



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

JUL 20 2022

VILLAGE OF DOBBS FERRY
BUILDING DEPARTMENT

Permit Application

Application Number AT2022-0069

Date 07/12/2022

Job Location 24 ELDREDGE PL Lot # 3.120-108-7

Owner: RICHARDBERRY
24 ELDREDGE PL
DOBBS FERRY, NY 12550
917-886-5940

Applicant: Michael Lewis
145 Palisade Street, Suite 307
Dobbs Ferry, NY 10522
914 231 7700 info@mlarchitect.com

Application Type: Tree Removal Estimated Cost of Construction: \$ 5,000. ±

Description of Work: Removal of 4 trees. One tree is 12" off the street, and heavily de-limbed to avoid utility wires it is under. The other 3 trees are being removed to accommodate the proposed addition and retaining wall

Form Questions:

Application Parcel Owner Contact:

Parcel Owner Email	leonash@mac.com
Parcel Owner Phone	9178865940

Job Location: 24 ELDREDGE PL

Parcel Id: 3.120-108-7

AFFIDAVIT OF APPLICANT

I Michael Lewis being duly sworn, depose and says: That s/he does business as: MLA PC
with offices at: 145 Palisade Street, Suite 307 Dobbs Ferry, NY 10522 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.

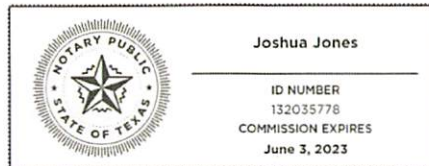
Texas, Harris County

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.

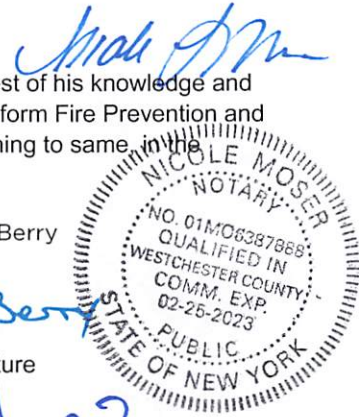
Sworn and subscribed

Sworn to before me this 18th day of July of 22 by: Richard Berry

Notary Public / Commission of Deeds



Applicant's Signature



PROPERTY OWNER'S AUTHORIZATION

Notarized online using audio-video communication

I Richard Berry as the owner of the subject premises and have authorized the contractor named above to perform the work under the subject application.

Texas, Harris County

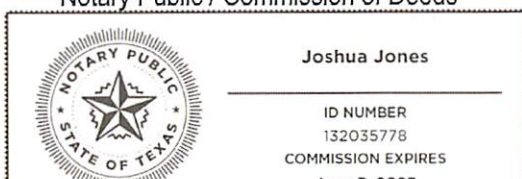
Owner phone number 917 886 5940. Owner email address leonash@mac.com

Richard Berry 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 and subscribed

Sworn to before me this 18th day of July of 2022 By: Richard Berry

Notary Public / Commission of Deeds



PROPERTY OWNER's SIGNATURE

Notarized online using audio-video communication



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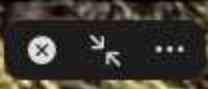


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LOT AND ZONING INFORMATION				
24 ELDREDGE PLACE DOBBS FERRY, NY 10522				
Section: 3.120		Block - 108	Lot: 1	
ZONING DISTRICT: OF-4				
GENERAL LOT DIMENSIONS				
	REQUIRED/ALLOWED	EXISTING	PROPOSED	COMPLIANT
LOT AREA	10,000 SF	14,550 SF	NO CHANGE	YES
LOT WIDTH	100'0"	145'6"	NO CHANGE	YES
LOT DEPTH	100'0"	100'4"	NO CHANGE	YES
YARD SETBACKS (PRINCIPAL STRUCTURE)				
	REQUIRED/ALLOWED	EXISTING	PROPOSED	COMPLIANT
FRONT	25'0"	29'0"	25'3"	YES
REAR	25'0"	30'11"	30'11"	YES
SIDE ONE	12'0"	56'5"	30'10"	YES
TOTAL OF TWO SIDES	30'0"	95'6"	69'5"	YES
BUILDING HEIGHT				
	REQUIRED/ALLOWED	EXISTING	PROPOSED	COMPLIANT
STORIES (ABOVE GRADE PLANE)	2 1/2	1	1	YES
FEET (ABOVE GRADE PLANE)	30'0"	19'4"	NO CHANGE	YES
EAVE	28'0"	18'7"	NO CHANGE	YES
LOT COVERAGE				
	REQUIRED/ALLOWED	EXISTING	PROPOSED	COMPLIANT
LOT AREA	10,000 SF	14,550 SF	NO CHANGE	NO CHANGE
BUILDING COVERAGE	MAX 22 % of 14,550 SF = 3,201 SF B-3 Sliding Scale x .75 = 2,401 SF	1,407 SF	1,893 SF	YES
COVERAGE, IMPERVIOUS SURFACES (Building + Site Items)	MAX 40% of 14,550 SF = 5,820 SF B-3 Sliding Scale x .75 = 4,365 SF	1,457SF 2,864 SF	1,881 SF 3,764 SF	YES YES
OCCUPANCY AND USE				
	REQUIRED/ALLOWED	EXISTING	PROPOSED	COMPLIANT
CURRENT USE	SINGLE FAMILY	SINGLE FAMILY	NO CHANGE	NO CHANGE
BASMENT FLOOR AREA		1,407 SF	1,407 SF	YES
1ST FLOOR AREA		1,407 SF	1,893 SF	YES
FLOOR AREA TOTALS		2,814 SF	3,300 SF	YES

DOBBS FERRY MULTI-FAMILY PARKING REQUIREMENT		EXISTING	PROPOSED	
		2 SPOTS	DRIVEWAY SPOTS	2
			PROPOSED PARKING	2
			TOTAL SPOTS	4

1. ALL WORK TO CONFORM TO THE SATISFACTION OF THE BUILDING INSPECTOR
2. PROVIDE RETAINING WALLS ON ALL SLOPES EXCEEDING (1) FOOT VERTICAL ON (1) 1/2 FEET HORIZONTAL.
3. THE VILLAGE SHALL FURNISH 4" PERFORATED CM ENCASED IN STONE WHEREVER DIRECTED BY THE BUILDING INSPECTOR.
4. SWALES TO BE INSTALLED AS DIRECTED BY THE BUILDING INSPECTOR.
5. ALL GRADING TO BE PERFORMED TO CREATE POSITIVE DRAINAGE.
6. ALL DRIVEWAYS SLOPING DOWN TO GARAGES SHALL HAVE A DRAIN INLET WITH A PIPE EXTENDING BEYOND THE REAR OF THE DRIVEWAY.
7. ALL DRIVEWAYS SLOPING DOWN SHALL RISE 6" THE FIRST 5' AND THEN SLOPE DOWN.
8. "AS-BUILT" DRAWINGS OF THE SITE IMPROVEMENTS SHALL BE SUBMITTED TO THE VILLAGE ENGINEER FOR REVIEW PRIOR TO OBTAINING CERTIFICATE OF OCCUPANCY.
9. OWNER OR CONTRACTOR SHALL NOTIFY BUILDING INSPECTOR PRIOR TO CHANGES OR MODIFICATIONS TO THE APPROVED PLANS.
10. ROCK REMOVAL BY BLASTING SHALL BE IN ACCORDANCE WITH CHAPTER 125 OF THE VILLAGE CODE.
11. FILL MATERIAL IMPORTED TO THE SITE SHALL BE CERTIFIED IN WRITING BY A NY LICENSED PROFESSIONAL ENGINEER AS CLEAN, NON-CONTAMINATED FILL SUITABLE FOR THE INTENDED USE.
12. BEFORE THE SITE PLAN IS SIGNED BY THE CHAIRMAN OF THE PLANNING BOARD, THE APPLICANT SHALL BE REQUIRED TO POST A PERFORMANCE BOND OF THE TYPE OF ACCEPTABLE MONETARY WARRANTY WHICH SHALL BE IN AN AMOUNT DETERMINED BY THE PLANNING BOARD AND VILLAGE ENGINEER AND IN A FORM SATISFACTORY TO THE VILLAGE AUTHORITY.

1. INSTALL SILT FENCE & OTHER PROTECTIVE MEASURES AS REQUIRED AT LIMITS OF CONSTRUCTION.
2. AREAS OF PROPOSED STORMWATER MANAGEMENT SYSTEM SHALL BE PROTECTED FROM OVER-CONSTRUCTION DURING CONSTRUCTION. AREAS SHALL BE FENCED OFF DURING CONSTRUCTION OR THE AREA SHOULD BE DE-COMPACTED PRIOR TO INSTALLATION OF THE INFILTRATION UNITS.
3. EXCAVATE FOR FOOTINGS AND SWRS, PREPARE GRADE FOR SLAB.
4. INSTALL SWRS, REINFORCING & FORMWORK FOR FOOTINGS.
5. INSTALL C.I.P. CONCRETE FOOTINGS.
6. CONSTRUCT PROPOSED PORTE-COCHERE, GARAGE, AND BUILDING ADDITIONS.
7. COMPLETE ALL FINISHES, DOORS, WINDOWS, FIXTURES, HARDWARE & EQMT.
8. PROPOSED GUTTER LEADERS SHALL BE CONNECTED TO SWRS.

NOTE: THE SYSTEM MUST NOT BE CONNECTED UNTIL CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.

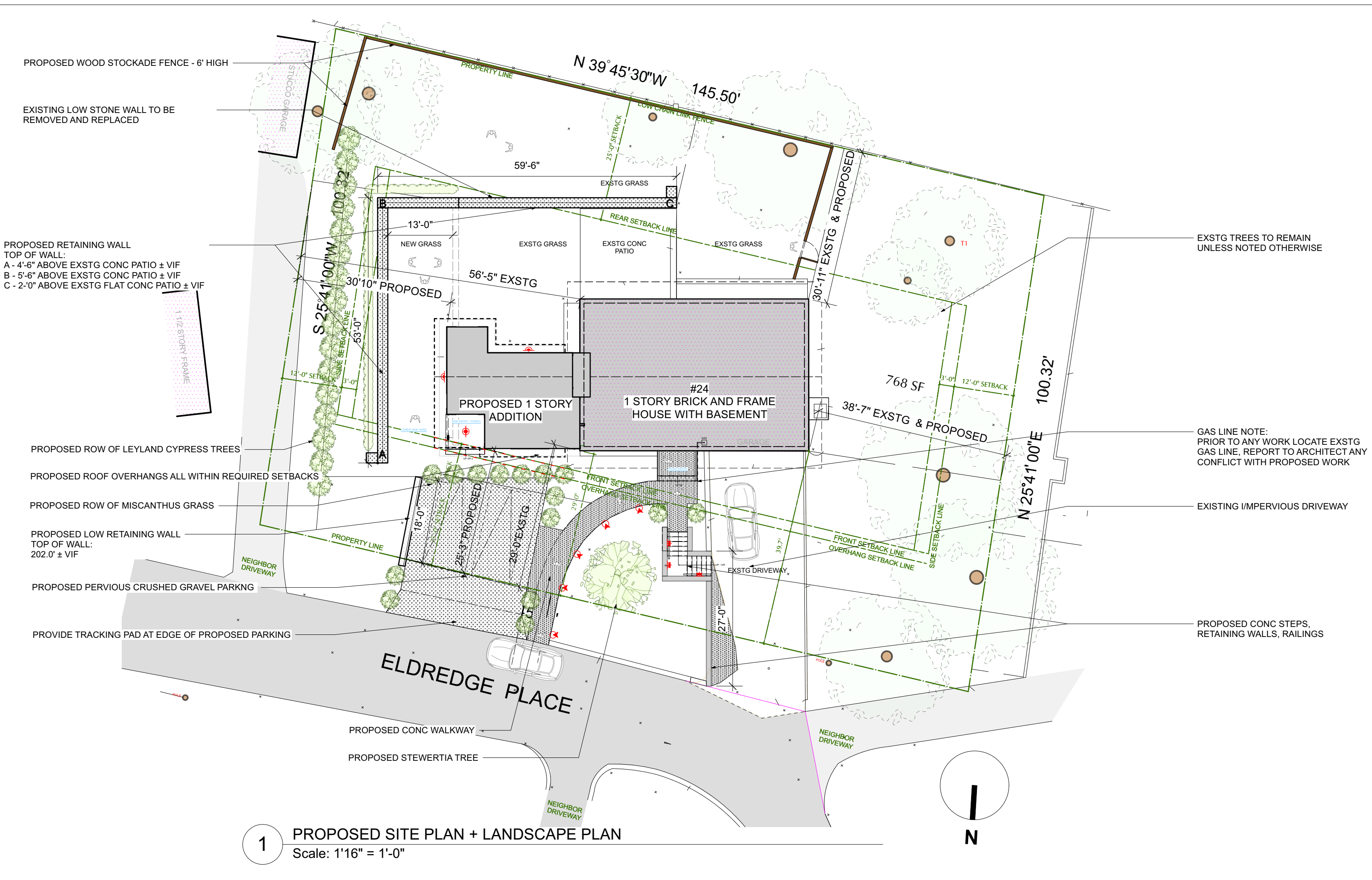
1. SURVEY INFORMATION TAKEN FROM SURVEY DATED 2/17/21, BY CONSTRUCTION LAND SURVEYING.
2. THE BUILDING INSPECTOR OR VILLAGE ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF DEEMED APPROPRIATE TO MITIGATE UNFORESEEN SILTATION AND EROSION OF DISTURBED SOILS.

1. CONTRACTOR TO VERIFY LOCATION OF PUBLIC UTILITIES AND PROVIDE PROTECTION IF /AS REQ'D.
2. CONTRACTOR TO COORDINATE SHUT OFF AND/OR DISCONNECTION OF UTILITIES IF /AS REQUIRED.
3. NO EXTG UTILITIES TO BE IMPACTED. NO EXTG UTILITIES RUN THROUGH AREA OF NEW WORK.
4. A CODE 53 WILL BE CALLED IN PRIOR TO CONSTRUCTION FOR SURVEY OF EXTG UNDERGROUND UTILITIES.

1. ALL LANDSCAPING OUTSIDE OF WORK AREA IS EXISTING TO REMAIN. ALL PLANTINGS INDICATED ON SITE PLAN ARE EXISTING TO REMAIN UNLESS NOTED.
2. REMOVE TOPSOIL AT DISTURBED WORK AREA AND STORE ON SITE. REPLACE REFURBISH TOPSOIL AT COMPLETION AND RE-SEED LAWN AS NEEDED.
3. NO TREES ARE PROPOSED TO BE REMOVED UNDER THIS APPLICATION EXCEPT AS INDICATED. EXCAVATE BY HAND WHERE REQUIRED TO PROTECT ROOT SYSTEMS OF EXISTING TREES.
4. UNLESS OTHERWISE DIRECTED, REMOVE EXISTING PLANTINGS AND SHRUBS BY HAND AND PROPERLY STORE ON SITE FOR REPLANTING UNDER SEPARATE APPLICATION

1. PREPARATION OF STORMWATER MANAGEMENT PLAN, EROSION CONTROL, LOCATION OF CONSTRUCTION LIMITS, SILT FENCE, SOIL STOCKPILE, ANTI-TRACKING PAD, AND OTHER SITE PROTECTION DETAILS CURRENTLY UNDERWAY TO BE SUBMITTED AS PART OF PUBLIC HEARING PLANNING BOARD DRAWING SET AND SUBMITTAL.
2. ALL EXISTING TREES AND LANDSCAPING TO REMAIN UNLESS OTHERWISE NOTED.

1. This design is in compliance with requirements of 2020 Residential Code of New York State and the 2020 Energy Conservation Code of New York State.
2. Contractor shall perform all work in accordance with applicable codes as listed in the 2020 NYS Code Books.
3. In the case of multiple codes applying to any area or component of the building, the stricter code shall apply.



FILE NAME:		DRAWING NUMBER <h1>A-001.0</h1>
DRAWN BY:	PG	
SCALE:	1" = 16'-0"	
DATE:	6/15/22	
PROJECT ID:		2125C