



# DOBBS FERRY — NEW YORK —

## Village of Dobbs Ferry Land Use Approval Application

Name of Proposed Development O'Meara Residence Addition & Renovation

**Applicant:**

Name Mitchell Koch

Address 76 Main Street, Irvington, NY 10533

Telephone 914-623-0230

Email Address mitch@mkastudio.com

**Plan Prepared by:**

Name Applicant

Address \_\_\_\_\_

Telephone \_\_\_\_\_

Email Address \_\_\_\_\_

Request for Site Plan ☒

Subdivision ☐

Special Permit ☐

Architect (Contact Information) Mitchell Koch

Engineer (Contact Information) \_\_\_\_\_

**Owner (if different from Applicant)**

Name Jennifer Boyd O'Meara

Address 4 Shady Lane

Telephone 917-992-5028

Ownership intentions, i.e. purchase options No change from current property ownership

**Property Information**


Location of site 4 Shady Lane

Tax map description:

Sheet 3.100 Block 85 Lot/Parcel 12

Current Zoning Classification OF-6

Description of Project Addition on north side of house, over existing garage.

Signature of Applicant, if Owner or Signature of Owner 

Date 6/12/23

### **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**

**Technical Considerations:**

North Arrow, Scale date

X

Property boundary, dimensions and angles

X

Easements and deed restrictions

NA

Names, locations and widths of adjacent streets

X

Land use, zoning, ownership and physical improvement  
of adjacent properties

NA

**List of Required Plans for Approval:**

Survey

X

Existing Conditions Plan with Topography

X

Site Plan with Zoning Table

X

Landscaping Plans

NA

Tree Removal Plan

NA

Lighting Plans

X

Architectural Plans

X

Materials Specifications

X

Erosion and Sedimentation Control Plan

NA

Grading and Drainage Plan with Topography

NA

Stormwater Plan

NA

Utilities Plan

NA

**Other Site Plan Elements:**

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

# 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.

<b>Part 1 – Project and Sponsor Information</b>							
Name of Action or Project: O'MEARA RESIDENCE ADDITION & ALTERATIONS							
Project Location (describe, and attach a location map): 4 SHADY LANE, DOBBS FERRY, NY 10522							
Brief Description of Proposed Action: CONSTRUCT AN ADDITION FOR A PRIMARY BEDROOM SUITE ON SECOND FLOOR, OVER EXISTING DECK AND GARAGE.							
Name of Applicant or Sponsor: MITCHELL KOCH, R.A.		Telephone: 914.623.0230					
		E-Mail: MITCH@MKASTUDIO.COM					
Address: 76 MAIN STREET							
City/PO: IRVINGTON		State: NY	Zip Code: 10533				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
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:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3. a. Total acreage of the site of the proposed action? _____ 0.11 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? _____ 0.11 acres							
4. Check all land uses that occur on, are adjoining or near the proposed action: <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland							

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> 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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
THE MAJORITY OF THE ADDITION WILL BE BUILT OVER EXISTING PORTIONS OF THE HOME SO SHOULD NOT CREATE ADDITIONAL STORM WATER DISCHARGE. A SMALL AREA OF NEW CONSTRUCTION (APPROXIMATELY 37 S.F.) WILL EXTEND EAST OF THE EXISTING FOOTPRINT BELOW.		
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:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: <u>MITCHELL KOCH</u> Date: <u>4/19/2023</u> Signature: <u></u> Title: <u>ARCHITECT</u>		





# 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:** Mitchell Koch

**Mailing address:** 76 Main Street, Irvington, New York 10533

**Telephone number:** 914-623-0230

**Tax Lot#:** 3..100-85-12

**Application number, if any:** A2022-0538

### **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) \_\_\_\_\_

- Building permit application for residential addition and renovation.
- c) Permit, approval, license, certification \_\_\_\_\_
- d) Party or Agency undertaking action: \_\_\_\_\_

2. Describe nature and extent of action: Addition over existing attached garage.

\_\_\_\_\_

\_\_\_\_\_

3. Location of action (Street or Site Description): Existing house at 4 Shady Lane.

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### 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 III of the Dobbs Ferry LWRP. The preparer of this form should review these policies which are available online at [www.dobbsferry.com/content/waterfront](http://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

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2. Does the proposed action preserve historic and archaeological resources?

☐ YES ☐ NO ☐ Not Applicable

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3. Does the proposed action protect existing scenic resources or enhance visual quality in the community?

☐ YES ☐ NO ☐ Not Applicable

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4. Does the proposed action minimize loss of life, structures, and natural resources from flooding and erosion?

☐ YES ☐ NO ☐ Not Applicable

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5. Does the proposed action protect or improve water resources?

☐ YES ☐ NO ☐ Not Applicable

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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

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7. Does the proposed action protect and/or improve air quality?

☐ YES ☐ NO ☐ Not Applicable

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8. Does the proposed action minimize environmental degradation from solid waste and hazardous substances and wastes?

☐ YES ☐ NO ☐ Not Applicable

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9. Does the proposed action improve public access to and recreational use of public lands and waters?

☐ YES ☐ NO ☐ Not Applicable

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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

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11. Does the proposed action promote the sustainable use of fish and wildlife resources?

☐ YES ☐ NO ☐ Not Applicable

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12. Does the proposed action protect agricultural lands?

☐ YES ☐ NO ☐ Not Applicable

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13. Does the proposed action promote appropriate use and development of energy and mineral resources?

☐ YES ☐ NO ☐ Not Applicable

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**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: Mitchell Koch Telephone: 914-623-0230

Title: Architect Agency:  Date 6-7-2023

Consistency Determination

☐ Yes

☐ No