

Plan Submittal Form

Address: 49 Cricket Lane, Dobbs Ferry, NY 10522

Application #: _____

Project: Fence Installation

Name: Nick Willoughby & Quality Fence of Peekskill, Inc

Email: sales@qualitybestfence.com & nickwilloughby@gmail.com

Phone: 914-737-8700 & 614-378-1490

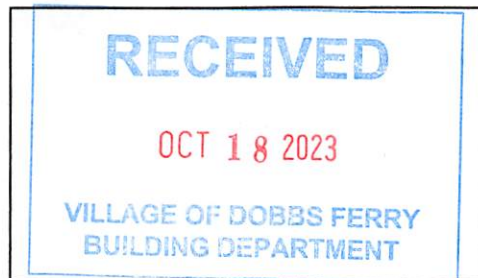
Plans attached are being submitted for (check appropriate box):

- ☐ Building permit application - 1 PDF copy & 2 paper copies ¼ scale
- ☐ Amendment to an application or permit - 2 sealed copies
- ☐ Final As Built to close permit - 1 sealed copy
- ☐ Final survey to close permit - 1 sealed copy

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
- ☐ ZBA - 1 PDF copy + 4 paper copies ¼ scale
- ☐ AHRB – 1 PDF copy + 4 paper copies ¼ scale

Received Stamp:



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OCT 18 2023

VILLAGE OF DOBBS FERRY
BUILDING DEPARTMENT

APPLICATION TO ZONING BOARD OF APPEALS
VILLAGE OF DOBBS FERRY

Note: Four copies of the application must be filed with the Clerk of the Board, no later than 2:00 p.m., fifteen (15) business days prior to the date of the meeting.

Date Filed: _____

Applicant's Name: Nick Willoughby Telephone: 614-378-1490

Property Location: 49 Cricket Lane Dobbs Ferry, NY 10522

Sheet: 3.60 Block: 20 Lots/Parcel: 13

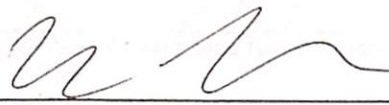
The undersigned applicant requests a hearing before the Zoning Board of Appeals based on the following: (check one)

☒ Appeals decision of Building Inspector _____ ☐ Special Permit

Every application or appeal must be accompanied by an accurate plot plan to scale showing location of all existing structures, and also drawings showing the exact location, dimensions, and the nature of all proposed structures. These requirements will ordinarily be best met with surveys and architect's drawings. The Board may require that surveys and/or drawings be prepared and signed by duly accredited surveyors, engineers, or architects. Applicant is required to show proof of title to or legal interest in the premises, by deed or contract of sale, or other document. This application or appeal is made pursuant to the authorization contained in the Building Zoning Ordinance:


Article: _____ Section: _____ Subdivisions: _____

The basis of the relief sought by the undersigned pursuant to the provisions of the Building Zoning Ordinance is as follows: (Set forth briefly all pertinent facts and use additional sheets if necessary).


Applicant

STATE OF NEW YORK
COUNTY OF WESTCHESTER) ss:

On this 16th day of October, 20 23 before me personally came Nick Willoughby who came duly sworn deposes and says that he/she read the foregoing application and knows the content thereof and that the same is true to his/her own knowledge.


Notary Public

CRYSTAL L. CONRAD
Notary Public, State of New York
No. 01C04970818
Qualified in Putnam County 2526
Commission Expires August 20, 2026

Short Environmental Assessment Form

Part 1 - Project Information

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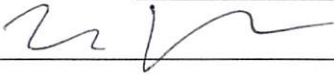
Instructions for Completing

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			
Fence Construction			
Name of Action or Project: Fence Construction			
Project Location (describe, and attach a location map): 49 Cricket Lane Dobbs Ferry, NY 10522 S/B/L 3.60-20-13			
Brief Description of Proposed Action: Bst & Rail Fence w/ wire mesh 2"x4" BLK to be installed at 4' High & 6' High throughout yard			
Name of Applicant or Sponsor: Nick Willoughby		Telephone: 614-378-1490	
		E-Mail: nickwilloughby@gmail.com	
Address: 49 Cricket Lane			
City/PO: Dobbs Ferry		State: NY	Zip Code: 10522
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.			NO <input type="checkbox"/> YES <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:			NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		1.53 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 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 checked="" type="checkbox"/> Other(Specify): golf course next to lot <input type="checkbox"/> Parkland			

		NO	YES	N/A
5. Is the proposed action,				
a. A permitted use under the zoning regulations?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?		<input type="checkbox"/>	<input 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 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input 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: <i>N/A</i>		<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?		NO	YES	
If No, describe method for providing wastewater treatment: _____		<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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: <i>Fence will be installed against a pond at 2 points. Pond is in the property</i>				

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 type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____	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"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Nick Willoughby</u> Date: <u>10/16/23</u>		
Signature: <u></u> Title: <u>Owner</u>		

614-378-1490

nickwilloughby@gmail.com



VILLAGE OF DOBBS FERRY
Building Department
112 Main Street
Dobbs Ferry, New York 10522
TEL: (914) 231-8505 • Droemer@dobbsferry.com •



09-27-23

Willoughby Residence
49 Cricket Ln.
Dobbs Ferry, NY 10522

Re: 49 Cricket Ln.

S/B/L 3.60-20-13

Dear Mr. & Ms. Willoughby

Pursuant to a review of the submitted proposed plans to construct a fence, the following determination was made.

The property is located in the OF-2 Zone. Requiring a variance.

1. As per section 300-42 Fences & Walls B. (2) Residential districts. In the residential districts, fences and walls should not exceed a height of four feet in front yards and six feet in side and rear yards. Any fence installed in a front yard shall be no greater than sixty-percent opacity. (That is, it shall obscure no more than 60% of the view into the land).

You have proposed a fence that is 6' (feet) in the front yard, thus requiring a variance of 2' (feet).

For these reasons your proposal, as submitted, is denied pending zoning board review. If you have any questions, please contact the Building Department at (914) 231-8511.

Respectfully,

Dan Roemer
Building Inspector

Any alteration or addition to this survey is a violation of SECTION 7209 of the NEW YORK STATE EDUCATION LAW, except as per SUBDIVISION 2. All certifications hereon are valid for this map and copies thereof only if said map or copies bear the inked or impressed seal of the surveyor whose original signature appears hereon.

WETLANDS ARE SHOWN AS HAVE BEEN DETERMINED BY ECOLOGICAL SOLUTIONS, LLC



EDWARD T. GANNON, P.L.S.
CHERRY HILL ROAD ~ BLOOMING GROVE, NY 10914
egannonsurveying@yahoo.com

VILLAGE OF DOBBS FERRY
BUILDING DEPARTMENT

REV:8/22/2023



Quality Fence
of Peekskill Inc.

1223 Lincoln Terrace Peekskill, NY 10566 | Tel: 914-737-8700

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VILLAGE OF DOBBS FERRY
BUILDING DEPARTMENT

To whom it may concern,

The intent and desire of the denied building application at 49 Cricket Ln Dobbs Ferry NY for the installation of a mix of 4' and 6' High Post & Rail Fence. The 6' runs of the fence is generally going to be installed in non visible areas and will be non private and very see through.

The property at 49 Cricket Ln is shaped in a very irregular manner along with the positioning of the home makes +/-90% of the property the front yard based off local definitions. We are looking for a variance and an exception due to this irregularity and due to the non visible very private property.

The installation of this fence will not block any view to others and matches very closely what the neighbor has currently installed along the south western portion of the property. To be exact the 162.83' run that isn't marked on the attached survey is where this existing fence is located.

Best Regards,
Tim Krasniqi
Vice President
