

**VILLAGE OF DOBBS FERRY PLANNING BOARD
RESOLUTION GRANTING SITE PLAN APPROVAL
FOR THE CONSTRUCTION OF A SINGLE FAMILY HOUSE AND
RELATED SITE IMPROVEMENTS AT
12 Irving Place**

WHEREAS, Izabela Tokarski, owner, has applied for site plan approval to construct a single family house and make other site improvements on the property at 12 Irving Place. and denoted on the tax assessment maps as Section 3.100, Block 95, Lot 7, and located in the OF-6 zoning district, and

WHEREAS, the following plans and documents were submitted as part of the application:

- “Notes”, Dated 12/20/19, Sheet 1 of 14.
- “Existing Conditions & Details”, Revised 7/10/20, Sheet 2 of 14.
- “Plot Plan”, Revised 7/15/20, Sheet 3 of 14.
- “House Elevations”, Revised 6/25/20, Sheet 4 of 14.
- “Sky Elevation Diagrams”, Revised 6/25/20, Sheet 5 of 14.
- “Street View”, Revised 6/25/20, Sheet 6 of 14.
- “Floor Plan”, Revised 6/25/20, Sheet 7 of 14.
- “Garage Elevations”, Revised 6/25/20, Sheet 8 of 14.
- “Gar. Floor Plan & Roof Plan”, Revised 6/25/20, Sheet 9 of 14.
- “Landscaping Plan”, Revised 6/25/20, Sheet 10 of 14.
- “Electrical Plans”, Revised 6/25/20, Sheet 11 of 14.
- “Landscaping Plan & Street View”, Revised 6/25/20, Sheet 12 of 14.
- “Landscaping Plan & Street View”, Revised 6/25/20, Sheet 13 of 14.
- “Details”, Revised 6/4/20, Sheet 14 of 14.

WHEREAS, the Planning Board is familiar with the site and surrounding area and the proposed improvement plans and at their meeting of August 6, 2020 held a duly noticed public hearing and all comments were considered, and

WHEREAS, the proposed construction of a single family house and other site work as herein proposed constitutes a type II action under the State Environmental Quality Review Act (“SEQRA”), and is therefore exempt from further environmental review.

NOW THEREFORE BE IT RESOLVED, that the Planning Board of the Village of Dobbs Ferry herein grants site plan approval for the subject application, conditioned on the following:

1. All applicable provisions of the Village, County and State regulations shall be met.
2. Prior to the issuance of a Building Permit, all required site plan and Village

consultants' review fees shall be paid and all items in the Village Consulting Engineer's memo dated July 31, 2020 shall be addressed to his satisfaction.

3. The following Language shall be added to the plan:

“Approved subject to all requirements and conditions of an August 6, 2020 resolution of the Planning Board of the Village of Dobbs Ferry, New York. Any change, erasure, modification, or revision of this plan, absent re-approval from the Planning Board, shall void this approval”.

BE IT FURTHER RESOLVED, that this Resolution shall have an effective date of August 6, 2020.

Motion By: _____ Seconded by: _____

Vote: In Favor Opposed Abstaining Absent

Chairman Hunter
Mr. Lane
Mr. Brosnahan
Mr. Hale
Ms. Haupt
Mr. Winder, alternate

I hereby attest that the above Resolution was approved by the Planning Board at its August 6, 2020 Meeting, and that I have been authorized to sign this Resolution by decision of the Planning Board.

Chairman Hunter

Date
