

Village of Dobbs Ferry
Site Plan Application

Please check appropriate box:

X Preliminary Date _____ Final Date _____

Name of proposed development The Danforth Apartments

Applicant:

Name Lincoln Property Co.

Address 100 Danforth Avenue
Dobbs Ferry, NY

Telephone (914) 250-1400

Plan Prepared By:

Name MG New York Architects

Address 11 Broadway, Suite 860
New York, NY 10004

Telephone (212) 674-8456

Owner (if different):

If more than one owner, provide information for each:

Name _____

Address _____

Telephone _____

Ownership intentions, i.e., purchase options _____

Location of site 100 Danforth Avenue

Tax map description:

Sheet 3.180 Block 154 Lot/Parcel 3.1

Current Zoning Classification CP

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

N/A

Proposed uses(s) of site

Continued use of a multifamily residential apartment building
with an expansion of the open air raised terrace at the rear of the property.

Total site area (square feet or
acres) 8.33 acres

Anticipated construction time 4 weeks

Will development be staged? No

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

Multifamily Residential Apartments

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

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

Estimated cost of proposed improvement \$ \$50,000

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

The proposed expansion of the open air terrace will not increase the
number of residents.

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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)

Continued use of a multifamily residential apartment building with an
expansion of the open air raised terrace at the rear of the property.

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

Victoria Mulmore being duly sworn, deposes

and says, that (s)he resides at _____

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 30th DAY

OF June 2021

Brad K. Schwartz
BRAD K. SCHWARTZ
Notary Public, State of New York
No. 02SC6337897
Qualified in Westchester County
Commission Expires 02/29/2024

Site Plan Application
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Proposed Development:

Name The Danforth Apartments

Procedural Sequence

Initial contact with enforcement

Officer _____

Presubmission conference _____

Preliminary application _____

Fee paid: Amount \$ _____

Public hearing notice _____

Public hearing _____

Tentative action: _____

Approval _____

Approval with modification _____

Disapproval _____

Resubmitted _____

Lapse date for final approval _____

Final application _____

Referral _____

Comments returned _____

Final Action: _____

Approval _____

Approval with modifications _____

Conditions satisfied _____

Disapproval _____

Resubmitted _____

Building permit granted _____

Performance bond required _____

Amount _____

Period _____

Improvements covered _____

Performance bond satisfied _____

Applicant:

Name Lincoln Property Co.

100 Danforth Avenue

Address Dobbs Ferry, NY

Telephone (914) 250-1400

Date

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	_____

Outdoor lighting and public
address systems

Outdoor signs
Landscaping plans
Architectural plans
Materials specifications
Construction schedule

SUBDIVISION/SITE PLAN REVIEW

All requirements of Site Plan Review and/or Subdivision Ordinances must be adhered to. (Copies may be obtained from the Village Clerk's Office.)

The following information must be addressed on the plans to avoid rejection by the Village for Staff and Consulting Engineer review.

All plans are to be submitted to the Building Department for approval before being placed on the agenda.

SEWER:

1. Eight (8") PVC sewer pipe for all main line sewers. The pipe to conform to the specifications on file in the Building Department.
2. Use D.I.P. CL56 when grade is 15% or more.
3. Use concrete piers when grade is 20% or more.
4. Minimum of 4' of cover is required.
5. Maximum distance between manholes is 300 feet. Additionally, they shall be placed at every change in line or grade.
6. Manholes are to be 5' in diameter or after 9' depth.
7. Drop connection manholes must be C.I.P. or D.I.P.
8. All house connections to be 4" diameter cast iron. Each individual residence or unit to have its own individual connection.
9. All main line sewers to be a minimum of 10'0" set back of structures.
10. All manholes to be supplied with covers entitled "Sewer".
11. Length of pipe run, per cent slope, and invert and rim elevations of manholes, to be shown.
12. Show all easements.

DRAINAGE

1. Drainage calculations as required.
2. Minimum cover 2'0".
3. Pipe size and type to be indicated.

4. Roof drains and leaders to be piped to dry wells or drainage system.
5. Details of Catch Basin, Manholes and Lawn Inlets.
6. Drainage arrows should be shown to indicate flow.
7. Detail design of all retention systems where applicable.
8. Length of pipe, run, per cent slope and invert, and rim elevations, to be shown.

ROADWAY IMPROVEMENTS:

1. Stone or concrete curbing detail.
2. Minimum width of roadway pavement is 35'.
3. Road grade not to exceed 10%.
4. Road grade not be less than 1.0%.
5. Grades across cul-de-sac shall not exceed 6% and not be less than 2%.
6. Guide rail must be shown on all shoulders with slopes 6 feet or greater in height.
7. Where road or drive enters State or County Roads, owner must obtain the necessary permits.
8. Detail of road and driveway sections.

NOTES TO BE PUT ON DRAWINGS:

1. All work to conform to the satisfaction of the Building Inspector.
2. Provide retaining walls on all slopes exceeding one (1) foot vertical on one and one-half (1½) feet horizontal.
3. The builder shall furnish 6" perforated CMP encased in stone wherever directed by the Building Inspector.
4. Swales to be installed as directed by the Building Inspector.
5. All grading to be performed to create positive drainage.
6. All driveways sloping down to garages shall have a drain inlet with a pipe extending beyond the rear of the house to carry rain run-off.
7. All driveways sloping down shall rise 6" the first 5' and then slope down.

8. A Code 53 to be called in.

GENERAL:

1. All drawings for cluster shall show the proposed units numbered in sequence, for reference purposes.
2. All drawings for cluster are to show the required parking spaces, and said spaces shall be **NUMBERED**.
3. All drawings shall have **THE SIGNATURE OF THE OWNER, THE LAND SURVEYOR AND THE PROFESSIONAL ENGINEER**.
4. If the application is a subdivision, applicant must review Section 268.20 Improvement of the Village of Dobbs Ferry Code.

Attachment #2

RESTORATION SPECIFICATIONS

SIDEWALKS:

In the case of sidewalks, each slab of concrete cut or damaged by the opening shall be replaced by new concrete, and no patching will be permitted.

ROADWAYS:

On streets paved with blacktop or macadam, the existing pavement shall be cut back eighteen (18) inches beyond the original cut and the entire area repaved with blacktop or macadam to a depth of 2".

On streets paved with concrete or with a concrete base, the existing pavement shall be cut back twenty-four (24) inches beyond the original cut and the entire area repaved with concrete to match the existing street pavement.

Where an excavation is in a public roadway, the trench shall be filled to the level of the roadway with 50 PSI K-crete or equivalent (cap-crete, etc.). For final restoration, the road shall be cut back as directed above, and the finished pavement shall be installed.

CURBS AND
DRIVEWAYS:

Curbs shall be 16" stone or 18" concrete, with a 6" reveal. Where a curb crosses a driveway, a minimum 1½" reveal is required to the finished pavement.

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.

N/A

New York State Department Environmental
Conservation Stormwater SPDES.

N/A

New York City Department Environmental
Protection Joint Septic.

N/A

New York City Department of Environmental
Protection SWPPP.

N/A

VILLAGE PERMITS/APPROVALS

Zoning Board of Appeals.

N/A

Blasting and Explosives Permit.

N/A

Fill Permit.

N/A

Freshwater Wetlands Permit.

N/A

Site Plan to comply with Subdivision

Plat approval requirements

N/A

Stormwater Pollution Prevention Plan (SWPPP)

N/A

Architectural Review

N/A

Building Permit

X

Excavation/Grading Permit

N/A

Demolition Permit

N/A

Electrical Permit

N/A

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.

X

X

X

X

X

X

X

X

9.	Location plan with existing and adjacent zoning district.	<u>X</u>	<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>X</u>	<u> </u>
11.	Minimum yard setbacks.	<u>X</u>	<u> </u>
12.	Provide bulk zoning table with all existing, proposed and required conditions.	<u>X</u>	<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>	<u>N/A</u>
13.	Topography at two feet maximum intervals.	<u>X</u>	<u> </u>
14.	Topography along streets adjacent to property.	<u>X</u>	<u> </u>
15.	Existing buildings, retaining walls, fences, rock outcrops, wooded areas, watercourses, water bodies, wetlands and wetland controlled areas, etc.	<u>X</u>	<u> </u>
16.	Total amount of site area disturbed	<u>X</u>	<u> </u>

DRAINAGE

1.	Collect and convey driveway runoff. Mitigate increases in site runoff due to site development.	<u> </u>	<u>N/A</u>
2.	Roof drains to discharge to existing or proposed drainage system. Mitigate increases from roof runoff.	<u> </u>	<u>N/A</u>
3.	Surface inlets provided where low points cannot be graded to drain.	<u> </u>	<u>N/A</u>
4.	Swale provided between buildings and embankment which slopes toward building.	<u> </u>	<u>N/A</u>
5.	Culverts provided where roads or driveways cross watercourses.	<u> </u>	<u>N/A</u>
6.	Catch basin spacing adequate.	<u> </u>	<u>N/A</u>
7.	All rim and invert elevations provided.	<u> </u>	<u>N/A</u>
8.	Two feet minimum cover of storm drains in roads, driveways and parking areas. 18" minimum elsewhere.	<u> </u>	<u>N/A</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>	<u>N/A</u>
10.	Minimum storm drain pipe size 15" diameter.	<u> </u>	<u>N/A</u>

- | | | | |
|-----|--|-------|------------|
| 11. | Headwalls or end sections provided at pipe inlets and outlets. | _____ | <u>N/A</u> |
| 12. | Rip-rap provided at headwalls and end sections. | _____ | <u>N/A</u> |
| 13. | Provide cross section for pond or detention facility. | _____ | <u>N/A</u> |

SITE INGRESS/EGRESS

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

SITE GRADING

- | | | | |
|-----|---|----------|------------|
| 1. | All proposed grading on property for house, driveway and septic. Show limit line of disturbance. | <u>X</u> | _____ |
| 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. | _____ | <u>N/A</u> |
| 3. | Driveway slope 14% maximum. | _____ | <u>N/A</u> |
| 4. | Parking area 5% maximum. | _____ | <u>N/A</u> |
| 5. | Paved areas 1% minimum grade at curb line. | _____ | <u>N/A</u> |
| 6. | Lawn area 2% minimum. | _____ | <u>N/A</u> |
| 7. | Top and bottom of retaining wall elevations provided. | <u>X</u> | _____ |
| 8. | Outside grade pitched away from residence. | _____ | <u>N/A</u> |
| 9. | Guide rail provided at steep drop offs. | _____ | <u>N/A</u> |
| 10. | Spot elevations at corners of residence and parking area where necessary to ensure positive drainage. | <u>X</u> | _____ |
| 11. | Finished floor elevations provided including basement. | _____ | <u>N/A</u> |
| 12. | Plans and calculations for walls ≥ 4 feet Signed & Sealed by P.E., R.A. | _____ | <u>N/A</u> |
| 13. | Provide profiles of proposed roads with vertical geometry. | _____ | <u>N/A</u> |
| 14. | Provide horizontal geometry. | _____ | <u>N/A</u> |

GENRAL

- | | | | |
|----|---|-------|------------|
| 1. | Show existing and proposed utilities(water, sewer,etc.) | _____ | <u>N/A</u> |
| 2. | Show snow piling areas. | _____ | <u>N/A</u> |

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

SITE PLAN NOTES

1.	General construction notes.	<u> X </u>	<u> </u>
2.	Construction Sequence shown on plans.	<u> </u>	<u>N/A</u>
3.	The following notes shall be provided on the plans: 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:	<u> </u>	<u>N/A</u>
	AThe Village Engineer may require additional erosion control measures if deemed appropriate to mitigate unforeseen siltation and erosion of disturbed soils.@	<u> X </u>	<u> </u>
	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.@	<u> </u>	<u>N/A</u>
	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.@	<u> </u>	<u>N/A</u>
	“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”.

X

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 | <u> </u> | <u>N/A</u> |
| 2) Installation of sediment and erosion control measures. | <u> </u> | <u>N/A</u> |
| 3) Completion of site clearing. | <u> </u> | <u>N/A</u> |
| 4) Completion of rough grading. | <u> </u> | <u>N/A</u> |
| 5) Installation of SMP's. | <u> </u> | <u>N/A</u> |
| 6) Completion of final grading and stabilization of distured areas. | <u> </u> | <u>N/A</u> |
| 7) Closure of construction. | <u> </u> | <u>N/A</u> |
| 8) Completion of final landscaping; and | <u> </u> | <u>N/A</u> |
| 9) Successful establishment of landscaping in public areas. | <u> </u> | <u>N/A</u> |

“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”.

 N/A

SITE CONSTRUCTION DETAILS

Driveway Profile

 N/A

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

EROSION CONTROL PLAN

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

_____ N/A

MISCELLANEOUS ITEMS

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