \_\_\_\_\_  
\_\_\_\_\_

Procedural Sequence

Initial contact with enforcement  
Officer \_\_\_\_\_  
Pre-submission 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 \_\_\_\_\_

Address \_\_\_\_\_

Telephone \_\_\_\_\_

Date

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Site Development Plan Review

Checklist (cont'd)

<u>Technical Considerations</u>	<u>Item Satisfied</u>
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**  
**ADA Compliance**

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## VILLAGE OF DOBBS FERRY

### SITE PLAN CHECK LIST

The items listed below should be reviewed by the applicant's design professional to aid in providing a complete submission.

#### AGENCY APPROVALS

YES

NO

Westchester County Department of Health  
Septic and Water.  
New York State Department Environmental  
Conservation Stormwater SPDES.  
New York City Department Environmental  
Protection Joint Septic.  
New York City Department of Environmental  
Protection SWPPP.

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✓

#### VILLAGE PERMITS/APPROVALS

Zoning Board of Appeals.  
Blasting and Explosives Permit.  
Fill Permit.  
Freshwater Wetlands Permit.  
Site Plan to comply with Subdivision  
Plat approval requirements  
Stormwater Pollution Prevention Plan (SWPPP)  
Architectural Review  
Building Permit  
Excavation/Grading Permit  
Demolition Permit  
Electrical Permit

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#### SITE PLAN INFORMATION

1. 24" x 36" maximum drawing size.
2. Minimum scale: (1" = 30').
3. Project Name.
4. Name and address of engineer and surveyor.
5. Name and address of owner of record and applicant.
6. Drawings signed and sealed by P.E. or R.A.
7. Original drawing date & revision dates.
8. Tax map section and lot numbers.

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|-----|--|----------|-------|
| 9.  | Location plan with existing and adjacent zoning district.  | <u>✓</u> | _____ |
| 10. | Scale, north arrow, date of survey, property acreage, drawings numbered (i.e., 1 of 3, 2 of 3, etc.) & identify adjoining property owners. | <u>✓</u> | _____ |
| 11. | Minimum yard setbacks.   | <u>✓</u> | _____ |
| 12. | Provide bulk zoning table with all existing, proposed and required conditions.   | <u>✓</u> | _____ |

### AGENCY APPROVALS

- |     |   |          |       |
|-----|---|----------|-------|
| 12. | Estimated quantity of cut or fill to be imported or removed from site or provide note stating that A No material is to be imported or removed from this site. @ | <u>✓</u> | _____ |
| 13. | Topography at two feet maximum intervals.   | <u>✓</u> | _____ |
| 14. | Topography along streets adjacent to property.  | <u>✓</u> | _____ |
| 15. | Existing buildings, retaining walls, fences, rock outcrops, wooded areas, watercourses, water bodies, wetlands and wetland controlled areas, etc.               | <u>✓</u> | _____ |
| 16. | Total amount of site area disturbed   | <u>✓</u> | _____ |

### DRAINAGE

- |     |  |          |           |
|-----|--|----------|-----------|
| 1.  | Collect and convey driveway runoff. Mitigate increases in site runoff due to site development.   | <u>✓</u> | _____     |
| 2.  | Roof drains to discharge to existing or proposed drainage system. Mitigate increases from roof runoff.   | <u>✓</u> | _____     |
| 3.  | Surface inlets provided where low points cannot be graded to drain .   | <u>✓</u> | _____     |
| 4.  | Swale provided between buildings and embankment which slopes toward building.  | _____    | <u>NA</u> |
| 5.  | Culverts provided where roads or driveways cross watercourses.   | _____    | <u>NA</u> |
| 6.  | Catch basin spacing adequate.  | <u>✓</u> | _____     |
| 7.  | All rim and invert elevations provided.  | <u>✓</u> | _____     |
| 8.  | Two feet minimum cover of storm drains in roads, driveways and parking areas. 18" minimum elsewhere.   | <u>✓</u> | _____     |
| 9.  | Drywells provided with emergency overflow outlet pipes to grade. Multiple drywell systems should be connected by equalization pipes with rim and invert elevations posted. | <u>✓</u> | _____     |
| 10. | Minimum storm drain pipe size 15" diameter.  | _____    | <u>✓</u>  |

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|-----|--|-------------------------------------|-------|
| 11. | Headwalls or end sections provided at pipe inlets and outlets. | <input checked="" type="checkbox"/> | _____ |
| 12. | Rip-rap provided at headwalls and end sections.                | <input checked="" type="checkbox"/> | _____ |
| 13. | Provide cross section for pond or detention facility.          | <input checked="" type="checkbox"/> | _____ |

### SITE INGRESS/EGRESS

- |    |   |                                     |       |
|----|---|-------------------------------------|-------|
| 1. | Adequate sight distance at driveway intersection with road.   | <input checked="" type="checkbox"/> | _____ |
| 2. | Site accessible to fire trucks, emergency vehicles, tractor trailers for fill deliveries, moving vans, oil trucks, etc. | <input checked="" type="checkbox"/> | _____ |
| 3. | Backup space for parking area.  | <input checked="" type="checkbox"/> | _____ |
| 4. | Driveways intersecting existing road at 90E.  | <input checked="" type="checkbox"/> | _____ |

### SITE GRADING

- |     |   |                                     |           |
|-----|---|-------------------------------------|-----------|
| 1.  | All proposed grading on property for house, driveway and septic. Show limit line of disturbance.  | <input checked="" type="checkbox"/> | _____     |
| 2.  | Driveway platform sloped at 4% maximum within 25 feet of centerline of street or within 35 feet from the Right-of-Way, whichever is the greater distance. | <input checked="" type="checkbox"/> | _____     |
| 3.  | Driveway slope 14% maximum.   | <input checked="" type="checkbox"/> | _____     |
| 4.  | Parking area 5% maximum.  | <input checked="" type="checkbox"/> | _____     |
| 5.  | Paved areas 1% minimum grade at curb line.  | <input checked="" type="checkbox"/> | _____     |
| 6.  | Lawn area 2% minimum.   | <input checked="" type="checkbox"/> | _____     |
| 7.  | Top and bottom of retaining wall elevations provided.   | <input checked="" type="checkbox"/> | _____     |
| 8.  | Outside grade pitched away from residence.  | <input checked="" type="checkbox"/> | _____     |
| 9.  | Guide rail provided at steep drop offs.   | _____                               | <u>NA</u> |
| 10. | Spot elevations at corners of residence and parking area where necessary to ensure positive drainage.   | <input checked="" type="checkbox"/> | _____     |
| 11. | Finished floor elevations provided including basement.  | <input checked="" type="checkbox"/> | _____     |
| 12. | Plans and calculations for walls $\geq$ 4 feet Signed & Sealed by P.E., R.A.  | <input checked="" type="checkbox"/> | _____     |
| 13. | Provide profiles of proposed roads with vertical geometry.  | _____                               | <u>NA</u> |
| 14. | Provide horizontal geometry.  | <input checked="" type="checkbox"/> | _____     |

### GENRAL

- |    |   |                                     |           |
|----|---|-------------------------------------|-----------|
| 1. | Show existing and proposed utilities(water, sewer,etc.) | <input checked="" type="checkbox"/> | _____     |
| 2. | Show snow piling areas.                                 | _____                               | <u>NA</u> |



- |     |  |                                     |           |
|-----|--|-------------------------------------|-----------|
| 3.  | Show refuse areas with enclosures.                 | <input checked="" type="checkbox"/> | _____     |
| 4.  | Show zoning map with districts(school, fire, etc). | <input checked="" type="checkbox"/> | _____     |
| 5.  | Show signage.                                      | <input checked="" type="checkbox"/> | _____     |
| 6.  | Show landscaping.                                  | <input checked="" type="checkbox"/> | _____     |
| 7.  | Provide sections and details of wall.              | <input checked="" type="checkbox"/> | _____     |
| 8.  | Provide phasing plan for areas over 5ac.           | _____                               | <u>NA</u> |
| 9.  | Provide lighting plan.                             | _____                               | _____     |
| 10. | Maintain low noise level at property line.         | <input checked="" type="checkbox"/> | _____     |
| 11. | ADA compliance                                     | <input checked="" type="checkbox"/> | _____     |
| 12. | Village Construction Standard Compliance           | <input checked="" type="checkbox"/> | _____     |

### SITE PLAN NOTES

- |    |   |                                     |       |
|----|---|-------------------------------------|-------|
| 1. | General construction notes.   | <input checked="" type="checkbox"/> | _____ |
| 2. | Construction Sequence shown on plans.   | <input checked="" type="checkbox"/> | _____ |
| 3. | The following notes shall be provided on the plans:<br>AShould rock blasting be required, a permit application in accordance with Chapter 125 - Blasting and Explosives of the Village of Dobbs Ferry Code must be submitted to the Village by the applicant for review/approval. This should be noted on the plans as follows: | <input checked="" type="checkbox"/> | _____ |
|    | AThe Village Engineer may require additional erosion control measures if deemed appropriate to mitigate unforeseen siltation and erosion of disturbed soils.@   | <input checked="" type="checkbox"/> | _____ |
|    | AAAs-Built plans of the proposed driveway and drainage improvements shall be submitted to the Village Engineer for review prior to issuance of Certificate of Occupancy.@   | <input checked="" type="checkbox"/> | _____ |
|    | AFill material imported to the site shall be certified in writing by a New York Licensed Professional Engineer as clean, non-contaminated fill suitable for the intended use.@  | <input checked="" type="checkbox"/> | _____ |
|    | “Before the site plan is signed by the Chairman of the Planning Board, the applicant shall be required to post a performance bond or other type of  |                                     |       |

acceptable monetary guaranty which shall be in an amount determined by the Planning Board and the Village Engineer and in a form satisfactory to the Village Attorney”.

NA

4. The following notes shall be provided on plans that involve SWPPP's:

The applicant shall notify the Building Department or Village's Consulting Engineer in writing at least 48 hours before any of the following so that any inspection may be performed.

- 1) Start of construction
- 2) Installation of sediment and erosion control measures.
- 3) Completion of site clearing.
- 4) Completion of rough grading.
- 5) Installation of SMP's.
- 6) Completion of final grading and stabilization of disturbed areas.
- 7) Closure of construction.
- 8) Completion of final landscaping; and
- 9) Successful establishment of landscaping in public areas.

NA

“The owner or operator shall have a qualified inspector inspect and document the effectiveness of all erosion and sedimentation control practices and prepare inspection reports at least once a month. These reports must be kept on site and available for review”.

**SITE CONSTRUCTION DETAILS**

Driveway Profile

Driveway and shoulder section	_____	_____
Roadway replacement	_____	_____
Pavement section	_____	_____
Sidewalk Details	_____	_____
Rip-rap slopes, embankments and aprons	_____	_____
Paved, rip-rapped, grass gutters	_____	_____
NYSDOT material item numbers	_____	_____
Detention basin	_____	_____
Catch basin	✓	_____
Surface inlet	✓	_____
Drain manhole	_____	_____
Headwall	_____	_____
Curb	_____	_____
Drywell	✓	_____
Underdrain	✓	_____
Retaining wall	_____	_____
Silt fence	✓	_____
Haybales	_____	_____
Inlet protection	✓	_____
Anti-tracking strip	✓	_____
Guiderail	_____	_____
Energy dissipater	✓	_____
Sediment traps or basins	✓	_____

### EROSION CONTROL PLAN

Erosion control measures implemented as per New York Guidelines for Urban Erosion and Sediment Control.

✓ \_\_\_\_\_

### MISCELLANEOUS ITEMS

1. Proposed easements
  - a) Temporary construction
  - b) Drainage
  - c) Sight
  - d) Slope
  - e) Driveway access
  
2. Existing sanitary disposal system in the vicinity of construction activity protected with temporary fencing.

NA  
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## *Short Environmental Assessment Form*

### *Part 1 - Project Information*

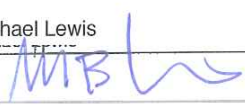
#### Instructions for Completing

**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.

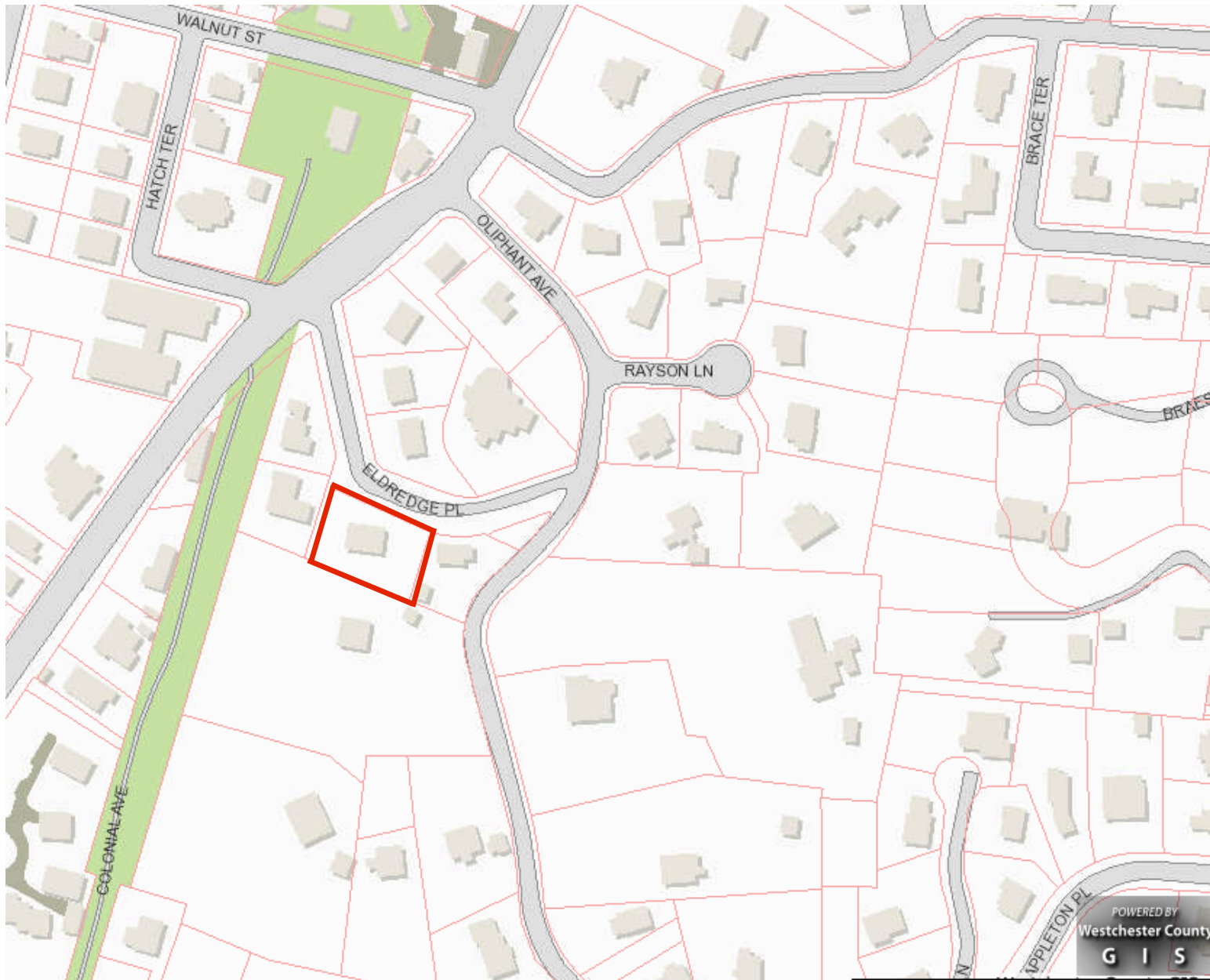
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Michael Lewis Architects PC			
Name of Action or Project: Modifications to 24 Eldredge Street			
Project Location (describe, and attach a location map): 24 Eldredge Street, Dobbs Ferry, NY 10522 (14,550 sf Lot size), Sheet 3.120, Block 108, Lot 7			
Brief Description of Proposed Action:  1 Story Bedroom and Bath addition of 486 square feet, to existing 1 story structure. Miscellaneous site work.  See proposed site improvement drawings (Attachment A)			
Name of Applicant or Sponsor:  Michael Lewis Architects PC		Telephone: 914-231-7700  E-Mail: info@mlarchitect.com	
Address:  145 Palasade Street, Suite 307			
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.		NO <input checked="" type="checkbox"/>	YES <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: Building Permit, Village of Dobbs Ferry Planning Board Approval		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		.033 acres	
b. Total acreage to be physically disturbed?		.011 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.033 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,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the 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?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	<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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

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 plan?	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,	NO <input type="checkbox"/>	YES <input checked="" 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"/>
<hr/> <hr/>		
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:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
<hr/> <hr/>		
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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
<hr/> <hr/>		
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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
<hr/> <hr/>		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>Michael Lewis</u> Date: <u>6/15/22</u>		
Signature: <u></u> Title: <u>P.A.</u>		

**PRINT FORM**



# 2109A Modifications to 24 Eldredge Place

Short Form EAF Location Map

**Michael Lewis Architects PC**  
 145 Palisade St #307  
 Dobbs Ferry, NY 10522  
 914-231-7700 fax: 914-231-7701

Date: 2/10/2022

Scale: 1/8" = 1'-0"

Drawing No.

**Fig. 1**

**VILLAGE OF DOBBS FERRY - LWRP CONSISTENCY REVIEW**

**COASTAL ASSESSMENT FORM (CAF)**

**Name of applicant:** Michael Lewis Architects

**Mailing address:** 145 Palisade Street - 307

Dobbs Ferry, NY 10522

**Telephone number:** 914 231 7700

**Tax Lot #** \_\_\_\_\_

**Application number, if any:** Dobbs Ferry - #A2022-0230

**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 Building Permit, Planning Board Approval, AHRB Approval

(d) Party or Agency undertaking action: \_\_\_\_\_

2. Describe nature and extent of action:

1 Story Bedroom and Bath addition of 486 square feet, to existing  
1 story structure. Miscellaneous site work.

3. Location of action (Street or Site Description) : 24 Eldredge Place, Dobbs Ferry, NY

#### C. COASTAL ASSESSMENT CRITERIA

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

NO

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.

NO

2. The proposed action utilizes coastal waters, either directly or indirectly.

NO

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.

NO

4. The proposed action demonstrates a relationship to coastal waters. The relationship may be recreational, cultural, historic, or business.

NO

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](http://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 \_\_\_\_ Not Applicable

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2. ☐

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

\_\_\_\_ YES \_\_\_\_ NO \_\_\_\_ Not Applicable

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3. ☐

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

\_\_\_\_ YES \_\_\_\_ NO \_\_\_\_ Not Applicable

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4. ☐

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

\_\_\_\_ YES \_\_\_\_ NO \_\_\_\_ Not Applicable

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5. ☐

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

\_\_\_\_ YES \_\_\_\_ NO \_\_\_\_ Not Applicable

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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

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7. ☐

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

\_\_\_\_ YES \_\_\_\_ NO \_\_\_\_ Not Applicable

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8. ☐

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

\_\_\_\_ YES \_\_\_\_ NO \_\_\_\_ Not Applicable

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9. ☐

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

\_\_\_\_ YES \_\_\_\_ NO \_\_\_\_ Not Applicable

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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

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11. ☐

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

\_\_\_\_ YES \_\_\_\_ NO \_\_\_\_ Not Applicable

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12. ☐

12. Does the proposed action protect agricultural lands?

\_\_\_\_ YES \_\_\_\_ NO \_\_\_\_ Not Applicable

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13. ☐

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

\_\_\_\_ YES \_\_\_\_ NO \_\_\_\_ Not Applicable

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**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: \_\_\_\_\_ Telephone: \_\_\_\_\_

Title: \_\_\_\_\_ Agency: \_\_\_\_\_ Date: \_\_\_\_\_