Village of Dobbs Ferry
Site Plan Application

Please check appropriate box:

✓ Preliminary Date 7/12/21 ____ Final Date ____

Name of proposed development 18 FAIRLAWN AVE

Applicant:

Name MIGUEL FRAGA

Address 373 WEST AVE

STAMFORD, CT

Telephone 203-727-3924

Plan Prepared By:

Name HUDSON ENGINEERING

Address 45 KNOLLWOOD ROAD

SUITE 201 ELMSFORD, NEW YORK 10523

Telephone 914-909-0420

Owner (if different):

If more than one owner, provide information for each:

Name THOMAS WARES

Address 18 FAIRLAWN

AVE DOBBS FERRY

Telephone 347-693-4108

Ownership intentions, i.e., purchase options

TO CONTINUE TO STAY ON PROPERTY

Location of site 18 FAIRLAWN AVE DOBBS FERRY

Tax map description:

Sheet ____ Block ____ Lot/Parcel ____

Current Zoning Classification ____

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

BUILDING PERMIT FOR POOL

Proposed uses(s) of site

30'x15' POOL (INGROUND) & 712 SQFT OF PATIO & 6'x8.5' SPA

Total site area (square feet or areas)

7,291 SQFT OF LOT & 2,374 SQFT OF DISTURBANCE

Anticipated construction time

Will development be staged?

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

RESIDENTIAL

Current condition of site (buildings, rush, etc.) RESIDENCE & YARD

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

COASTAL

Estimated cost of proposed improvement $ 90,000

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

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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)

30' x 15 INGROUND POOL & 712 SQFT OF PATIO & 6' x 8.5' SPA

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

MIGUEL FRAGA being duly sworn, deposes and says, that (s)he resides at 393 WEST AVE STAMFORD, CT

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 14th DAY
OF July 2021

Maria E. Palmer
NOTARY PUBLIC
State of Connecticut
My Commission Expires 11/30/22

Proposed Development:

Name_____

_____

Applicant:

Name_____

Address_____

Telephone_____

Procedural Sequence — Date

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 _____

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	_____
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.