

**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., twenty-one (21) days prior to the date of the meeting.

Date Filed: 10/27/22

Applicant's Name: 86 Maple LLC Telephone: 914-557-3293

Property Location: 86 Maple / Devoe Street.

Sheet: 3,90 Block: 51 Lots/Parcel: 2

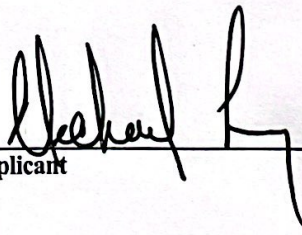
The undersigned applicant requests a hearing before the Zoning Board of Appeals based on the following: (check one)

X 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:

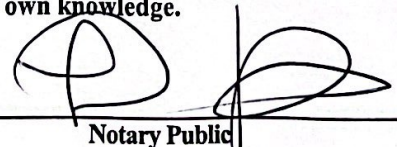
Article: \_\_\_\_\_ Section: \_\_\_\_\_ Subdivisions: X

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 24 day of October 2022 before me personally came Michael Long, 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

LESLIE H. JONES  
Notary Public, State of New York  
No. 02JO5033077  
Qualified in Westchester County  
Commission Expires September 12, 2026





## COMMUNITY DESIGNS ENGINEERING D.P.C.

CDESIGNSENGINEERING@GMAIL.COM

439 White Plains Rd.  
Eastchester, NY 10709

Phone: 914-346-5616  
Fax: 914-352-0114

October 26th, 2022

To: Zoning Board of Appeals- Village of Dobbs Ferry

Re: Seeking approval for an area variance

Address: 86 Maple St, NY 10522

**Section: 3.90 Block: 51 Lot: 2 Zone: MDR1**

This memorandum is submitted in support of the applicant Micheal Lang, for the requisite of multiple area variance approvals noted in the attached denial letter. Located in the mixed density residential 1 district, the proposed site extends through Maple street and Devoe street with a lot frontage on both streets. The existing dwelling facing Maple street will remain with no proposed modifications or changes. The proposed newly created building envelope will have a lot frontage of 50.12 feet facing Devoe street and a proposed new two-family dwelling situated on a total lot area of 3,902 s.f. The existing dwelling at 86 Maple street will have a new lot area of 3,932 s.f.

The proposed action will not create an undesirable change in the neighborhood or be of any detriment to nearby properties. The proposed scale and setbacks of the new dwelling along with the property size will be consistent with neighboring dwellings and Lots. The overall proposed building aesthetic and materials will also be consistent with other residential homes in the neighborhood. The proposed project site is also adjacent to a full corner lot consisting of a single dwelling, with ample open space to help create a visual impact of increased property scale and setbacks.

The applicant is requesting the consideration of the area-variances to economically create the space and scale desired for a functional 2-family dwelling.

Please feel free to contact the undersigned, should you have any questions or concerns about the application prior to the meeting.

Sincerely,

ADAMO MAIORANO  
B. ARCH, ASSOC. AIA



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

09-26-22

Michael Lang  
86 Maple St.  
Dobbs Ferry, NY 10522

Re: 86 Maple St.

S/B/L 3.90-51-2

Dear Mr. Lang,

Pursuant to a review of the submitted proposed plans to subdivide in to lots and construct one (1) new two (2) family dwelling to your property at 86 Maple St., thirteen (13) variances are required.

The property is located in the MDR-1 Zone. Thirteen variances are needed to proceed

- 1) The minimum lot area is 5,000 sq. feet you have proposed 3,932 sq. feet, thus requiring a variance of 1,068 sq. ft. on lot # 1.
- 2) The required lot depth is 100 feet you have proposed 78.65 feet, thus requiring a variance of 21.35 ft. on lot #1.
- 3) The required rear yard setback is 25 feet you have proposed 21' 8", thus requiring a variance for 3'4" on lot #1.
- 4) The maximum building coverage is 27% you have proposed 35.9% thus requiring a variance for 8.9% on lot#1
- 5) The maximum impervious coverage is 54% you have proposed 65.1% thus requiring a variance of 11.1% on lot #1.
- 6) The required lot area per dwelling unit 2,500 sq. ft. you have proposed 1,966 sq. ft., thus requiring a variance for 534 sq. ft. on lot #1
- 7) The minimum lot area is 5,000 sq. ft. you have proposed 3,902 sq. ft., thus requiring a variance of 1,098 sq. ft. on lot #2.
- 8) The required lot depth is 100 feet you have proposed 77.45 ft., thus requiring a variance of 22.55 ft. on lot #2.
- 9) The required rear yard setback is 25 feet you have proposed 14.83 ft., thus requiring a variance of 10.17 ft. on lot #2.

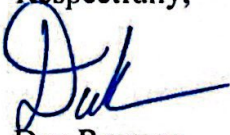


- 10) The required side yard setback is 10 feet you have proposed 7 ft., thus requiring a variance of 3 ft. on lot #2.
- 11) The required combined side yard setback is 20 feet you have proposed 15 ft., thus requiring a variance of 5 ft. on lot #2.
- 12) The maximum lot coverage by building is 27% you have proposed 40.3%, thus requiring a variance of 13.3% lot coverage by building on lot #2.
- 13) The minimum lot area is 2,500 square feet you have proposed 1,952 sq. ft., thus requiring a variance of 548 sq. ft. on lot #2.

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) 231-8513.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Dan', with a stylized flourish extending to the right.

Dan Roemer  
Land Use Officer

# 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.

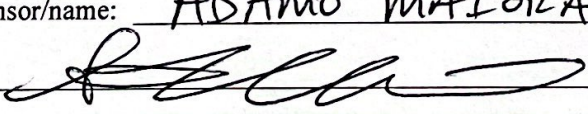
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>									
Name of Action or Project: <div style="font-size: 1.2em; font-family: cursive;">86 MAPLE STREET</div>									
Project Location (describe, and attach a location map): <div style="font-size: 1.2em; font-family: cursive;">86 MAPLE STREET DOBBS FERRY, NY 10522</div>									
Brief Description of Proposed Action: <div style="font-size: 1.2em; font-family: cursive;">PROPOSED 2-LOT SUBDIVISION AND NEW 2-FAMILY DWELLING</div>									
Name of Applicant or Sponsor: <div style="font-size: 1.2em; font-family: cursive;">MICHAEL LANG</div>		Telephone: <div style="font-size: 1.2em; font-family: cursive;">(914)557-3293</div> E-Mail: <div style="font-size: 1.2em; font-family: cursive;">MLANGJR@GMAIL.COM</div>							
Address: <div style="font-size: 1.2em; font-family: cursive;">439 WHITE PLAINS RD</div>									
City/PO: <div style="font-size: 1.2em; font-family: cursive;">EASTCHESTER NY</div>		State: <div style="font-size: 1.2em; font-family: cursive;">NY</div>	Zip Code: <div style="font-size: 1.2em; font-family: cursive;">10709</div>						
1. <u>Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?</u>			<table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
NO	YES								
<input checked="" type="checkbox"/>	<input type="checkbox"/>								
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. <u>Does the proposed action require a permit, approval or funding from any other government Agency?</u>			<table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
NO	YES								
<input checked="" type="checkbox"/>	<input type="checkbox"/>								
If Yes, list agency(s) name and permit or approval:									
<table style="width: 100%;"> <tr> <td style="width: 60%;">3. a. <u>Total acreage of the site of the proposed action?</u></td> <td style="width: 40%; text-align: right;"><div style="font-size: 1.2em; font-family: cursive;">0.17</div> acres</td> </tr> <tr> <td>b. <u>Total acreage to be physically disturbed?</u></td> <td style="text-align: right;"><div style="font-size: 1.2em; font-family: cursive;">0.08</div> acres</td> </tr> <tr> <td>c. <u>Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?</u></td> <td style="text-align: right;"><div style="font-size: 1.2em; font-family: cursive;">0.17</div> acres</td> </tr> </table>				3. a. <u>Total acreage of the site of the proposed action?</u>	<div style="font-size: 1.2em; font-family: cursive;">0.17</div> acres	b. <u>Total acreage to be physically disturbed?</u>	<div style="font-size: 1.2em; font-family: cursive;">0.08</div> acres	c. <u>Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?</u>	<div style="font-size: 1.2em; font-family: cursive;">0.17</div> acres
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c. <u>Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?</u>	<div style="font-size: 1.2em; font-family: cursive;">0.17</div> acres								
4. <u>Check all land uses that occur on, are adjoining or near the proposed action:</u> <div style="display: flex; flex-wrap: wrap; padding: 5px;"> <div style="width: 25%;"><input type="checkbox"/> Urban</div> <div style="width: 25%;"><input type="checkbox"/> Rural (non-agriculture)</div> <div style="width: 25%;"><input type="checkbox"/> Industrial</div> <div style="width: 25%;"><input type="checkbox"/> Commercial</div> <div style="width: 25%;"><input checked="" type="checkbox"/> Residential (suburban)</div> <div style="width: 25%;"><input type="checkbox"/> Forest</div> <div style="width: 25%;"><input type="checkbox"/> Agriculture</div> <div style="width: 25%;"><input type="checkbox"/> Aquatic</div> <div style="width: 25%;"><input type="checkbox"/> Other(Specify):</div> <div style="width: 25%;"><input type="checkbox"/> Parkland</div> </div>									



5. Is the proposed action,		NO	YES	N/A
a. <u>A permitted use under the zoning regulations?</u>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. <u>Consistent with the adopted comprehensive plan?</u>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. <u>Is the proposed action consistent with the predominant character of the existing built or natural landscape?</u>		NO	YES	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. <u>Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</u>		NO	YES	
If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. <u>Will the proposed action result in a substantial increase in traffic above present levels?</u>		NO	YES	
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 type="checkbox"/>	<input type="checkbox"/>	
9. <u>Does the proposed action meet or exceed the state energy code requirements?</u>		NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. <u>Will the proposed action connect to an existing public/private water supply?</u>		NO	YES	
If No, describe method for providing potable water: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. <u>Will the proposed action connect to existing wastewater utilities?</u>		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 type="checkbox"/>	<input type="checkbox"/>	
13. a. <u>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?</u>		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 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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input 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>ADAMO MAIORANO</u> Date: <u>10/25/22</u>		
Signature: <u></u> Title: <u>SPONSOR</u>		







(Note: In the event of joint tenancy, the singular will be construed as necessary)

The following documents must be submitted or the application will not be accepted:

- |    |   |          |
|----|---|----------|
| 1. | Copy of deed or contract of sale  | <u>✓</u> |
| 2. | Application completely filled out                                       | <u>✓</u> |
| 3. | Environmental Assessment form   | <u>✓</u> |
| 4. | Survey of property  | <u>✓</u> |
| 5. | Plans showing profiles of proposed alteration/addition                  | <u>✓</u> |
| 6. | Copy of denial from Building Inspector or Architectural Board of Review | <u>✓</u> |

**Note:** Certification of noticing to area property owners must be submitted to the Village Clerk's Office no later than 2:00 p.m. on the Friday preceding the meeting.