

Village of Dobbs Ferry

Land Use Approval Application

Name of Proposed Development		
Applicant:		
Name		
Address		
Telephone		
Email Address		
Plan Prepared by:		
Name		
Address		
Telephone		
Email Address		
Request for Site Plan	Subdivision	Special Permit
Architect (Contact Information)		
Engineer (Contact Information)		

Owner (if different from Applicant)

me	
dress	
lephone	
vnership intentions, i.e. purchase options	
operty Information cation of site 107 Palisade Street, Dobbs Ferry NY 10522	
x map description:	
eet 3.80 Block 36 Lot/Parcel 17	
rrent Zoning Classification MDR-2	
escription of Project Subdivision of existing lot for the construction of a new	
wo-family residence.	
gnature of Applicant, if Owner or Signature of Owner Maria Shun	
Date 10/31/23	

Submittal Requirements

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

In addition, a Short Environmental Assessment Form and Coastal Assessment Form must be submitted with each application.

Submittal Deadlines

Planning Board and Board of Trustees: All new applications must be received by the calendar marked deadline, 15 business days before the meeting. Items that were adjourned from the previous meeting must be submitted 10 business days before the meeting date.

All submissions and documents must be submitted to the Building Department.

Site Development Plan Review

Checklist

North Arrow, Scale date	Technical Considerations:	Item Satisfied	
Easements and deed restrictions	North Arrow, Scale date		
Names, locations and widths of adjacent streets	Property boundary, dimensions and angles		
Land use, zoning, ownership and physical improvement of adjacent properties	Easements and deed restrictions		
of adjacent propertiesList of Required Plans for Approval:SurveySurveyExisting Conditions Plan with TopographySite Plan with Zoning TableLandscaping PlansTree Removal PlanLighting PlansArchitectural PlansMaterials SpecificationsErosion and Sedimentation Control PlanGrading and Drainage Plan with TopographyStormwater Plan	Names, locations and widths of adjacent streets		
List of Required Plans for Approval: Survey	Land use, zoning, ownership and physical improvement		
Survey	of adjacent properties		
Survey			
Existing Conditions Plan with TopographySite Plan with Zoning TableLandscaping PlansTree Removal PlanLighting PlansArchitectural PlansMaterials SpecificationsErosion and Sedimentation Control PlanGrading and Drainage Plan with TopographyStormwater Plan	List of Required Plans for Approval:		
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Landscaping Plans	Existing Conditions Plan with Topography		
Tree Removal PlanLighting PlansArchitectural PlansMaterials SpecificationsErosion and Sedimentation Control PlanGrading and Drainage Plan with TopographyStormwater Plan	Site Plan with Zoning Table		
Lighting PlansArchitectural PlansMaterials SpecificationsErosion and Sedimentation Control PlanGrading and Drainage Plan with TopographyStormwater Plan	Landscaping Plans		
Architectural PlansMaterials SpecificationsErosion and Sedimentation Control PlanGrading and Drainage Plan with TopographyStormwater Plan	Tree Removal Plan		
Materials Specifications	Lighting Plans		
Erosion and Sedimentation Control Plan Grading and Drainage Plan with Topography Stormwater Plan	Architectural Plans		
Grading and Drainage Plan with Topography	Materials Specifications		
Stormwater Plan	Erosion and Sedimentation Control Plan		
	Grading and Drainage Plan with Topography		
Utilities Plan	Stormwater Plan		
	Utilities Plan		

Other Site Plan Elements:

Building & Structures	
Natural Features	
Wetlands	
Hydrologic Features	
Floodplains	
Development Features	
Vehicular and Pedestrian ways including ingress and egress	
Site Improvements such as parking, storage, and recreation areas	
Signs	
Outdoor lighting and public address systems	

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 twentyfour (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 a 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 1 ½" reveal is required to the finished pavement

Standards for Building Permit

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

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
- 9. _____ Location plan with existing and adjacent zoning district
- 10. _____ Scale, north arrow, date of survey, property acreage, drawings numbered (i.e., 1 of 3, etc.)
- 11. _____ Minimum yard setbacks
- 12. _____ Provide bulk zoning table with all existing, proposed, and required conditions
- 13. _____ Estimated quantity of cut or fill to be imported or removed from site
- 14. _____ Topography at two feet maximum intervals
- 15. _____ Topography along streets adjacent to property
- 16. ____ Existing conditions.
- 17. _____ Total amount of site area disturbed

DRAINAGE

- 1. ____Collect and convey driveway runoff.
- 2. _____ Roof drains to discharge to existing or proposed drainage system.
- 3. _____ Surface inlets provided where low points cannot be graded to drain
- 4. _____ Swale provided between buildings and embankment which slopes toward building
- 5. _____ Culverts provided where roads or driveways cross watercourses
- 6. ____ Catch basin spacing adequate
- 7. _____ All rim and invert elevations provided
- 8. _____ 2 feet minimum cover of storm drains in roads, driveways, and parking areas. 18 inch minimum elsewhere
- 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
- 10. ____ Minimum storm drain pipe size 15" diameter
- 11. _____ Headwalls or end sections provided at pipe inlets and outlets
- 12. _____ Rip-rap provided at headwalls and end sections
- 13. ____ Provide cross section for pond or detention facility

SITE INGRESS/EGRESS

- 1. _____ Adequate sight distance at driveway intersection with road
- 2. _____ Site accessible to fire trucks, emergency vehicles, tractor-trailers for fill deliveries, etc.
- 3. _____ Backup space for parking area
- 4. _____ Driveways intersecting existing road at 90 degrees

SITE GRADING

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

GENERAL

- 1. _____ Show existing and proposed utilities (water, sewer, etc.)
- 2. ____ Show snow piling areas.
- 3. _____ Show refuse areas with enclosures
- 4. _____ Show zoning map with districts (school, fire, etc.)
- 5. ____ Show signage.
- 6. _____ Show landscaping.
- 7. _____ Provide sections and details of retaining walls
- 8. ____ Provide phasing plan for areas over 5 acres.
- 9. ____ Provide lighting plan.
- 10. ____ Maintain low noise level at property line.
- 11. _____ ADA compliance

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.

SITE PLAN NOTES

- 1. General construction notes.
- 2. Construction Sequence shown on plans.
- 3. The following notes shall be provided on the plans:
- Should 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.
- The Village Engineer may require additional erosion control measures if deemed appropriate to mitigate unforeseen siltation and erosion of disturbed soils.
- 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.
- Fill 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.
- "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".

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

- The applicant shall notify the Building Department 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. <u>Completion of rough grading.</u>
 - 5. ____ Installation of SMP's.
 - 6. <u>Completion of final grading and stabilization of disturbed areas.</u>
 - 7. <u>Closure of construction.</u>

- 8. Completion of final landscaping; and
- 9. _____ Successful establishment of landscaping in public areas.
- "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".

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.

Part 1 – Project and Sponsor Information		
Name of Action or Project:		
Project Location (describe, and attach a location map):		
Brief Description of Proposed Action:		
Name of Applicant or Sponsor:	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, loca administrative rule, or regulation?	l law, ordinance,	NO YES
If Yes, attach a narrative description of the intent of the proposed action and the e may be affected in the municipality and proceed to Part 2. If no, continue to ques		at
2. Does the proposed action require a permit, approval or funding from any othe If Yes, list agency(s) name and permit or approval:	er government Agency?	NO YES
3. a. Total acreage of the site of the proposed action?	acres acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:		
5. Urban Rural (non-agriculture) Industrial Commercia	al Residential (subur	ban)
□ Forest Agriculture Aquatic Other(Spectrum)□ Parkland	cify):	

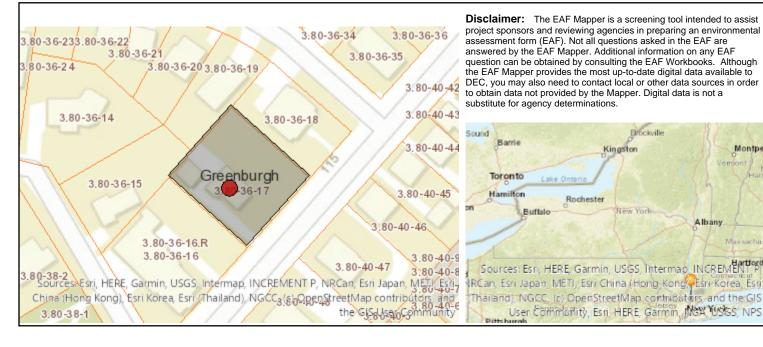
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?			
b. Consistent with the adopted comprehensive plan?			
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape	<u>-</u> ?	NO	YES
o. Is the proposed action consistent with the predominant character of the existing built of natural fandscape			
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:			
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
b. Are public transportation services available at or near the site of the proposed action?			
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?			
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:			
10. Will the proposed action connect to an existing public/private water supply?		NO	YES
If No, describe method for providing potable water:			
11. Will the proposed action connect to existing wastewater utilities?		NO	YES
If No, describe method for providing wastewater treatment:			
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or distr	ict	NO	YES
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?	10		
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?			
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
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:			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
Shoreline Forest Agricultural/grasslands Early mid-successional		
Wetland Urban 🖌 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	YES
Atlantic Sturgeon, Shortnos		\checkmark
16. Is the project site located in the 100-year flood plan?	NO	YES
	\checkmark	
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,		\checkmark
a. Will storm water discharges flow to adjacent properties?	\checkmark	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?		\checkmark
If Yes, briefly describe:		
Runoff from proposed development is directed via a comprehensive drainage system to proposed infiltration units that exfiltrate into		
the surrounding soil sub-strata		
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)?	NO	YES
If Yes, explain the purpose and size of the impoundment:		n.
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste	NO	YES
management facility?	NO	165
If Yes, describe:		
	✓	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or	NO	YES
completed) for hazardous waste?	1.0	125
If Yes, describe:		
The parcel is located approximately 620 feet from: the Voluntary Cleanup Program (V00628) - a current athletic field that was a		
landfill, Hudson River PCB Sediments (546031) - Hudson River contamination treatment		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BE MY KNOWLEDGE	ST OF	
Applicant/sponsor/napper_Michael Stein, P.E Hudson Engineering and Consulting Date: 11/13/2023		
Signature: Title: President		. 1
Signature:Title: President		

PRINT FORM

Montpe

Albany



Part 1 / Question 7 [Critical Environmental Area]	Yes
Part 1 / Question 7 [Critical Environmental Area - Identify]	Name:Hudson River, Name:County & State Park Lands, Reason:Exceptional or unique character, Agency:Westchester County, Date:1-31-90
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Atlantic Sturgeon, Shortnose Sturgeon
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes



Village of Dobbs Ferry Building Department Village Hall - 112 Main Street Dobbs Ferry, New York 10522 Phone; (914) 231-8513 - Fax: 914-693-3470 LWRP CONSISTENCY REVIEW COASTAL ASSESSMENT FORM

Name of Applicant:	
Mailing address:	
Telephone number:	
Tax Lot#:	
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 to 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)

Village of Dobbs Ferry - LWRP Consistency Review COASTAL ASSESSMENT FORM (5/20/2022)

	 c) Permit, approval, license, certification d) Party or Agency undertaking action:
2. Describe nature and extent of action:	
3.	Location of action (Street or Site Description):

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 ill of the Dobbs Ferry LWRP. The preparer of this form should review these policies which are available online at <u>www.dobbsferry.com/content/waterfront</u> 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.

<u>Applicant</u>

1.	Does the pr	oposed ac	ion 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?	•	
	VEC	NO	Not Applicable

	YESNONot Applicable
2.	Does the proposed action preserve historic and archaeological resources? YESNONot Applicable
3.	Does the proposed action protect existing scenic resources or enhance visual quality in the community? YESNONot Applicable
4.	Does the proposed action minimize loss of life, structures, and natural resources from flooding and erosion? YESNONot Applicable
5.	Does the proposed action protect or improve water resources? YESNONot Applicable
6.	Does the proposed action protect or restore ecological resources, including significant fish and wildlife habitats, wetlands, and rare ecological communities? YESNONot Applicable

Village of Dobbs Ferry- LWRP Consistency Review COASTAL ASSESSMENT FORM (5/20/2022)

·	Does the proposed action protect and/or improve air quality? YESNONot Applicable
8.	Does the proposed action minimize environmental degradation from solid waste and hazardous substances and wastes? YESNONot Applicable
9.	Does the proposed action improve public access to and recreational use of public lands and waters? YESNONot Applicable
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? YESNONot Applicable
11	. Does the proposed action promote the sustainable use of fish and wildlife resources? YESNONot Applicable

		tion protect agricultural lanNot Applicable	nds?
13. Does the pro resources?	oposed ac	tion promote appropriate u	use and development of energy and mineral
	NO	Not Applicable	
E. FURTHER F	REMAR	KS OR ADDITIONAL IN	NFORMATION:
If assistance or f Department.	urther info	ormation is needed to com	plete this form, please contact Village of Building
Preparer's			
		Telephone:	
Title:		Agency:	Date

Consistency Determination

□Yes

 $\Box No$