VILLAGE OF DOBBS FERRY

Building Department
112 Main Street, Dobbs Ferry, NY 10522
Phone: (914) 231-8509 | Fax: (914) 693-3470

Daniel Roemer
Building Inspector

RECEIVED
MAY 06 2024
VILLAGE OF DOBBS FERRY
BUILDING DEPARTMENT

Permit Application

Application Number AT2024-0050 **Date** 04/29/2024

Job Location 125 BELLAIR DR| **Lot #** 3.120-114-1

Owner: Katrina Golub
125 Bellair Drive
dobbs ferry, NY 10522
(206)321-1560

Applicant: Golub, Justin & Golub, Katrina
125 Bellair Dr
DOBBS FERRY, NY 10522
206-321-1560 katrina.golub@gmail.com

Application Type: Tree Removal **Estimated Cost of Construction: $**

Description of Work: Tree removal permit requested for (4) invasive Norway maples to be removed from right of way.

Form Questions:

Diameter of Tree to be Removed	**8,8,12 and 15**

Application Parcel Owner Contact:

Parcel Owner Email	Justin Golub <jsgolub@gmail.com>
Parcel Owner Phone	206-919-2287

Job Location: **125 BELLAIR DR** Parcel Id: **3.120-114-1**

AFFIDAVIT OF APPLICANT

I Katrina + Justin Golub being duly sworn, depose and says: That s/he does business as: _____ with offices at: _____ and that s/he is:

✓ The owner of the property described herein.

___ The _____ of the New York Corporation _____ with offices at: _____ duly authorized by resolution of the Board of Directors, and that

said corporation is duly authorized by the owner to make this application.

___ A general partner of _____ with offices _____ and that said Partnership is duly authorized by the Owner to make this application.

___ The Lessee of the premises, duly authorized by the owner to make this application.

___ The Architect of Engineer duly authorized by the owner to make this application.

___ The contractor authorized by the owner to make this application.

That the information contained in this application and on the accompanying drawings is true to the best of his knowledge and belief. The undersigned hereby agrees to comply with all the requirements of the New York State Uniform Fire Prevention and Building Code, the Village of Dobbs Ferry Building Code, Zoning Ordinance and all other laws pertaining to same, in the construction applied for, whether or not shown on plans or specify in this application.

Sworn to before me this 1 day of May of 2024

Notary Public / Commission of Deeds

LIM KIM A.
Notary Public, State of New York
No. 01L16144154
Qualified in Westchester County
Commission Expires Apr. 24, 2026

Applicant's Signature

PROPERTY OWNER'S AUTHORIZATION

I Katrina + Justin Golub as the owner of the subject premises and have authorized the contractor named above to perform the work under the subject application.

Owner phone number 206-919-2287 .Owner email address Justin Golub <jsgolub@gmail.com>

_____ I hereby acknowledge that it is my responsibility as the property owner to ensure that if the permit (if issued) receives a Final Certificate of Approval from the Building Department and further that if a Final Certificate of Approval is not obtained upon completion of the construction, a property violation may be placed on the property for which this permit is being requested.

Sworn to before me this 1 day of May of 2024

Notary Public / Commission of Deeds

PROPERTY OWNER's SIGNATURE

LIM KIM A.
Notary Public, State of New York
No. 01L16144154
Qualified in Westchester County
Commission Expires Apr. 24, 2026

To: Mayor Rossillo, Board of Trustees, Tree Commission, Planning Board, Robert Yamuder, Valerie Monastra

From: Justin Golub
125 Bellair Dr
Dobbs Ferry, NY 10522
jsgolub@gmail.com

Date: April 14, 2024

Subject: Request waiving the tree replanting guideline or village tree fund fee

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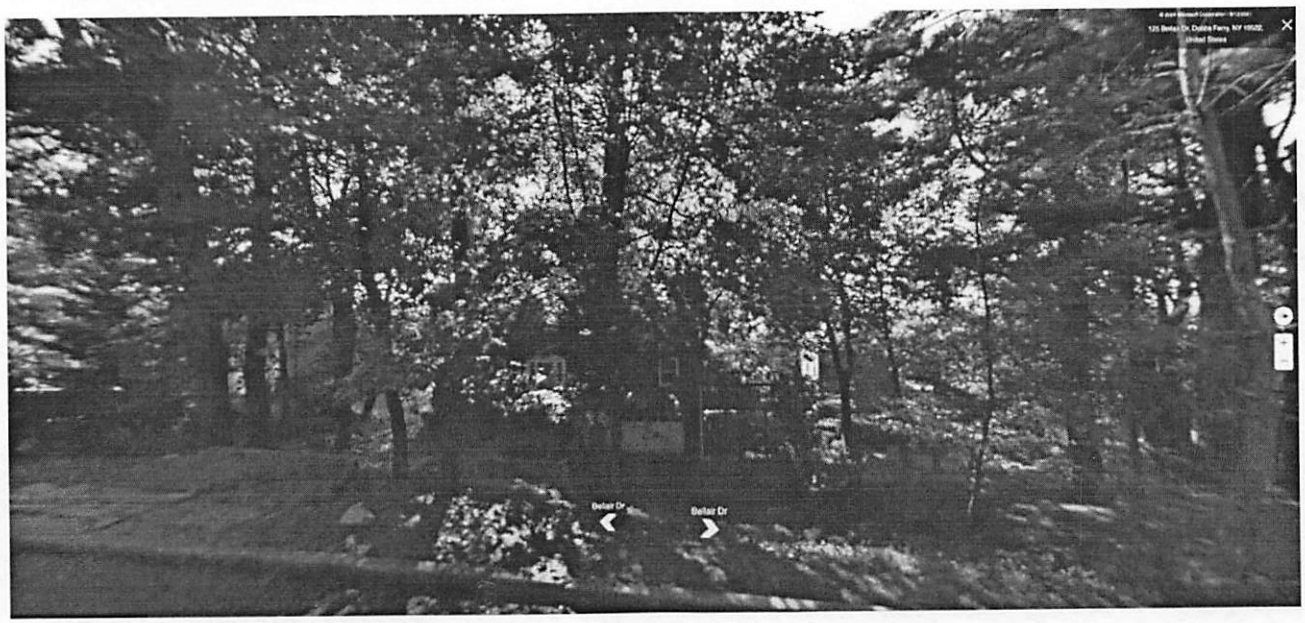
Dear Mayor Rossillo, Board of Trustees, Tree Commission, Planning Board, Robert Yamuder, and Valerie Monastra,

My family and I have resided at 125 Bellair Dr for the past year. We have lived in Dobbs Ferry for eight years total and are proud to call it home. One of the factors that drew us to Dobbs Ferry is its protection of trees. The leafy properties we have owned have improved the quality of life of our family and the community. Indeed, we planted three trees in our prior Dobbs property.

When we purchased 125 Bellair Dr two years ago, it was a derelict property from 50+ years of neglect. We have since renovated the house, which had holes in the windows/flooring/roofing, nonfunctional appliances, and barely functional plumbing. We are now focusing on renovating the landscaping. The corresponding plan was just approved by the village boards April 4, 2024.

Our property is completely overrun with invasive Norway maple trees. Numerous agencies, including the Westchester County Government[1] classify these harmful trees as creating intolerable conditions for native trees/plants and threatening local ecosystems.[2] In a lot of 9,261 sq feet, we have 36 trees over 6 inch diameter, with **31 (86%) being invasive Norway maples**. Excluding the house, the land is 8,150 sq ft, which means one mature tree per 226 sq; **substantially and inappropriately above average for the village.**

Below is an image of the property just before we purchased it, with the house barely visible through the neglected and dense canopy of overrun invasive Norway maples:



[1] https://www.westchestergov.com/trees/species-in-westchester/plant-native-not-invasive
[2] https://www.wnylc.org/post/the-invasive-tree-that-threatens-our-forests

Below is an image of our property (125 Bellair Dr, right) next to our neighbor's (117 Bellair Dr, left. You can clearly see how outrageously dense the invasive trees are and how out-of-character our tree density is with the neighborhood.

As far as we are aware, no other property in the village looks like the above and is in our unique situation. As part of our landscaping renovation plan, we seek to remove 14 invasive Norway maple trees, which will be replaced with approximately 5 trees as well as many dozens of shrubs and hedges. **After the tree removal, our property will still have far more tree density than average for Dobbs Ferry.**

If we follow the village guideline to replant trees of at least half the diameter, our property will be inappropriately overrun with trees again. If we instead opt for the $375/inch fee to the village tree fund, we will owe **$40,875** ($375 x 109" total inches of tree removal). This is to remove entirely invasive and overrun trees! If anything, we should be incentivized to remove invasive trees, not penalized $41,000.

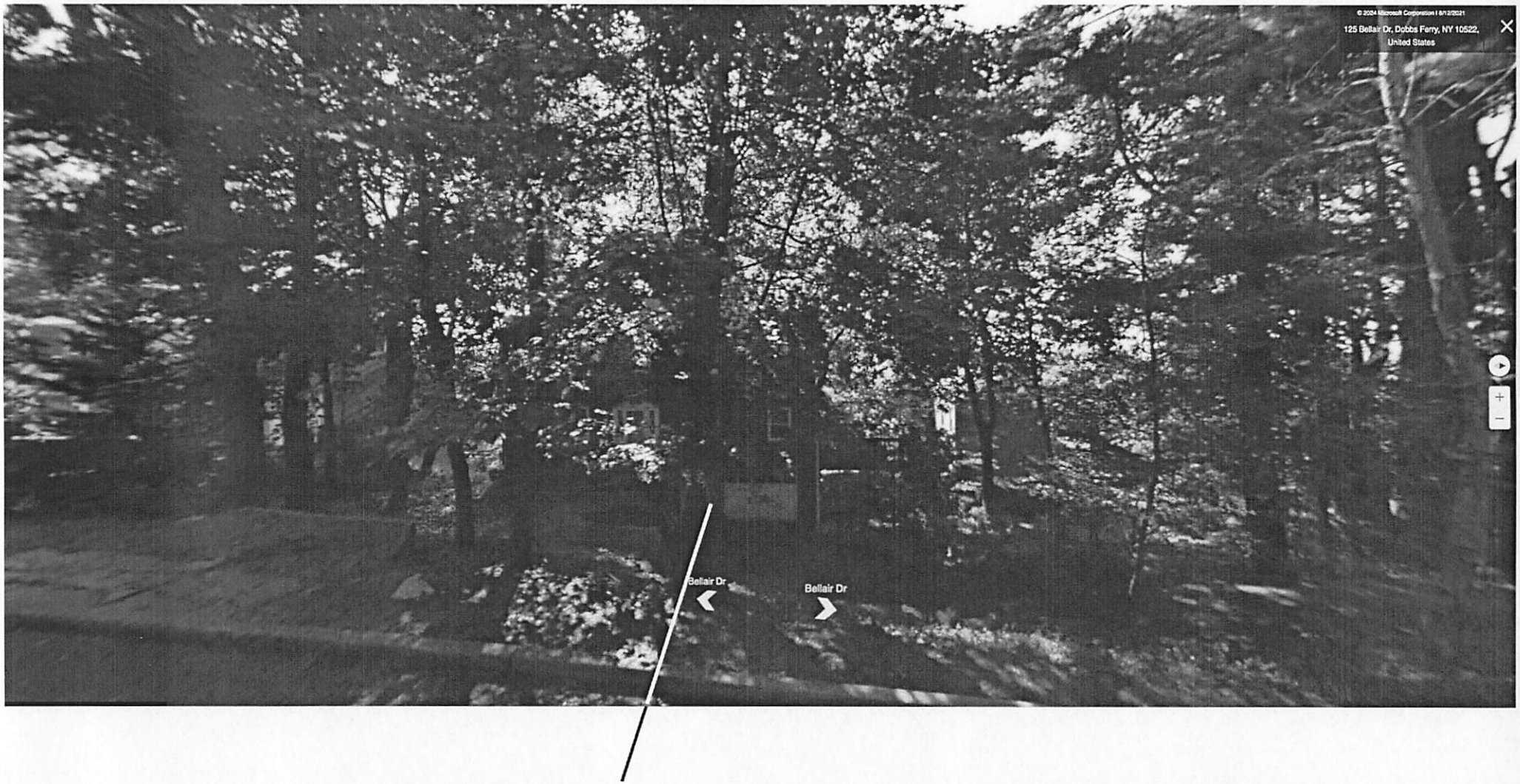
Given the exceptionally dense and unsightly overgrowth of **invasive trees** in our property, we request the board to allow an exception and waive the tree replanting or fee requirements. The planning board has already approved the project with the indicated tree removal and replacement plan. We assure you that once our landscape project is complete, the property will remain dense with trees and will be a dramatic improvement over the current state.

Thank you for your consideration,

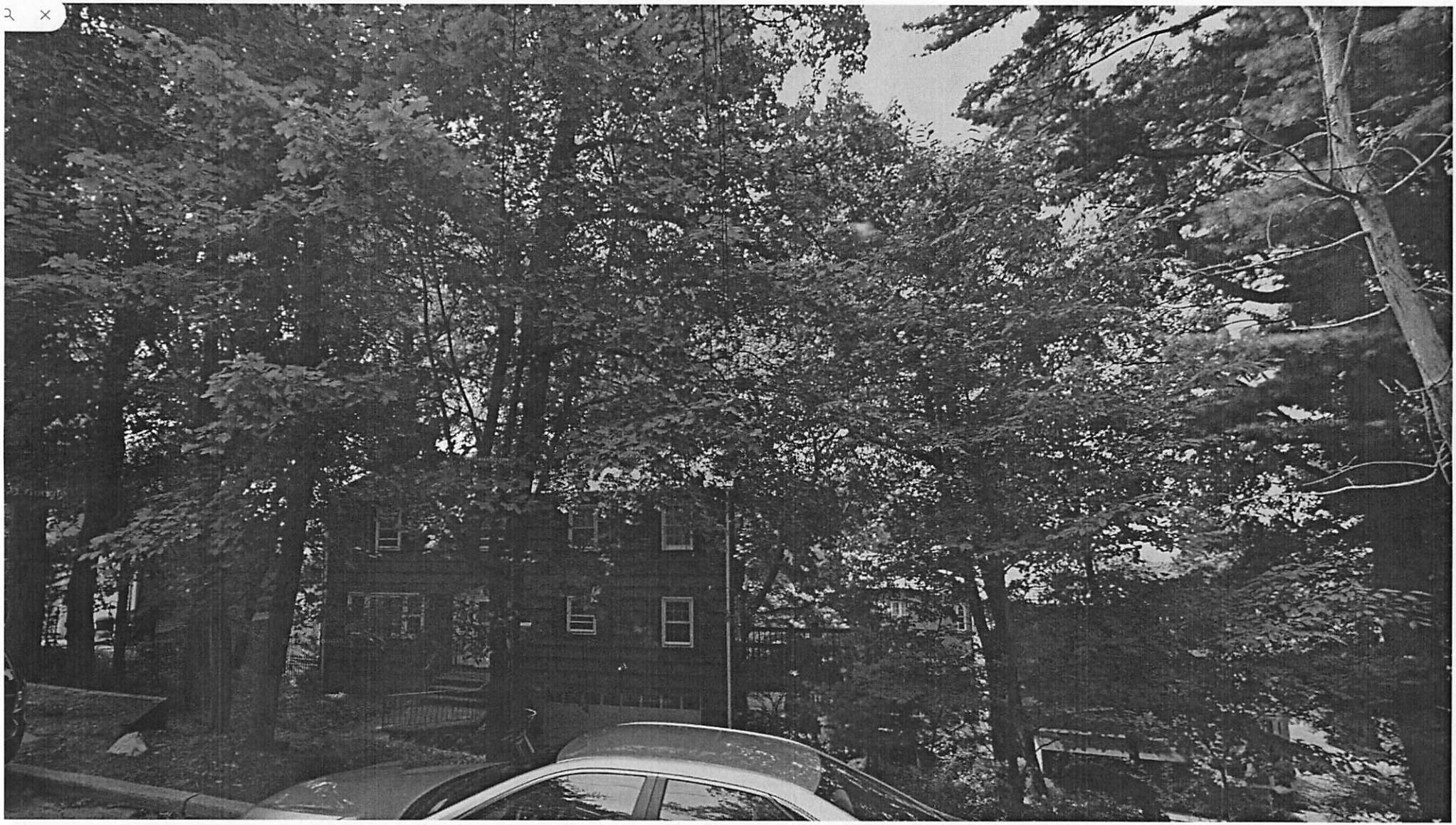
Justin Golub
125 Bellair Dr

Neighbor (117 Bellair Dr)
Typical tree density

Our property (125 Bellair Dr)
Extreme over-density of invasive, non-native Norway maple trees



House (125 Bellair Dr) is barely visible behind extreme shade from overpopulated invasive Norway maple trees. This is also unhealthy for the several non-invasive pine and oak trees we have.



Another view

LEGEND

- CATCH BASIN
- DRAIN INLET
- UTILITY POLE
- SIGN POST
- HYDRANT
- WV WATER VALVE
- GV GAS VALVE
- LIGHT POLE
- TRAFFIC POLE
- TELE. MANHOLE
- ELECTRIC BOX
- SEWER MANHOLE
- WATER MANHOLE
- ELECTRIC MANHOLE
- DRAIN MANHOLE
- MANHOLE
- MONITORING WELL
- VALVE
- 14TREE — SIZE — +242.5 EXIST ELEV. — +(242.5) PROP'D ELEV.
- 14TREE — (TO BE REMOVED)
- RETAINING WALL

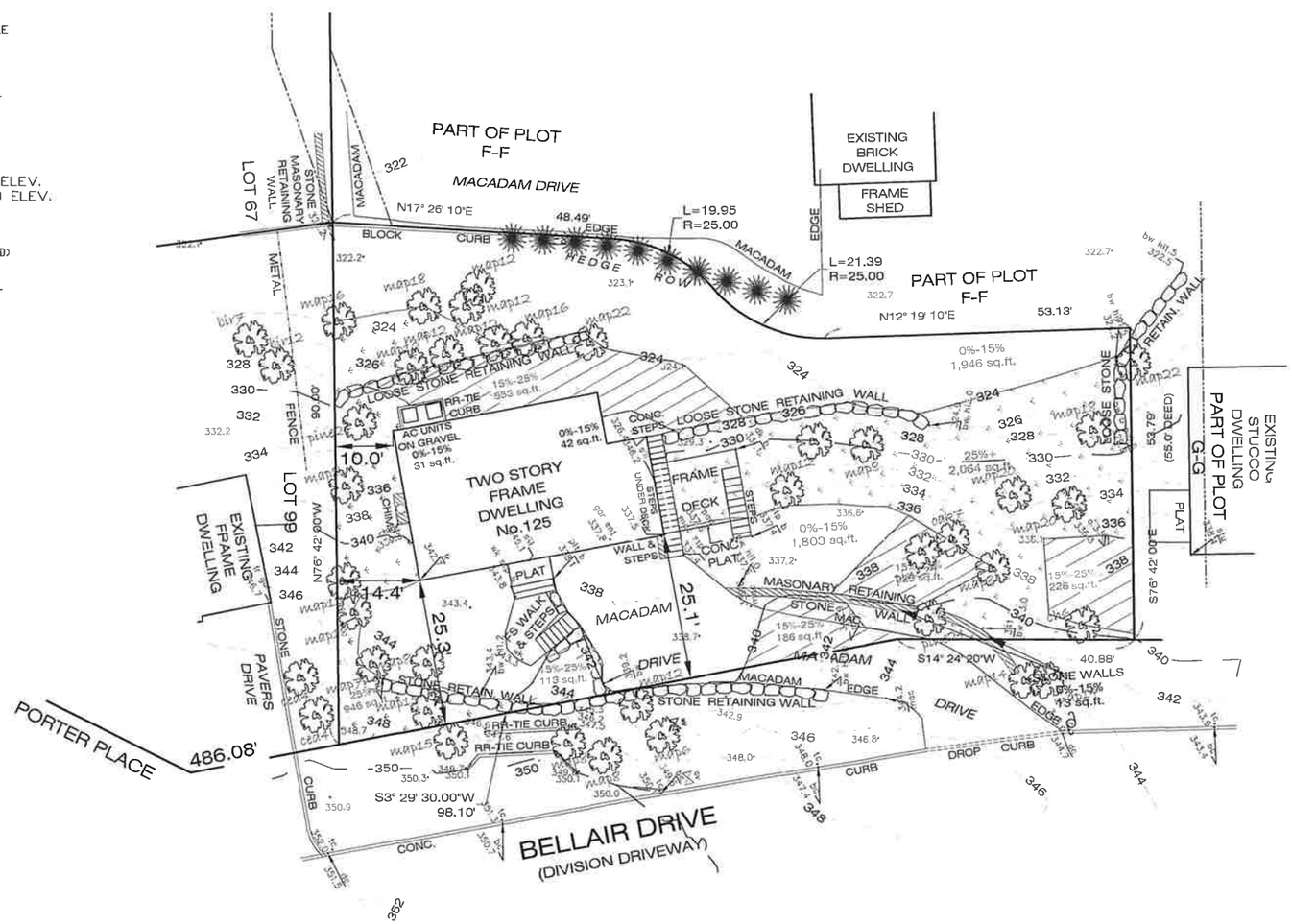
LEGEND

TOTAL LOT AREA = 9,261 sq.ft.
BUILDING = 1,071 sq.ft.

3,877 sq.ft. of Slope 0% - 15%

1,303 sq.ft. of Slope 15% - 25%

3,010 sq.ft. of Slope 25% +



GABRIEL E. SENOR, P.C.
Engineer & Surveyor
80 HARTSDALE AVE, HARTSDALE, NEW YORK 10530
(914) 422-0070

JOB NUMBER: R.O.V37P28-23-1

NOTES:

Locations, sizes and descriptions of all utilities are based on field survey location of surface appurtenances and available record plate data. Same is subject to scale and method limitations. Exact location for existing service installations may require verification by the respective utility companies (call 800-962-7962) and by excavation. The location, material and size of existing underground improvements or encroachments hereon are not certified underground routing cannot be guaranteed. Exact connections for existing service installations may require verification by excavation or dye testing. Such tests will be subject to additional fee based on time. Underground utilities may not always follow a straight line between surface appurtenances and should be confirmed by excavation and the respective companies. Please note that there are usually no utility company records of the location of on-site utilities connections.

TOPOGRAPHIC MAP & SLOPE ANALYSIS MAP
TAX LOT 1
BLOCK 114
No. 125 BELLAIR DRIVE
LOCATED IN THE
VILLAGE OF DOBBS FERRY
TOWN OF GREENBURGH
WESTCHESTER COUNTY, NEW YORK.

NOTE: CONTOUR ELEVATIONS ARE ASSUMED.

GABRIEL E. SENOR, P.C.
CONSULTING ENGINEER • LAND SURVEYORS
90 NORTH CENTRAL AVE., HARTSDALE, NEW YORK, 10530
(914) 422-0070 FAX 422-3009

SCALE: 1" = 15'
DATE: OCTOBER 17, 2022
DRAWN BY: EJC.
CHECKED BY: ES.

P:\DWG Drawings\ROH\ROV14981.dwg, 7/1/2021 12:09:07 PM, sinor

TREE REMOVALS AND PLANTINGS

INVASIVE NORWAY MAPLES TO BE REMOVED ON PROPERTY:
- (6) AT 12" DIAMETER
- (2) AT 8" DIAMETER
- (1) AT 7" DIAMETER
- (5) AT 15" DIAMETER

114" DIAMETER TOTAL TO BE REMOVED ON PROPERTY

NOTE: TOTAL DIAMETER OF EXISTING TREES TO REMAIN ON PROPERTY
16 TREES FROM 6" TO 26" DIAM TOTAL = 271" DIAMETER

INVASIVE NORWAY MAPLES TO REMOVED FROM RIGHT OF WAY:
- (1) AT 6" DIAMETER
- (2) AT 8" DIAMETER
- (1) AT 15" DIAMETER

TREES TO BE PLANTED
- (1) VARIEGATED JAPANESE MAPLE 4" DIAM
- (2) FLOWERING DOGWOOD 4" DIAM

REPLACEMENT TREES = 12" DIAM

SHRUBS TO BE PLANTED
- (73) SHRUBS AT AVG 1" EA. 73" DIAM

PLANTING SCHEDULE

QTY	CODE	TYPE	SIZE	REMARKS
14	SL	SCHIP LAUREL, PRUNUS LAUROCERASUS	2 GAL MIN	SEE PLAN FOR LOCATION
12	RB	ROUND BOXWOOD , BUXUS MICROPHYLLA 'GREEN BEAUTY	2 GAL MIN	SEE PLAN FOR LOCATION
11	VMG	VARIEGATED MAIDEN GRASS, MISCANTHUS SINENSIS VARIEGATUS	1 GAL MIN	SEE PLAN FOR LOCATION
12	AEA	AUTUMN EMBERS AZALEA	2 GAL MIN	SEE PLAN FOR LOCATION
12	RWH	RED WINTERBERRY HOLLY, ILEX VERTICILLATA	2 GAL MIN	SEE PLAN FOR LOCATION
2	LH	LACE HYDRANGEA	2 GAL MIN	SEE PLAN FOR LOCATION
3	ESH	ENDLESS SUMMER HYDRANGEA	2 GAL MIN	SEE PLAN FOR LOCATION
18	JU	JUNIPER	2 GAL MIN	SEE PLAN FOR LOCATION
2	FD	FLOWERING DOGWOOD	6 FT MIN	SEE PLAN FOR LOCATION
1	VJM	VARIEGATED JAPANESE MAPLE	6 FT MIN	SEE PLAN FOR LOCATION

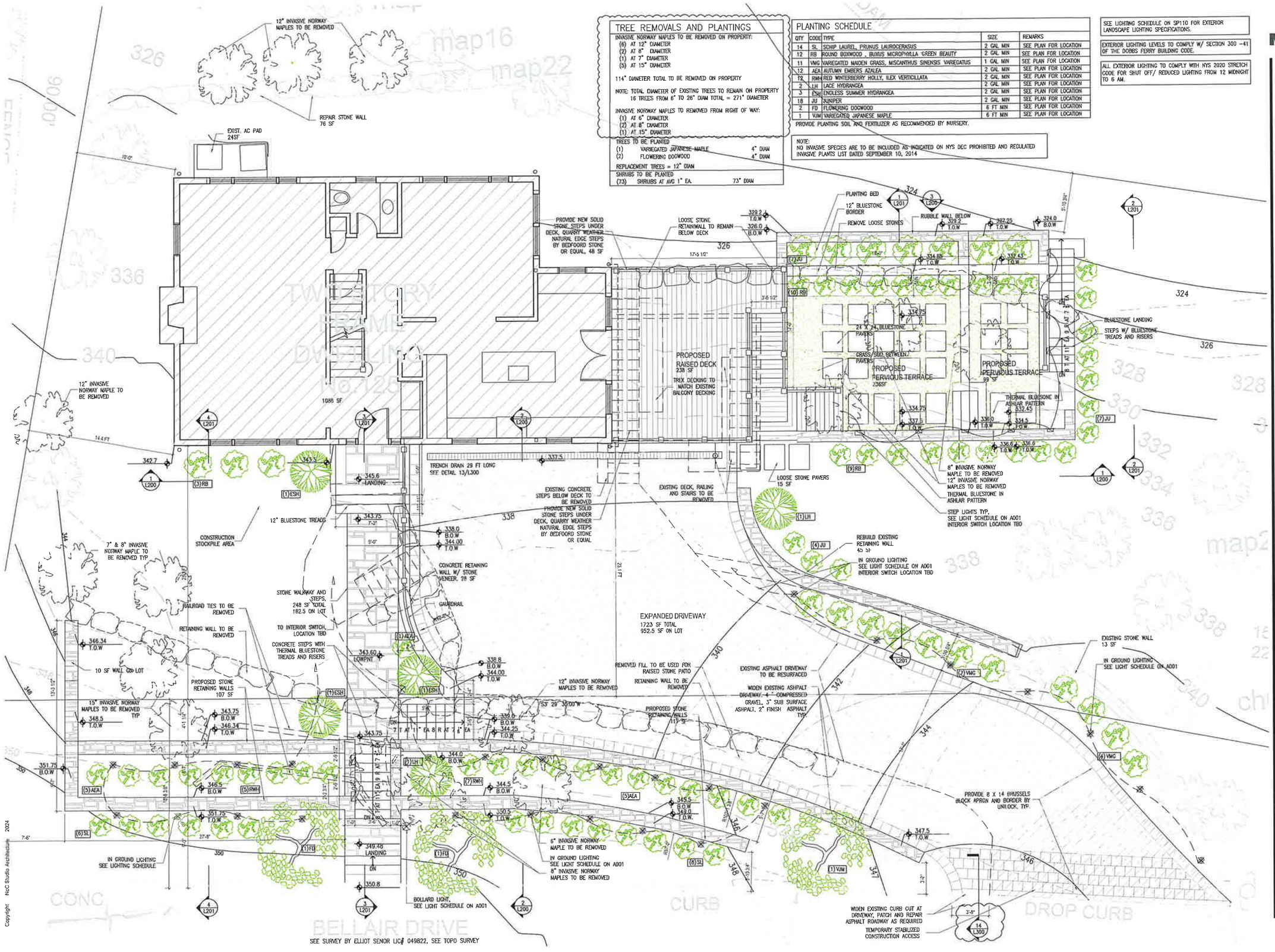
PROVIDE PLANTING SOIL AND FERTILIZER AS RECOMMENDED BY NURSERY.

NOTE:
NO INVASIVE SPECIES ARE TO BE INCLUDED AS INDICATED ON NYS DEC PROHIBITED AND REGULATED INVASIVE PLANTS LIST DATED SEPTEMBER 10, 2014

SEE LIGHTING SCHEDULE ON SP110 FOR EXTERIOR LANDSCAPE LIGHTING SPECIFICATIONS.

EXTERIOR LIGHTING LEVELS TO COMPLY W/ SECTION 300 -41 OF THE DOBBS FERRY BUILDING CODE.

ALL EXTERIOR LIGHTING TO COMPLY WITH NYS 2020 STRETCH CODE FOR SHUT OFF/ REDUCED LIGHTING FROM 12 MIDNIGHT TO 6 AM.



NcC Studio
NIALL CAIN/ARCHITECT
5 Arilda Avenue
Dobbs Ferry NY 10522
914.478.3448
www.nccstudio.com

REGISTERED ARCHITECT NIALL CHRISTOPHER CAIN 020240 STATE OF NEW YORK

Golub Alteration
125 Bellair Drive
Dobbs Ferry, NY

LANDSCAPE DRAWINGS
PHASE II

CONSTRUCTION DRAWINGS

date:
JANUARY 11, 2024
BOT REVIEW
FEBRUARY 21, 2024
ENGINEER REVIEW REV

MARCH 15, 2024 REV
APRIL 29, 2024
TREE REMOVAL REV

drawn by:

scale:
1/4" = 1'-0"

title:
LANDSCAPE PLAN

number:
L100

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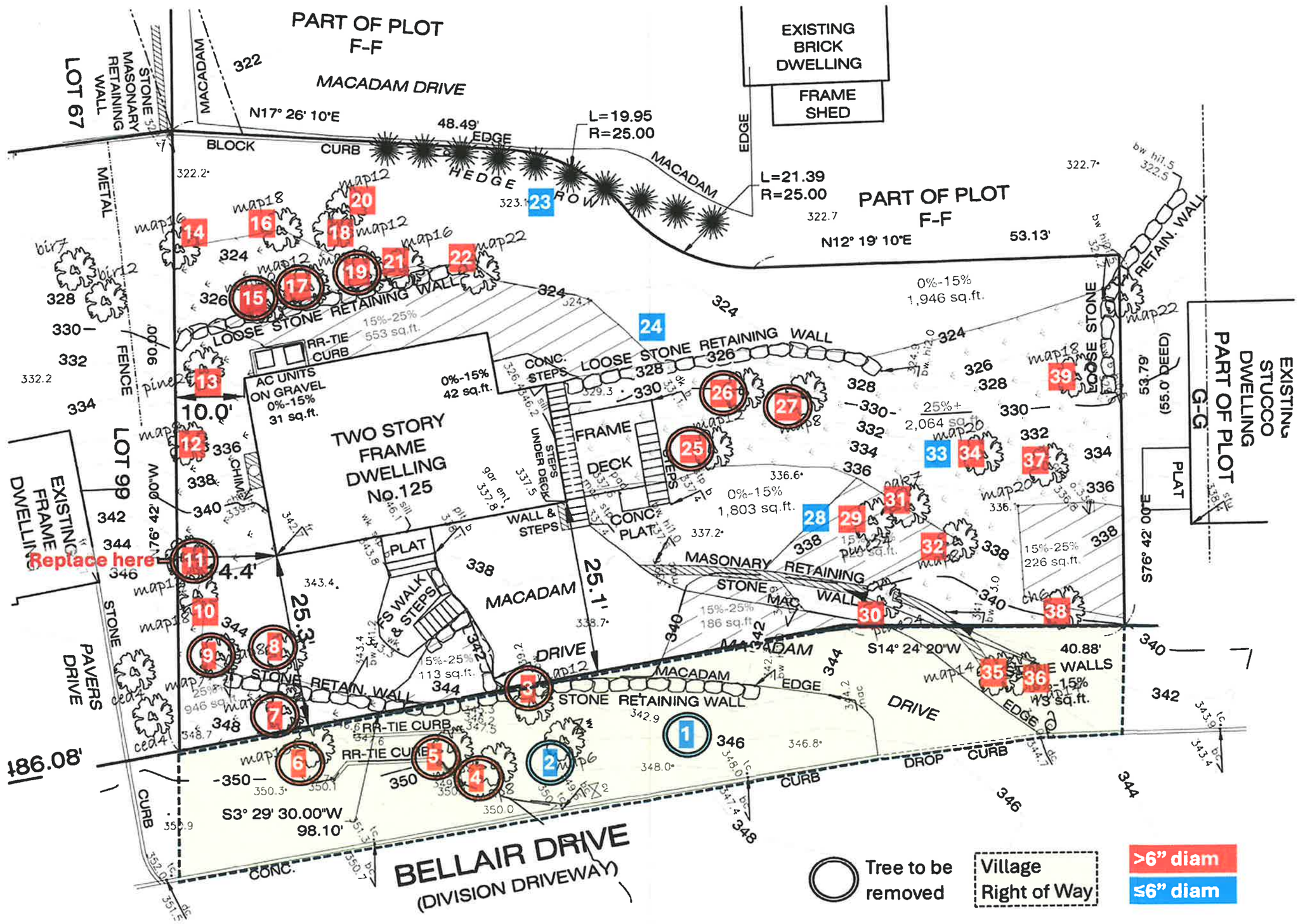
PART OF PLOT F-F
MACADAM DRIVE
EXISTING BRICK DWELLING
FRAME SHED
LOT 67
STONE MASONARY RETAINING WALL
METAL FENCE
MACADAM
N17° 26' 10"E
48.49'
EDGE
BLOCK CURB
HEDGE ROW
L=19.95
R=25.00
L=21.39
R=25.00
N12° 19' 10"E
53.13'
0%-15%
1,946 sq.ft.
LOOSE STONE RETAINING WALL
RR-TIE CURB
15%-25%
553 sq.ft.
AC UNITS ON GRAVEL
0%-15%
31 sq.ft.
0%-15%
42 sq.ft.
CONC. STEPS
TWO STORY FRAME DWELLING No.125
FRAME DECK
STEPS UNDER DECK
WALL & STEPS
CONC PLAT
25%+
2,064 sq.ft.
0%-15%
1,803 sq.ft.
15%-25%
226 sq.ft.
MASONARY STONE RETAINING WALL
15%-25%
186 sq.ft.
15%-25%
113 sq.ft.
STONE RETAIN. WALL
DRIVE
S14° 24' 20"W
40.88'
LOOSE STONE WALLS
0%-15%
113 sq.ft.
EXISTING STUCCO DWELLING
PART OF PLOT G-G
PLAT
53.79'
(55.0' DEED)
S76° 42' 00"E
LOT 99
EXISTING FRAME DWELLING
Replace here
PAVERS DRIVE
186.08'
S3° 29' 30.00"W
98.10'
BELLAIR DRIVE
(DIVISION DRIVEWAY)
DROP CURB
CURB
CONC.
Tree to be removed
Village Right of Way
>6" diam
≤6" diam