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VILLAGE OF DOBBS FERRY
BUILDING DEPARTMENT

DOBBS FERRY
NEW YORK

Village of Dobbs Ferry

Land Use Approval Application

Name of Proposed Development 231 Clinton ADU Addition (incld AHRB)

Applicant:

Name Tellus Capital LLC (Daniel Pennessi)

Address 43 Appleton Place, Dobbs Ferry, NY 10522

Telephone (914) 582-7861

Email Address danielpennessi@gmail.com

Plan Prepared by:

Name Demasi Architects P.C.

Address 105 Smith Avenue, Mount Kisco, NY 10549

Telephone (914) 666-3858

Email Address Lou@demasiarchitects.com

Request for Site Plan ☑ Subdivision ☐ Special Permit ☑

Architect (Contact Information) See above.

Engineer (Contact Information) N/A

Owner (if different from Applicant)

Name Same as above.

Address

Telephone

Ownership intentions, i.e. purchase options

Property Information

Location of site 231 Clinton Avenue

Tax map description:

Sheet 3.160 Block 143 Lot/Parcel 1&2

Current Zoning Classification OF-2

Description of Project Special Permit, Amended site plan approval (Resolution 5-2023) and amended AHRB approval (Resolution 3-2023) for Accessory Dwelling Unit addition to an existing single-family dwelling.

Signature of Applicant, if Owner or Signature of Owner

Date 11/2/22

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

Technical Considerations:	**Item Satisfied**
North Arrow, Scale date	X
Property boundary, dimensions and angles	X
Easements and deed restrictions	X
Names, locations and widths of adjacent streets	X
Land use, zoning, ownership and physical improvement of adjacent properties	X

List of Required Plans for Approval:	
Survey	X
Existing Conditions Plan with Topography	N/A
Site Plan with Zoning Table	X
Landscaping Plans	N/A - existing
Tree Removal Plan	N/A - existing
Lighting Plans	X
Architectural Plans	X
Materials Specifications	X
Erosion and Sedimentation Control Plan	X
Grading and Drainage Plan with Topography	X
Stormwater Plan	X
Utilities Plan	X

Other Site Plan Elements:

Building & Structures	X
Natural Features	X
Wetlands	None
Hydrologic Features	None
Floodplains	None
Development Features	SFR
Vehicular and Pedestrian ways including ingress and egress	SFR
Site Improvements such as parking, storage, and recreation areas	SFR
Signs	SFR
Outdoor lighting and public address systems	None

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 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. X 24" x 36" maximum drawing size
2. X Minimum scale: (1" = 30")
3. X Project Name
4. X Name and address of engineer and surveyor
5. X Name and address of owner of record and applicant
6. X Drawings signed and sealed by P.E. or R.A.
7. X Original drawing date & revision dates
8. X Tax map section and lot numbers
9. X Location plan with existing and adjacent zoning district
10. X Scale, north arrow, date of survey, property acreage, drawings numbered (i.e., 1 of 3, etc.)
11. X Minimum yard setbacks
12. X Provide bulk zoning table with all existing, proposed, and required conditions
13. X Estimated quantity of cut or fill to be imported or removed from site
14. X Topography at two feet maximum intervals
15. X Topography along streets adjacent to property
16. X Existing conditions.
17. X Total amount of site area disturbed

DRAINAGE

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

SITE INGRESS/EGRESS

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

SITE GRADING

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

GENERAL

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

MISCELLANEOUS ITEMS

1. Proposed easements
   a. ____ Temporary construction
   b. ____ Drainage
   c. ____ Sight
   d. ____ Slope
   e. ____ Driveway access

2. X___ 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. X___ Start of construction
   2. X___ Installation of sediment and erosion control measures.
   3. X___ Completion of site clearing.
   4. X___ Completion of rough grading.
   5. X___ Installation of SMP's.
   6. X___ Completion of final grading and stabi1ization of disturbed areas.
   7. X___ Closure of construction.

8. X Completion of final landscaping; and
9. X 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".

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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.

Part 1 – Project and Sponsor Information

231 Clinton AVenue (Tellus Capital LLC)

Name of Action or Project:
231 Clinton ADU Addition

Project Location (describe, and attach a location map):
231 Clinton Avenue, Dobbs Ferry NY 10522 (SBL 3.160-143-1 & 2)

Brief Description of Proposed Action:
Addition of Accessory Dwelling Unit to an existing single-family dwelling.

Name of Applicant or Sponsor:	Telephone: (914) 582-7861
Tellus Capital LLC	E-Mail: danielpennessi@gmail.com

Address:
43 Appleton Place

City/PO:	State:	Zip Code:
Dobbs Ferry	NY	10522

	NO	YES
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.	☑	☐
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: Planning board special permit, amended site plan approval and AHRB, and building permits.	☐	☑

3. a. Total acreage of the site of the proposed action? 1.58 acres
   b. Total acreage to be physically disturbed? 0 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.58 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:
   ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
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?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____ _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____ _____	☐	☑

	NO	YES
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?	☑	☐
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?	☑	☐

	NO	YES
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?	☑	☐
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: _____ _____ _____		

	NO	YES
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?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☑	☐
If Yes, a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☑
If Yes, briefly describe:		
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:	☑	☐
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:	☑	☐
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:	☑	☐

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Tellus Capital LLC (Daniel Pennessi, President) Date: 11.2.22

Signature: _____ Title: President

PRINT FORM

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BUILDING DEPARTMENT

DOBBS FERRY
NEW YORK

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: Tellus Capital LLC

Mailing address: 43 Appleton Place, Dobbs Ferry, NY 10522

Telephone number: (914) 582-7861

Tax Lot#: 3.160-143-1 & 2

Application number, if any: BP Application Number A2023-0503

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 Band 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) Single-family dwelling addition
   b) Financial assistance (e.g., grant, loan, subsidy) N/A

c) Permit, approval, license, certification: Special permit, Site Plan Approval, AHRB ap

d) Party or Agency undertaking action: Planning Board and Building Department

2. Describe nature and extent of action: Special Permit, site plan approval and AHRB approval; building permits.

3. Location of action (Street or Site Description): 231 Clinton Avenue, Dobbs Ferry, NY 105

4. 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.

5. 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 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.

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

2. Does the proposed action preserve historic and archaeological resources?
   ☐ YES ☐ NO ☑ Not Applicable

3. Does the proposed action protect existing scenic resources or enhance visual quality in the community?
   ☐ YES ☐ NO ☑ Not Applicable

4. Does the proposed action minimize loss of life, structures, and natural resources from flooding and erosion?
   ☐ YES ☐ NO ☑ Not Applicable

5. Does the proposed action protect or improve water resources?
   ☐ YES ☐ NO ☑ Not Applicable

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

7. Does the proposed action protect and/or improve air quality?
☐ YES ☐ NO ☑ Not Applicable

8. Does the proposed action minimize environmental degradation from solid waste and hazardous substances and wastes?
☐ YES ☐ NO ☑ Not Applicable

9. Does the proposed action improve public access to and recreational use of public lands and waters?
☐ YES ☐ NO ☑ Not 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?
☐ YES ☐ NO ☑ Not Applicable

11. Does the proposed action promote the sustainable use of fish and wildlife resources?
☐ YES ☐ NO ☑ Not Applicable

12. Does the proposed action protect agricultural lands?
☐ YES ☐ NO ☑ Not Applicable

13. Does the proposed action promote appropriate use and development of energy and mineral resources?
☐ YES ☐ NO ☑ Not Applicable

E. FURTHER REMARKS OR ADDITIONAL INFORMATION:

If assistance or further information is needed to complete this form, please contact Village of Building Department.

Preparer's Name: Daniel Pennessi Telephone: (914) 582-7861

Title: President Agency: _____ Date 11.2.22

Consistency Determination

☑ **Yes**

☐ **No**

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VILLAGE OF DOBBS FERRY
112 Main Street
Dobbs Ferry, New York 10522
TEL: (914) 231-8500 • FAX: (914) 693-3470

RESOLUTION 5-2023

VILLAGE OF DOBBS FERRY PLANNING BOARD RESOLUTION GRANTING SITE PLAN APPROVAL
Property: 231 Clinton Avenue
(Section Block and Lot 3.160-143-1 and 2, and OF-2, One Family Residential 2, Zoning District)

Background

WHEREAS, Daniel Pennessi (the "Applicant" and "Owner") is seeking Site Plan approval to build additions on the west and east ends of the existing house. The property is located at 231 Clinton Ave, Section Block and Lot 3.160-143-1 and 2 ("Project Site") and is located in the OF-2, One Family Residential 2, zoning district.; and

WHEREAS, the Project is classified under the State Environmental Quality Review Act (SEQRA) implementing regulations as a Type II Action, in accordance with 6 NYCRR § 617.5(c)(11); and

WHEREAS, the Planning Board conducted a duly noticed public hearing on February 2, 2023, and it was concluded on February 2, 2023, during which all those wishing to be heard were given the opportunity to be heard and to provide written comments; and

WHEREAS, the Planning Board carefully examined and considered the materials submitted by the Applicant in support of the Project, including as follows:

1. Land Use Approval Application, dated December 2, 2022;
2. Site Plans by DeMasi Architects P.C. dated November 18, 2022, last revised January 17, 2023;
3. Architectural Drawings by DeMasi Architects P.C. dated November 29, 2022;
4. Coastal Assessment Form dated December 2, 2022; and
5. Short Environmental Assessment Form dated December 2, 2022; and

WHEREAS, the Planning Board also reviewed and examined letters, reports, and memorandum from the Board's consultants and the Planning Board's recommendation and considered the testimony and comments obtained during the public hearing process; and

WHEREAS, while taking the above-mentioned into account, the Planning Board has now deliberated in public on the Applicant's request for approval of the Project; and

Planning Board Determination

WHEREAS, the Planning Board is familiar with the Project Site and the general vicinity and has reviewed the application in accordance with Chapter 300, Zoning and Land Use, of the Village Code; and

WHEREAS, the Planning Board considered, among other things, traffic access; walkways; circulation and parking; stormwater; landscaping and screening; lighting; noise; natural and environmentally sensitive features; and whether the proposed project will exceed the capabilities of existing municipal roads or utility services; and

WHEREAS, Planning Board has now concluded its review of the Applicant's proposal and finds that the Applicant has satisfactorily addressed the criteria for granting approval in accordance with Section 300-52(D) of the Village Code, including consistency with the Village's Local Waterfront Revitalization Plan; and

NOW, THEREFORE, BE IT RESOLVED, the Planning Board of the Village of Dobbs Ferry determines that based upon the findings and reasoning set forth below the application for Site Plan approval is granted subject to the following conditions:

1. Approved Plans. Except as otherwise provided herein, all work shall be performed in strict compliance with the plans submitted to the Planning Board and approved by the Planning Board as follows:
    a. Site Plans by DeMasi Architects P.C. dated November 18, 2022, last revised January 17, 2023;
        i. SP1 of 2
        ii. SP2 of 2
    b. Architectural Drawings by DeMasi Architects P.C. dated November 29, 2022;
        i. 1 of 12
        ii. 2 of 12
        iii. 3 of 12
        iv. 4 of 12
        v. 5 of 12
        vi. 6 of 12
        vii. 7 of 12
        viii. 8 of 12
        ix. 9 of 12
        x. 10 of 12
        xi. 11 of 12
        xii. 12 of 12
        xiii. E1 of 2
        xiv. E2 of 2
2. The following conditions must be met before the Planning Board Chair may sign the approved Site Plan ("Final Site Plan"):
    a. The following Language shall be added to the plan: "Approved subject to all requirements and conditions of February 2, 2023, 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."
    b. The Planning Board's approval is conditioned upon Applicant receiving all approvals required by other governmental approving agencies without material deviation from the Approved Plans.

Evidence of compliance with conditions and any such approvals must be submitted to the Village Building Department.

c. The Applicant must address to the full satisfaction of the Village Engineer, all outstanding stormwater, stormwater maintenance agreement, and engineering issues raised in the hearings and documents submitted to the Board.

d. The Applicant shall pay all outstanding consultant review and legal fees in connection with the Planning Board and review of this application.

3. Force and Effect.

   a. No portion of any approval by the Planning Board shall take effect until (1) all conditions are met, (2) the final site plan is signed by the chair of the Planning Board, and (3) the final site plan signed by the Planning Board has been filed with the Land Use Officer.

   b. Within 180 days after receiving approval of a site plan, with or without modifications, the applicant shall submit two paper copies and one electronic copy of the site plan to the Board of Trustees and/or the Planning Board for stamping and signing. This time frame may be extended for a maximum of two ninety-day periods.

4. Landscaping. In accordance with §300-44, required landscape improvements shall be installed prior to issuance of a certificate of occupancy for all structures. However, if the landscaping is not able to be installed prior to a certificate of occupancy being issued due to winter weather or other site limitations, the property owner shall post a financial guarantee for the improvements equal to 115% of the cost of improvements so that the certificate can be issued. Installation of the landscape improvements shall then be completed before June 30 of the following year. This guarantee shall be released upon acceptance by the Village of the completed landscaping.

5. Commencing Work. No work may be commenced on any portion of the site without first contacting the Building Inspector to ensure that all permits and approvals have been obtained and to establish an inspection schedule. The Project must adhere to all applicable State and Village Codes.

6. Issuance of Certificate of Occupancy. No certificate of occupancy shall be issued until all improvements shown on the site plan are installed or a sufficient performance guaranty has been posted for improvements not yet completed. The performance guaranty shall be posted in accordance with the procedures specified in Village Law §7-725-a or 7-730, as applicable. The amount and sufficiency of such performance guaranty shall be determined by the Land Use Officer. The amount of such guaranty shall be in the form of 95% surety and 5% cash.

Motion By: Seconded by:

CHAIRMAN HUNTER	☒ AYE	☐ NAY	☐ ABSTAIN	☐ RECUSE	☐ ABSENT/EXCUSED
STEPHEN BROSNAHAN	☒ AYE	☐ NAY	☐ ABSTAIN	☐ RECUSE	☐ ABSENT/EXCUSED
ROB LANE	☒ AYE	☐ NAY	☐ ABSTAIN	☐ RECUSE	☐ ABSENT/EXCUSED
ALLEN HALE	☒ AYE	☐ NAY	☐ ABSTAIN	☐ RECUSE	☐ ABSENT/EXCUSED
LAURA HAUPT	☒ AYE	☐ NAY	☐ ABSTAIN	☐ RECUSE	☐ ABSENT/EXCUSED
PETER WINDER, 1ST ALTERNAATE MEMBER	☒ AYE	☐ NAY	☐ ABSTAIN	☐ RECUSE	☐ ABSENT/EXCUSED
VOTE TOTALS	6 AYE	☐ NAY	☐ ABSTAIN	☐ RECUSE	☐ ABSENT/EXCUSED
RESULT:	**MOTION: PASSES**				

I hereby attest that the above Resolution was approved by the Planning Board at its February 2, 2023, meeting and that I have been authorized to sign this Resolution by decision of the Planning Board.

Chairman Hunter

Date: February 16, 2023

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BUILDING DEPARTMENT

VILLAGE OF DOBBS FERRY
112 Main Street
Dobbs Ferry, New York 10522
TEL: (914) 231-8500 • FAX: (914) 693-3470

RESOLUTION 3-2023

VILLAGE OF DOBBS FERRY
ARCHITECTURAL AND HISTORIC REVIEW BOARD (AHRB) RESOLUTION GRANTING ARCHITECTURAL AND HISTORIC REVIEW APPROVAL
Property: 231 Clinton Avenue
(Section Block and Lot 3.160-143-1 and 2, and OF-2, One Family Residential 2, Zoning District)

Background

WHEREAS, Daniel Pennessi (the "Applicant" and "Owner") is seeking Site Plan approval to build additions on the west and east ends of the existing house. The property is located at 231 Clinton Ave, Section Block and Lot 3.160-143-1 and 2 ("Project Site") and is located in the OF-2, One Family Residential 2, zoning district.; and

AHRB Determination

WHEREAS, the AHRB is familiar with the Project Site and the general vicinity and has reviewed the application in accordance with Article IV Architectural and Historic Review Board, in Chapter 300, Zoning and Land Use, of the Village Code; and

NOW, THEREFORE, BE IT RESOLVED, the AHRB of the Village of Dobbs Ferry determines that based upon the findings and reasoning set forth below, the application for Architectural and Historic Review approval is granted subject to the following conditions:

1. Approved Plans. Except as otherwise provided herein, all work shall be performed in strict compliance with the plans submitted to the AHRB and approved by the AHRB Board as follows:
    a. Site Plans by DeMasi Architects P.C. dated November 18, 2022, last revised January 17, 2023;
        i. SP1 of 2
        ii. SP2 of 2
    b. Architectural Drawings by DeMasi Architects P.C. dated November 29, 2022;
        i. 1 of 12
        ii. 2 of 12
        iii. 3 of 12
        iv. 4 of 12
        v. 5 of 12
        vi. 6 of 12

vii. 7 of 12
viii. 8 of 12
ix. 9 of 12
x. 10 of 12
xi. 11 of 12
xii. 12 of 12
xiii. E1 of 2
xiv. E2 of 2

Motion By: Seconded by:

CHAIRMAN HUNTER	☒ AYE	☐ NAY	☐ ABSTAIN	☐ RECUSE	☐ ABSENT/EXCUSED
STEPHEN BROSNAHAN	☒ AYE	☐ NAY	☐ ABSTAIN	☐ RECUSE	☐ ABSENT/EXCUSED
ROB LANE	☒ AYE	☐ NAY	☐ ABSTAIN	☐ RECUSE	☐ ABSENT/EXCUSED
ALLEN HALE	☒ AYE	☐ NAY	☐ ABSTAIN	☐ RECUSE	☐ ABSENT/EXCUSED
LAURA HAUPT	☒ AYE	☐ NAY	☐ ABSTAIN	☐ RECUSE	☐ ABSENT/EXCUSED
PETER WINDER, 1ST ALTERNAATE MEMBER	☒ AYE	☐ NAY	☐ ABSTAIN	☐ RECUSE	☐ ABSENT/EXCUSED
VOTE TOTALS	6 AYE	☐ NAY	☐ ABSTAIN	☐ RECUSE	☐ ABSENT/EXCUSED
RESULT:	**MOTION: PASSES**				

I hereby attest that the above Resolution was approved by the Planning Board at its February 2, 2023, meeting and that I have been authorized to sign this Resolution by decision of the Planning Board.

Chairman Hunter

Date: February 16, 2023