

DRAFT MINUTES – NOT TO BE USED AS AN OFFICIAL DOCUMENT

A regular meeting of the Zoning Board of Appeals was held on September 14, 2022. Present: Chairman Peter Hofmann, Bruce Gombos, Jon Maass, Jeremy Gutman, and 1st Alternate Joseph Capasso, Dan Roemer/Building Inspector and Ms. Valerie Monastra/Village Consulting Planner. Excused: Trustee Liaison Michael Patino and Paul Monte.

Chairman Hofmann called the meeting to order.

1. **0 North Mountain Drive** – Public Hearing for proposed plans to construct a new home at vacant lot

Mr. Paddy Steinschneider sent the following letter dated June 17, 2022 to Mr. Dan Roemer/Building Inspector:

GOTHAM

Padriac Steinschneider
Gotham Design & Community Development Ltd.
329 Broadway
Dobbs Ferry, New York 10522
(914) 693-5093 • Fax: (914) 693-5390
(914) 906-4802 cell • padriac329@gmail.com
June 17, 2022

Dan Roemer, Building Inspector
Dobbs Ferry Building Department
112 Main Street
Dobbs Ferry, New York 10522

Re: 0 North Mountain Drive

Dear Mr. Roemer:

The owner of 0 North Mountain Drive, also known as Tax Lot 3.10-1-3, would like to proceed with the development of this property, which was created by subdivision from 79 North Mountain Drive, as a single family building lot. The subject parcel has a site area of 23,337 square feet and is located in the OF-2 zoning district, which requires 20,000 square feet for a building lot. While the gross area of the subject parcel has more than the required building lot area, Dobbs Ferry requires a deduction for steep slopes and, with these deductions the parcel does not provide the required net area of 20,000 square feet.

An analysis of the slopes on the site has been prepared including computations for the area of the site that does not exceed 15% slopes, the area of the site that exceeds 15% but is less than a 25% slope, and the area of the site that has a 25% slope or greater. The analysis indicates that 3,184 square feet of the site, or 13.65%, does not exceed 15%; 9,819 square feet of the site, or 42.1%, is greater than 15%, but less than 25%; and 10,333 square feet, or 44.3% at 25% or greater.

To determine the net lot area, Section 300-34.A.(2) in the Village Code stipulates that 25% of the area exceeding 15% but less than 25% be deducted from the gross site area, and that 50% of the area with a slope of 25% or greater be deducted from the gross site area. This results in 2,909.5 square feet being deducted for the area between 15% and 25% and 5,186.6 square feet being deducted for the area 25% or greater. Subtracting these two numbers from the gross site area of 23,337 square feet results in a net site area of 15,240.9 square feet.

While we understand that a Site Plan Review will be required for this project and that the mitigating measures that will eliminate adverse environmental impacts from the development of this property with steep slopes will be the purview of the Planning Board, we anticipate that the process for obtaining approvals for the construction of a home on this property will need to start with a variance granted by the Zoning Board of Appeals.

The variance required for this project is to permit the development of a property which has a net area that is less than the 20,000 square feet that is required by the OF-2 zoning district within which the property is located.

We have reviewed all of the limits and restrictions imposed by the heights and limits for the placement of the building on the site and do not anticipate the need for any variances for height or setbacks.

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Letter to Dan Roemer, Building Inspector
Re: 0 North Mountain Drive
June 17, 2022
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The following documents have been submitted in support of this application:

- A. A survey of the subject property prepared by The Munson Company dated August 3, 2018. This survey identifies the property as Parcel A, as shown on a Map entitled "Subdivision Map prepared for Philip & Colleen Hempleman," filed December 20, 1989 as Count Clerk Map No.24033.
- B. Sheet A-1.1 "Slope Analysis" prepared by Gotham Design under the supervision of Laura Wakefield, R.A., and dated 6/15/2022.
- C. Sheet A-1.1 "Slope Analysis" prepared by Gotham Design under the supervision of Laura Wakefield, R.A., and dated 6/15/2022. This drawing matches Sheet A-1.1, but illustrates the slopes exceeding 15% but less than 25% in green and the slopes of 25% and greater in blue.
- D. Sheet A-1.2 "Steep Slope Analysis" prepared by Gotham Design under the supervision of Laura Wakefield, R.A., and dated 6/15/2022, illustrating the areas of the property that have a slope 35% and greater, as stipulated in Section 300-46.C.
- E. Sheet A-1.2 "Slope Analysis" prepared by Gotham Design under the supervision of Laura Wakefield, R.A., and dated 6/15/2022. This drawing matches Sheet A-1.2, but illustrates the slopes 35% and greater in red.
- F. An executed Short Form EAF for the application.
- G. An executed Coastal Assessment Form for the application.
- H. Zoning Board of Appeals Application for a Variance.

Section 300-46 Natural and Scenic Resource Protection in the Village Code stipulates a series of requirements and considerations that must be met when developing properties with steep slopes. The proposed development of this property will comply with these requirements, which will include avoiding the steeper sloped areas to the extent possible, providing an Erosion and Sedimentation Plan for the site, addressing the geotechnical stability of the sloped areas, implementing a Stormwater Management Plan that accommodates storm water runoff, preventing an increase in the rate of off-site drainage runoff, and an extensive replanting landscaping plan that stabilizes the site area.

Please let me know if you have any questions or if any additional information is required. A sign has been placed at the site that this matter will be presented to the AHRB and the mailed Notice was already done for the Planning Board and Zoning Board of Appeals.

Thank you for your time and attention.

Sincerely,

Paddy Steinschneider
Project Design Coordinator

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Application to the Zoning Board of Appeals is as follows:

**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: 6/17/2022

Applicant's Name: PADRIAL STEINSCHNEIDER Telephone: 914-693-5093

Property Location: 0 NORTH MOUNTAIN ROAD

Sheet: 3.10 Block: 1 Lots/Parcel: 3

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: 300 Subdivisions: 34.A.(2)

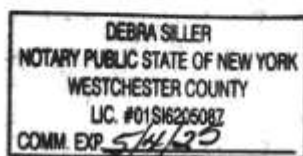
The basis of the relief sought by the undersigned pursuant to the provisions of the Building Zoning Ordinance is as follows: (Set forth briefly all pertinent facts and use additional sheets if necessary).

THE LOT WAS APPROVED FOR SUBDIVISION AS A BUILDING LOT AFTER THE STEEP SLOPES ORDINANCE WAS ADOPTED IN 1989. IT WAS APPROVED AS A BUILDING LOT EVEN THOUGH ITS 23,337 SQUARE FOOT LOT AREA IS REDUCED TO 15,240.9 SQUARE FEET, WHICH IS LESS THAN THE 20,000 REQUIRED.

Applicant

STATE OF NEW YORK
COUNTY OF WESTCHESTER) ss:

On this 17TH day of JUNE, 20 22 before me personally came PADRIAL STEINSCHNEIDER 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.



Debra Siller
Notary Public

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LWRP Consistency Review Coastal Assessment Form is as follows:



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: PADRIAC STEIN SCHLEIDER
Mailing address: 329 BROADWAY
DOBBS FERRY, NEW YORK 10522
Telephone number: 914-693-5093 / arch329@aol.com
Tax Lot#: 3.10-1-3 O NORTH MOUNTAIN DRIVE
Application number, if any: _____

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 Band 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) _____

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- c) Permit, approval, license, certification _____
d) Party or Agency undertaking action: _____

2. Describe nature and extent of action: _____

3. Location of action (Street or Site Description): _____

4. 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.

5. 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 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.

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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

2. Does the proposed action preserve historic and archaeological resources?
☐ YES ☐ NO ☒ Not Applicable

3. Does the proposed action protect existing scenic resources or enhance visual quality in the community?
☐ YES ☐ NO ☒ Not Applicable

4. Does the proposed action minimize loss of life, structures, and natural resources from flooding and erosion?
☐ YES ☐ NO ☒ Not Applicable

5. Does the proposed action protect or improve water resources?
☐ YES ☐ NO ☒ Not Applicable

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

8. Does the proposed action minimize environmental degradation from solid waste and hazardous substances and wastes?
☐ YES ☐ NO ☒ Not Applicable

9. Does the proposed action improve public access to and recreational use of public lands and waters?
☐ YES ☐ NO ☒ Not Applicable

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

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

13. Does the proposed action promote appropriate use and development of energy and mineral resources?
☒ YES ☐ NO ☐ Not Applicable

HIGH EFFICIENCY HEAT PUMP HEATING AND
COOLING IN A NEW STRUCTURE BUILT IN
ACCORDANCE WITH THE NEW YORK STATE CODE.

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: Paddy Stauschneider telephone: 914-093-5093

Title: Project Design/Construction Date: 6/17/2022

Consistency Determination

- ☐ Yes
☐ No

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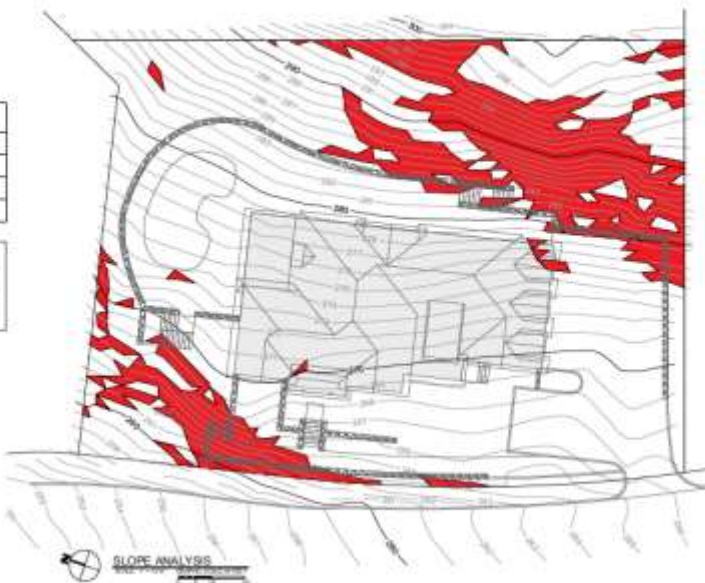
Slope Analysis is as follows:



GIGLIO PROPERTY
 10000 100TH AVE N.E.
 SUITE 100
 BELLEVUE, WA 98004
 TEL: 206.468.1000
 FAX: 206.468.1001
 WWW.GIGLIO.COM

GOTHAM DESIGN
 1000 10TH AVE S.E.
 SUITE 100
 SEASIDE, WA 98138
 TEL: 206.468.1000
 FAX: 206.468.1001
 WWW.GOTHAMDESIGN.COM

A-1.2



GIGLIO PROPERTY
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 SUITE 100
 BELLEVUE, WA 98004
 TEL: 206.468.1000
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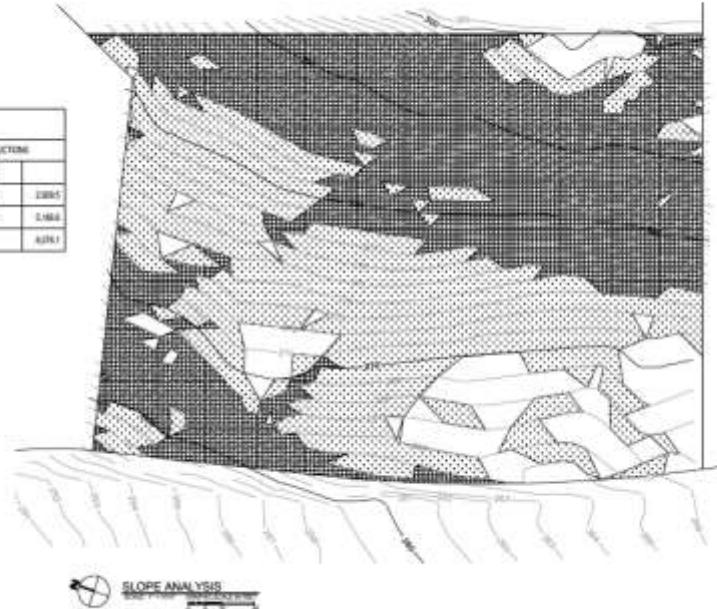
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SLOPE ANALYSIS				
RANGE	AREA	PERCENT	DEDUCTIONS	
0.0% - 10%	0.0430 SF	13.0%	0.0%	
10% - 20%	0.0112 SF	42.1%	20%	0.0005
20% +	0.0204 SF	44.9%	80%	0.1660
TOTAL	0.0746 SF	100%		0.1665

PROCESS DESCRIPTION:
 ALL EXISTING SLOPE ANALYSIS IS A PRELIMINARY ANALYSIS BASED ON THE DATA PROVIDED BY THE CLIENT. THE ANALYSIS IS BASED ON THE DATA PROVIDED BY THE CLIENT AND IS NOT A GUARANTEE OF THE ACCURACY OF THE DATA. THE ANALYSIS IS BASED ON THE DATA PROVIDED BY THE CLIENT AND IS NOT A GUARANTEE OF THE ACCURACY OF THE DATA. THE ANALYSIS IS BASED ON THE DATA PROVIDED BY THE CLIENT AND IS NOT A GUARANTEE OF THE ACCURACY OF THE DATA.



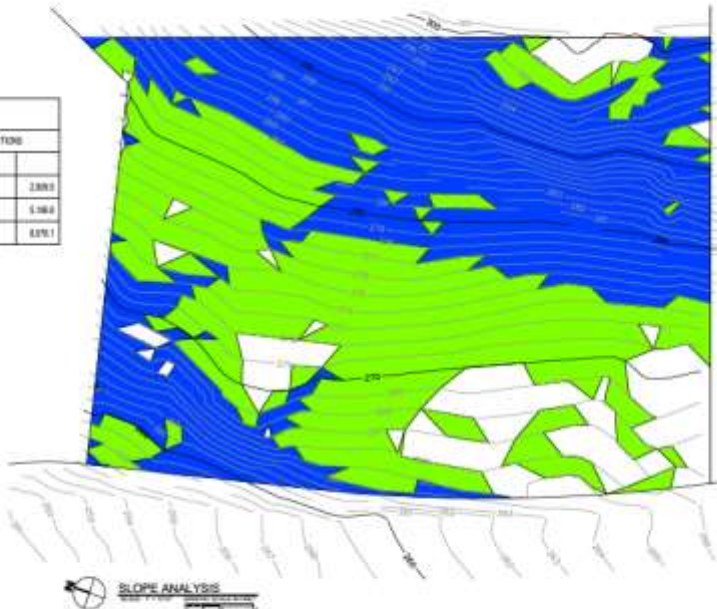
GIGLIO PROPERTY
 175 NORTH MOUNTAIN ROAD
 GIGLIO PROPERTY, N.Y. 10022

GOTHAM DESIGN
 175 NORTH MOUNTAIN ROAD
 GIGLIO PROPERTY, N.Y. 10022

A-1

SLOPE ANALYSIS				
RANGE	AREA	PERCENT	DEDUCTIONS	
0.0% - 10%	0.1443 SF	13.0%	0.0%	
10% - 20%	0.0112 SF	42.1%	20%	0.0005
20% +	0.0204 SF	44.9%	80%	0.1660
TOTAL	0.1759 SF	100%		0.1665

PROCESS DESCRIPTION:
 ALL EXISTING SLOPE ANALYSIS IS A PRELIMINARY ANALYSIS BASED ON THE DATA PROVIDED BY THE CLIENT. THE ANALYSIS IS BASED ON THE DATA PROVIDED BY THE CLIENT AND IS NOT A GUARANTEE OF THE ACCURACY OF THE DATA. THE ANALYSIS IS BASED ON THE DATA PROVIDED BY THE CLIENT AND IS NOT A GUARANTEE OF THE ACCURACY OF THE DATA. THE ANALYSIS IS BASED ON THE DATA PROVIDED BY THE CLIENT AND IS NOT A GUARANTEE OF THE ACCURACY OF THE DATA.



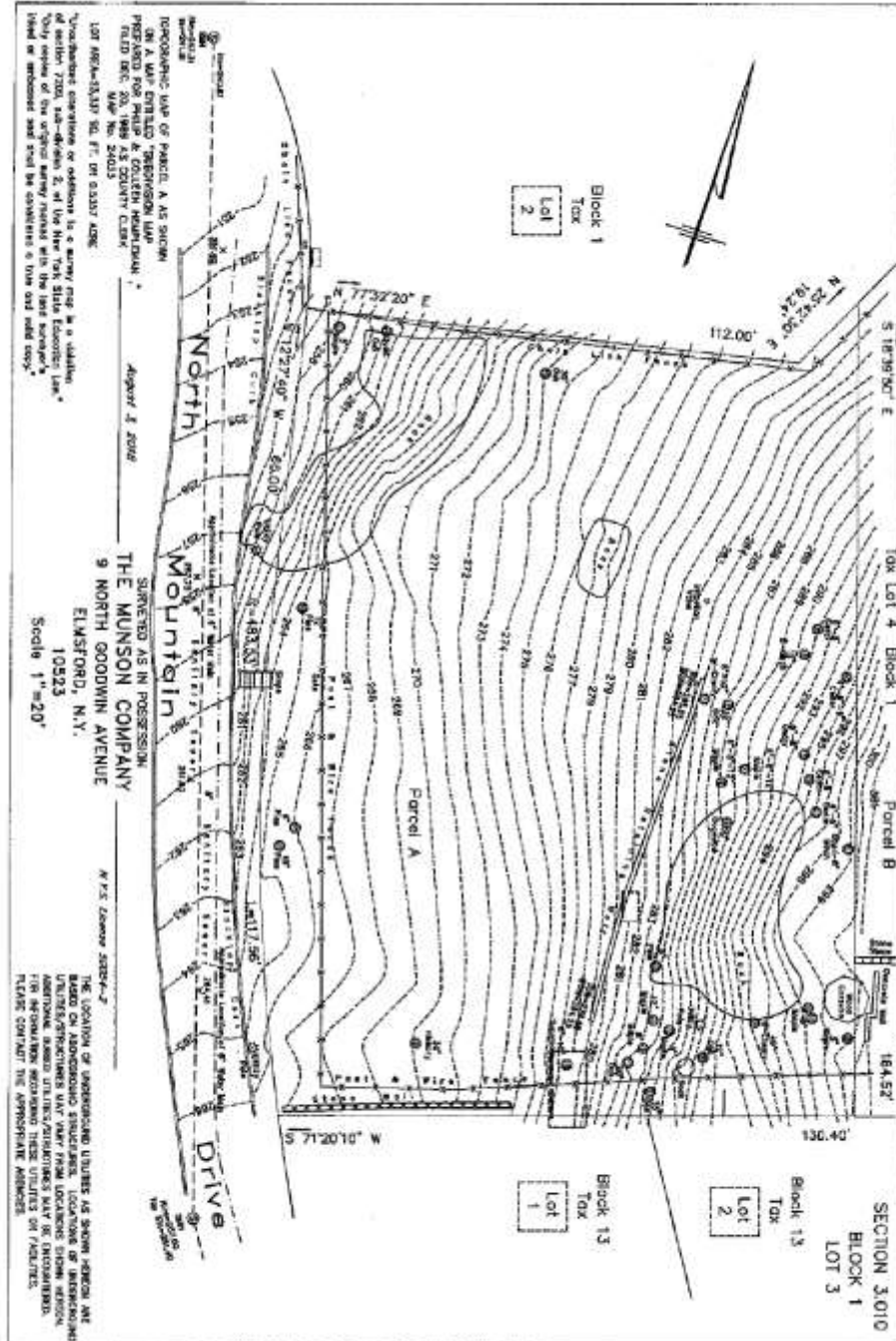
GIGLIO PROPERTY
 175 NORTH MOUNTAIN ROAD
 GIGLIO PROPERTY, N.Y. 10022

GOTHAM DESIGN
 175 NORTH MOUNTAIN ROAD
 GIGLIO PROPERTY, N.Y. 10022

A-1.2

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Property survey is as follows:



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Short Environmental Assessment Form is as follows:

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.

Part 1 – Project and Sponsor Information			
Name of Action or Project: New Single Family Home at 0 North Mountain Drive			
Project Location (describe, and attach a location map): 0 North Mountain Drive, Dobbs Ferry, NY, which is the east side of the street. Out parcel from 79 North Mountain Drive.			
Brief Description of Proposed Action: The construction of a new single-family home with integral three car garage and swimming pool is proposed for this property. Due to the steep slopes provisions in the Dobbs Ferry Village Code, there is a deduction that has to be made which will reduce the gross area of the site from 23,337 square feet to 15,241 square feet. This will require a variance from the Zoning Board of Appeals, since the required lot size in the OF-2 zoning district within which the property is located requires a net site area of 20,000 square feet.			
Name of Applicant or Sponsor: Paddy Steinschneider, as Project Design Coordinator		Telephone: 914-693-5093 E-Mail: arch329@gmail.com	
Address: 329 Broadway			
City/PO: Dobbs Ferry		State: New York	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 checked="" 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?		0.5357 acres	
b. Total acreage to be physically disturbed?		0.4250 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.5357 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 <input type="checkbox"/> Parkland			

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<p>5. Is the proposed action,</p> <p style="margin-left: 20px;">a. A permitted use under the zoning regulations?</p> <p style="margin-left: 20px;">b. Consistent with the adopted comprehensive plan?</p>	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p>	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</p> <p>If Yes, identify: _____</p>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<p>8. a. Will the proposed action result in a substantial increase in traffic above present levels?</p> <p style="margin-left: 20px;">b. Are public transportation services available at or near the site of the proposed action?</p> <p style="margin-left: 20px;">c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?</p>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<p>9. Does the proposed action meet or exceed the state energy code requirements?</p> <p>If the proposed action will exceed requirements, describe design features and technologies:</p> <p>_____</p> <p>_____</p>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<p>10. Will the proposed action connect to an existing public/private water supply?</p> <p style="margin-left: 20px;">If No, describe method for providing potable water: _____</p> <p>_____</p>	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>11. Will the proposed action connect to existing wastewater utilities?</p> <p style="margin-left: 20px;">If No, describe method for providing wastewater treatment: _____</p> <p>_____</p>	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>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?</p> <p style="margin-left: 20px;">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?</p>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<p>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?</p> <p style="margin-left: 20px;">b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?</p> <p>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____</p> <p>_____</p> <p>_____</p>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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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?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	NO	YES
If Yes, explain the purpose and size of the impoundment: On-site, subsurface stormwater detention and retention basins. 3,750 cubic feet of storage capacity. _____	<input type="checkbox"/>	<input checked="" 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?	NO	YES
If Yes, describe: _____ _____	<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?	NO	YES
If Yes, describe: _____ _____	<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>Paddy Steinschneider</u> Date: <u>6/17/2022</u> Signature: _____ Title: <u>Project Design Coordinator</u>		

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Letter dated July 27, 2022 from Mr. Dan Roemer/Building Inspector to Ms. Giglio:



VILLAGE OF DOBBS FERRY
Building Department
112 Main Street
Dobbs Ferry, New York 10522
TEL: (914) 231-8505 • Droemer@dobbsferry.com • FAX: (914) 693-3470

July 27, 2022

Vacant lot
North Mountain Rd.
Dobbs Ferry, NY 10522

Re: develop lot
S/B/L 3.10-1-3

Dear Ms. Giglio,

Pursuant to a review of the proposed plans, submitted on 7/18/2022, to construct a new home, the following determinations were made.


The property is located in the OF-2 Zone. Requiring one variances at this time.

1. Table B-1 of Dobbs Ferry code, requires a minimum 20,000 sq. ft. net lot area in this zone to develop the lot.
When 300-34.A.(2) "Reductions for steep slope areas" is used to calculate the net lot area, this lot is 15,240.9 sq. ft., deficient by 4,759.1 sq. ft.

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) 231-8505.

Respectfully,


Dan Roemer
Building Inspector

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Ms. Kristen Wilson/Attorney, Mr. Paddy Steinschneider/Gotham Design and Mr. Bill Ocasio were present to represent the application.

Ms. Wilson gave a brief legal outline.

A discussion was held and Ms. Wilson and Mr. Steinschneider addressed questions from the Board.

The Board said they will let agenda item #'s 2 and 3 go first and then revisit this application later in the meeting.

2. 76 Ogden Place West – Public Hearing for proposed plans to construct addition and renovation to existing home

Application to the Zoning Board of Appeals is as follows:

**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: 8.23.2022
Applicant's Name: ELIZABETH VAN DER ZANDT Telephone: 646.270.3494
Property Location: 76 OGDEN PLACE, DOBBS FERRY
Sheet: 3.130 Block: 119 Lots/Parcel: 3

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: 300 Section: 35 Subdivisions: D (9)

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).

We're a family of four; our house has two bedrooms and 1-1/2 bathrooms, no basement and no usable attic space. The proposed project is a primary bedroom addition with basement space below. The proposed work would bring our Lot Building Coverage to approximately 1.2% over the allowable area. Relative to the existing Building Coverage, we currently do not have a lot of living space, because a large portion of the house footprint is a double-height room, so just one story. In addition, because of Steep Slopes, our net lot area is greatly reduced from the gross property size, resulting in lower allowable Building Coverage area. The property is an L-shaped lot, so the front and rear yard setbacks create a narrow area in which to build the addition, limiting planning flexibility.

Applicant

STATE OF NEW YORK
COUNTY OF WESTCHESTER) ss:

On this ____ day of _____, 20____ before me personally came _____, 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

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Zoning worksheet is as follows:

ZONING WORKSHEET

Address	SBL	Zone	Use
76 OGDEN PLACE WEST	3.130-119-3	OF-6	RESIDENTIAL

Table 1: Floor Areas

Story	Existing Area	Existing Habitable Area	Area of Renovation	New Area
1	1,410	1,355 <small>excludes boiler room</small>	N/A	467 (BASEMENT)
2	526	526	N/A	555

Table 2: Building Dimensions

	Existing	Proposed	Minimum Allowable
Lot Area (ft.²)	GROSS 10,226 / NET 8,713.2	NO CHANGE	5,000
Lot Width (ft.)	133.55	NO CHANGE	50
Lot Depth (ft.)	95 (SO.), 67.1 (NO.)	NO CHANGE	100
Coverage by Building (%)	1,897 SF/8,713.2 SF = 21.7%	2,457 SF/8,713.2 SF = 28.19%	27%
Coverage by Impervious Surfaces (%)	2,552 SF/8,713.2 SF = 29%	3,112 SF/8,713.2 SF = 35.7%	54%
Front Yard Set Back (ft.)	14	NO CHANGE	20
Rear Yard Set Back (ft.)	20.5	NO CHANGE	25
Side Yard Set Back, Each (ft.)	7.3 (SO.), 60 (NO.)	7.3 (SO.), 33.3 (NO.)	10
Side Yard Set Back, Both (ft.)	67.3	40.6	20

Table 3: Height

	Existing	Proposed	Allowed
Number of Stories	2	NO CHANGE	2
Grade to Ridge (OF+MDR-1)	19 (FROM AVG. GRADE)	NO CHANGE	35
Grade to Eave (OF+MDR-1)	11.4 (FROM AVG. GRADE)	NO CHANGE	28
Grade to Mid-point of Roof (All Other)			

PLEASE NOTE CORRECTIONS WERE MADE TO THE "COVERAGE BY BUILDING" AND "COVERAGE BY IMPERVIOUS SURFACE" AREAS AND PERCENTAGES SUBSEQUENT TO THE SUBMISSION OF THE ORIGINAL BUILDING PERMIT APPLICATION.

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Short Environmental Assessment Form is as follows:

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.

Part 1 – Project and Sponsor Information							
Name of Action or Project: VAN DER ZANDT RESIDENCE ADDITION							
Project Location (describe, and attach a location map): 76 OGDEN PLACE, DOBBS FERRY							
Brief Description of Proposed Action: THE PROPOSED WORK INCLUDES A PRIMARY BEDROOM ADDITION WITH ENSUITE BATHROOM, AND BASEMENT SPACE BELOW.							
Name of Applicant or Sponsor: ELIZABETH AND CARL VAN DER ZANDT		Telephone: 646.270.3494					
		E-Mail: LIZVDZANDT@GMAIL.COM					
Address: 76 OGDEN PLACE							
City/PO: DOBBS FERRY		State: N.Y.	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.			<table border="1"> <tr> <td>NO</td> <td>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"/>						
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"> <tr> <td>NO</td> <td>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"/>						
3. a. Total acreage of the site of the proposed action? _____ 0.23 acres b. Total acreage to be physically disturbed? _____ .01 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.23 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							

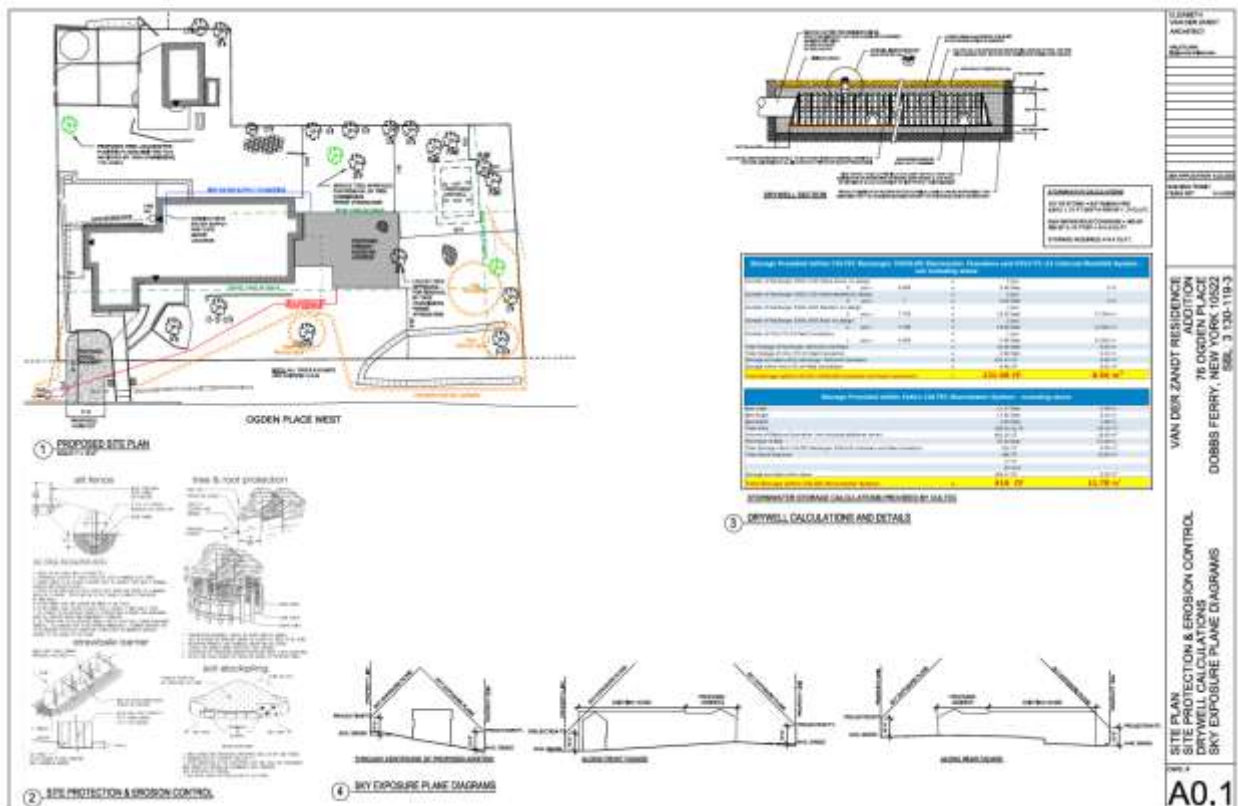
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5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<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: _____ _____ _____			

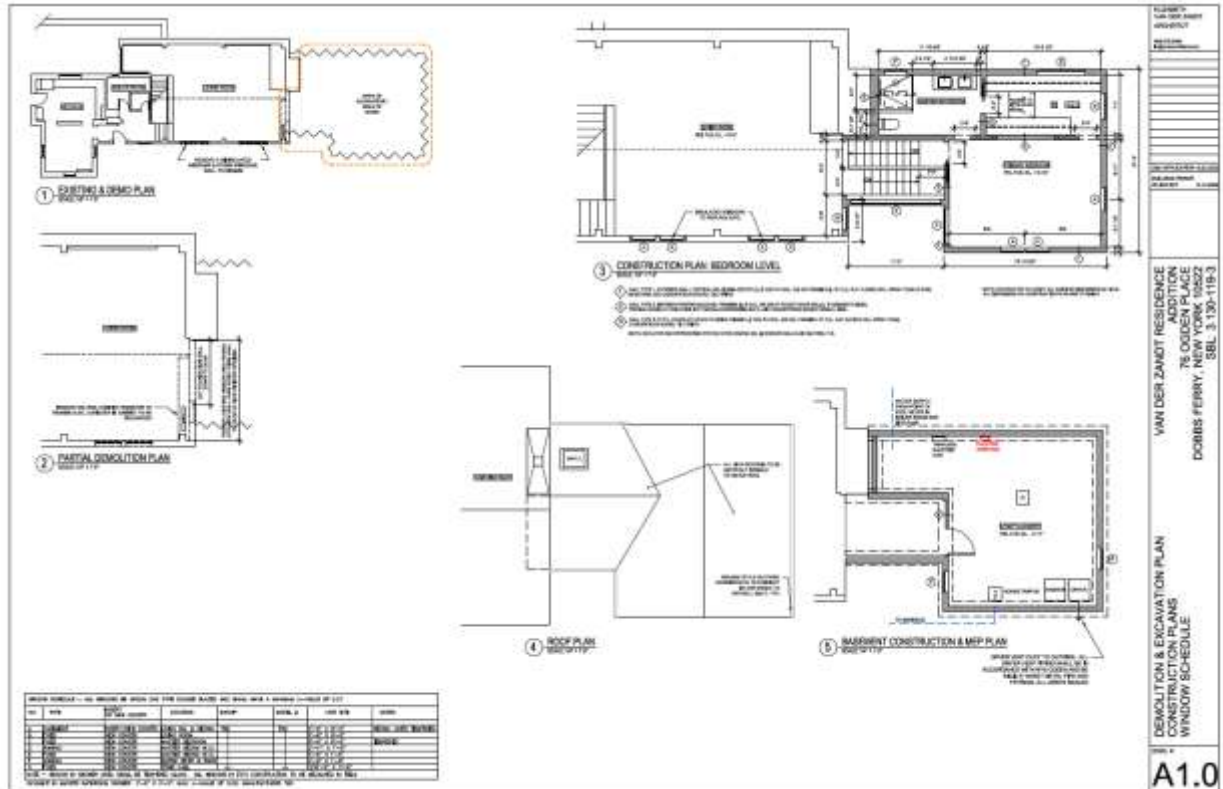
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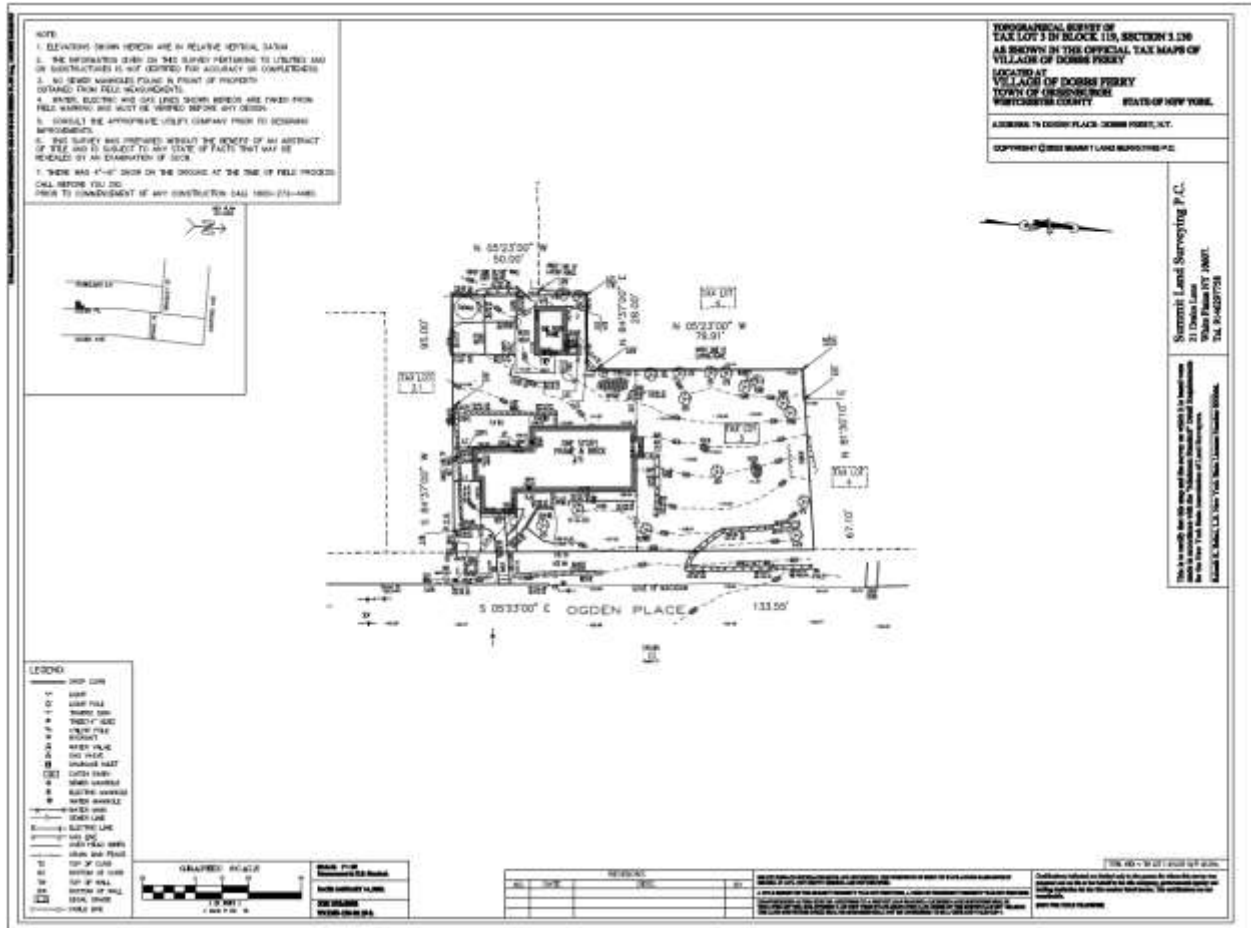
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> 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?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe:		
A SYSTEM OF ON-SITE DRYWELLS IS PROPOSED AS PART OF THIS PROJECT. STORM WATER FROM NEW RAIN GUTTERS AND LEADERS WILL BE PIPED INTO THE DRYWELLS.		
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)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<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?	NO	YES
If Yes, describe:	<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?	NO	YES
If Yes, describe:	<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>ELIZABETH VAN DER ZANDT</u> Date: <u>8.18.2022</u> Signature: _____ Title: <u>APPLICANT & OWNER</u>		

PRINT FORM



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Letter dated August 10, 2022 from Mr. Dan Roemer/Building Inspector to Ms. Elizabeth Van der Zandt is as follows:



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

08/10/2022

Elizabeth Van der Zandt
76 Ogden Place West
Dobbs Ferry, NY 10522

Re: 76 Ogden Place West

S/B/L 3.130-119-3

Dear Ms. Van der Zandt

Pursuant to a review of the submitted proposed plans to construct an addition and renovation to your property, the following determination were made.

The property is located in the OF-6 Zone.

1. The required maximum lot coverage by building is 27%
You have proposed a building coverage of 27.8%
Thus requiring a variance of .8%

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) 231-8505.

Respectfully,

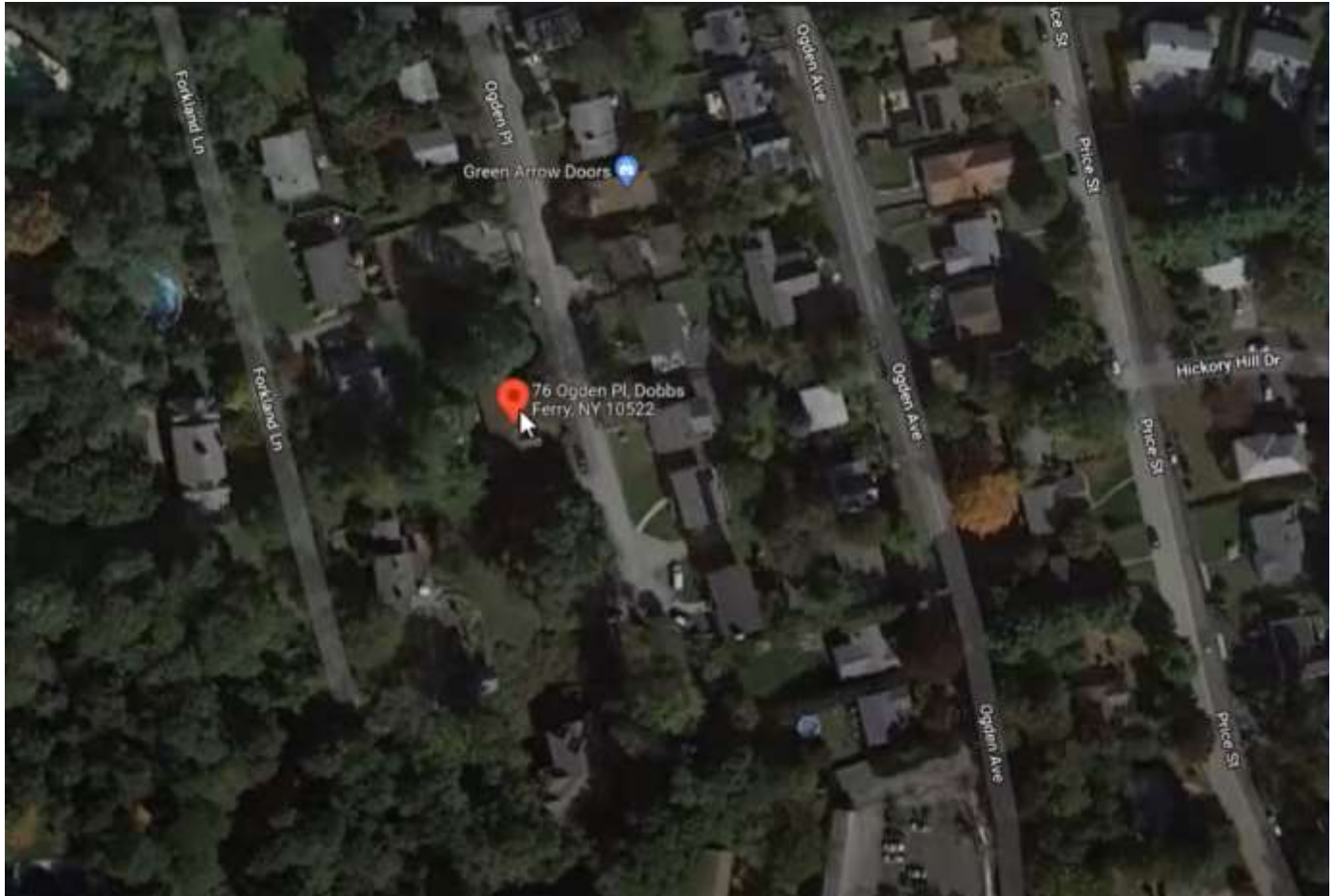


Dan Roemer
Land Use Officer

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Ms. Elizabeth Van der Zandt/Property owner and Architect was present to represent the application.

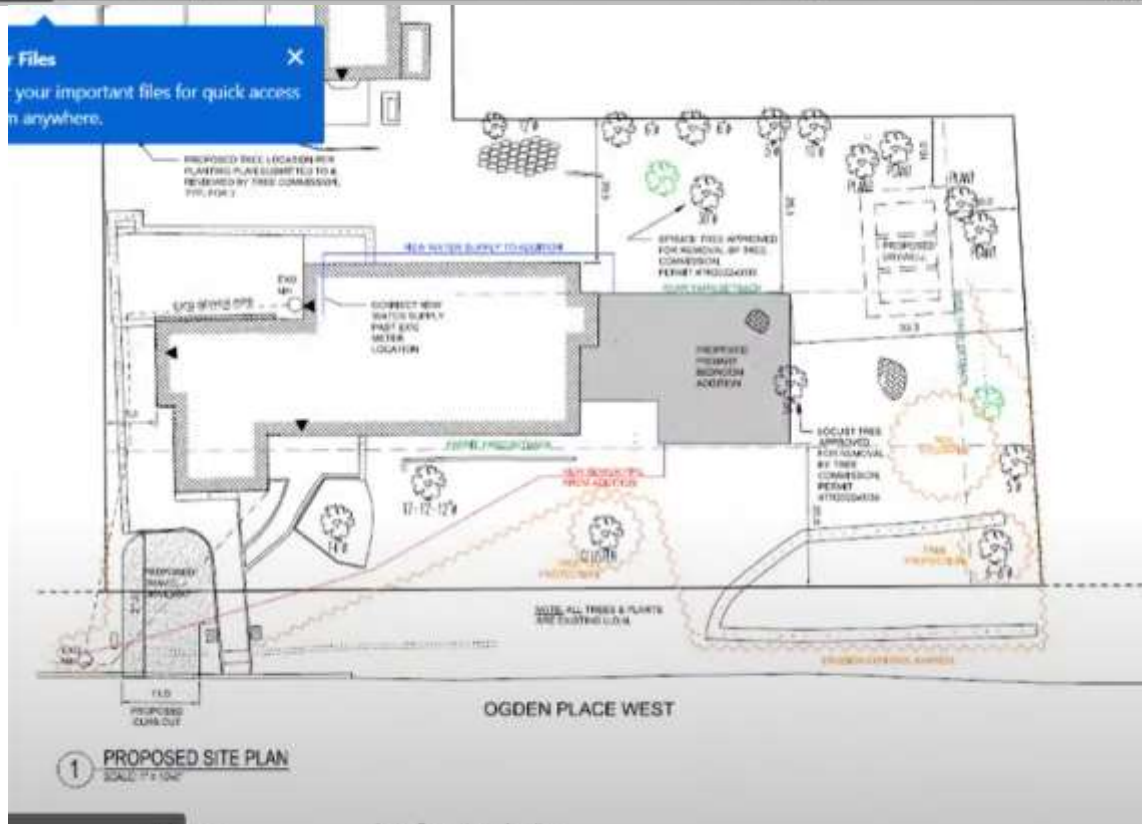
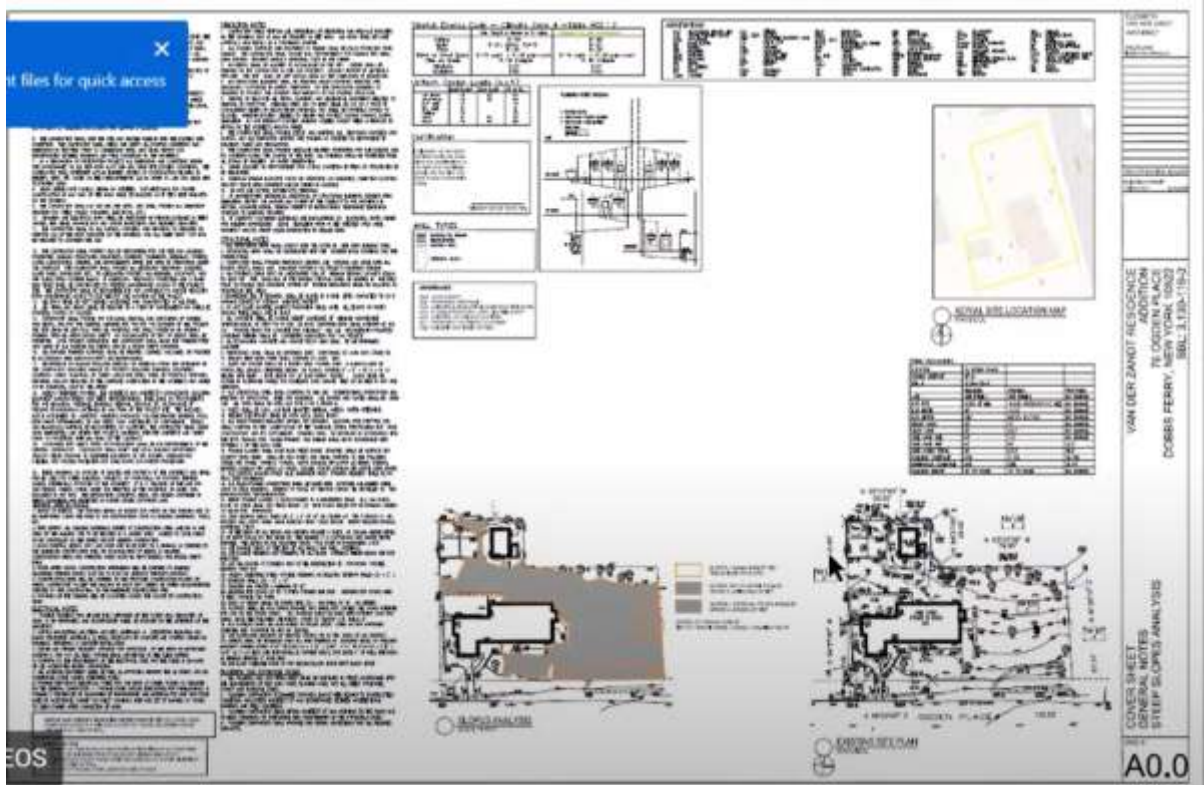
Ms. Van der Zandt discussed the proposed application and displayed the following slides:



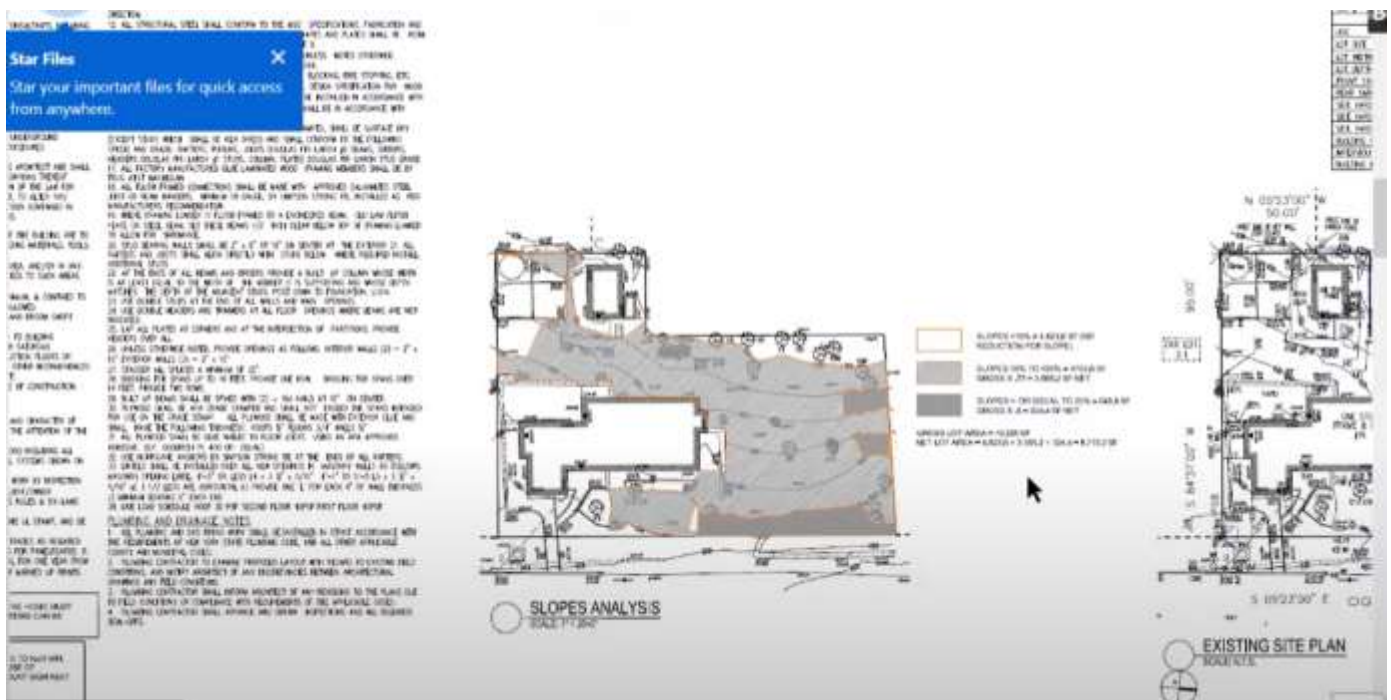
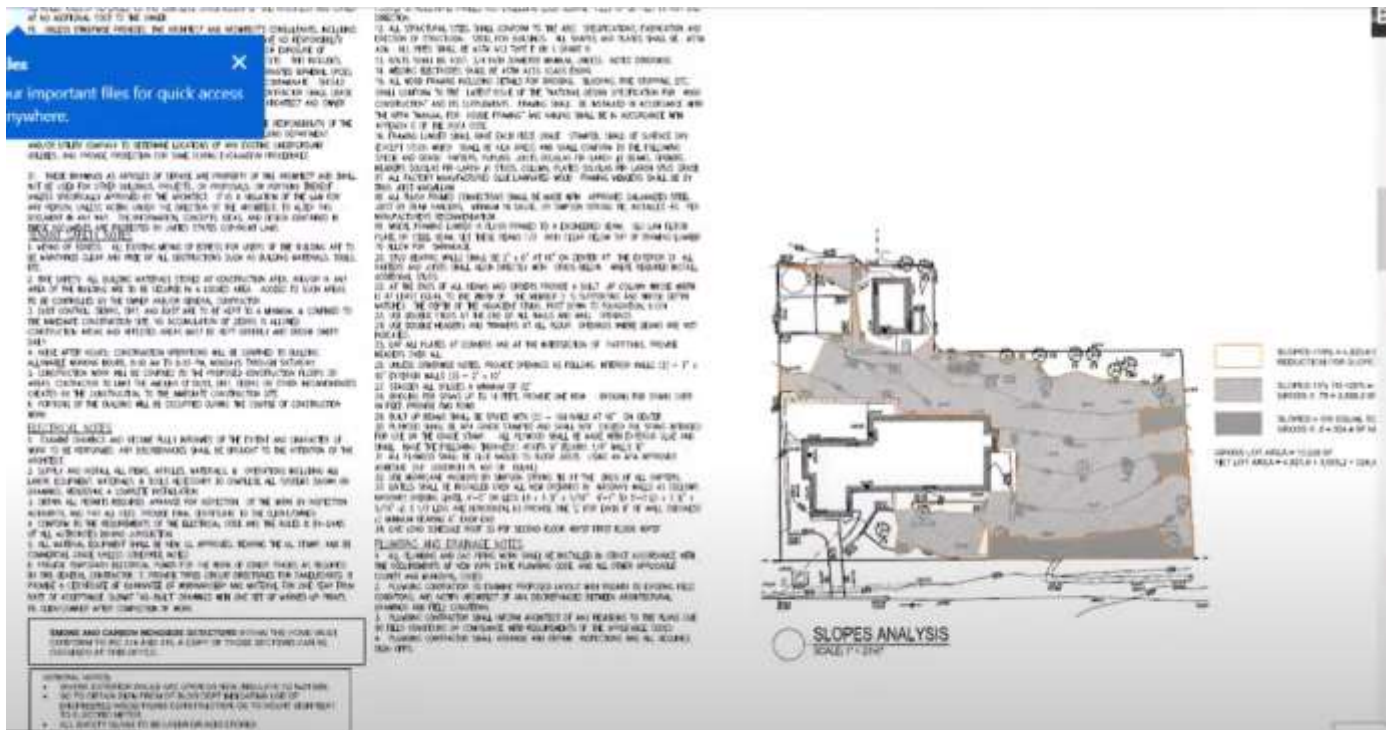
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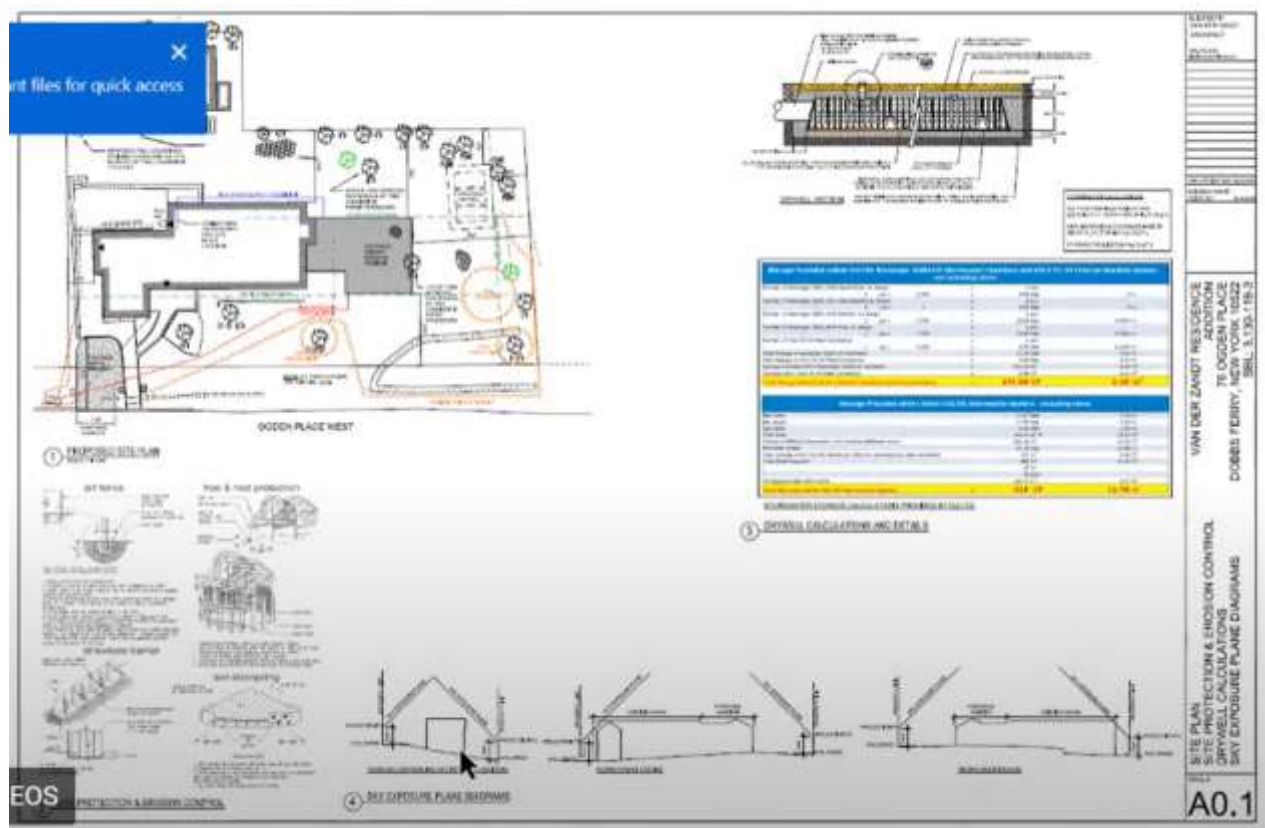
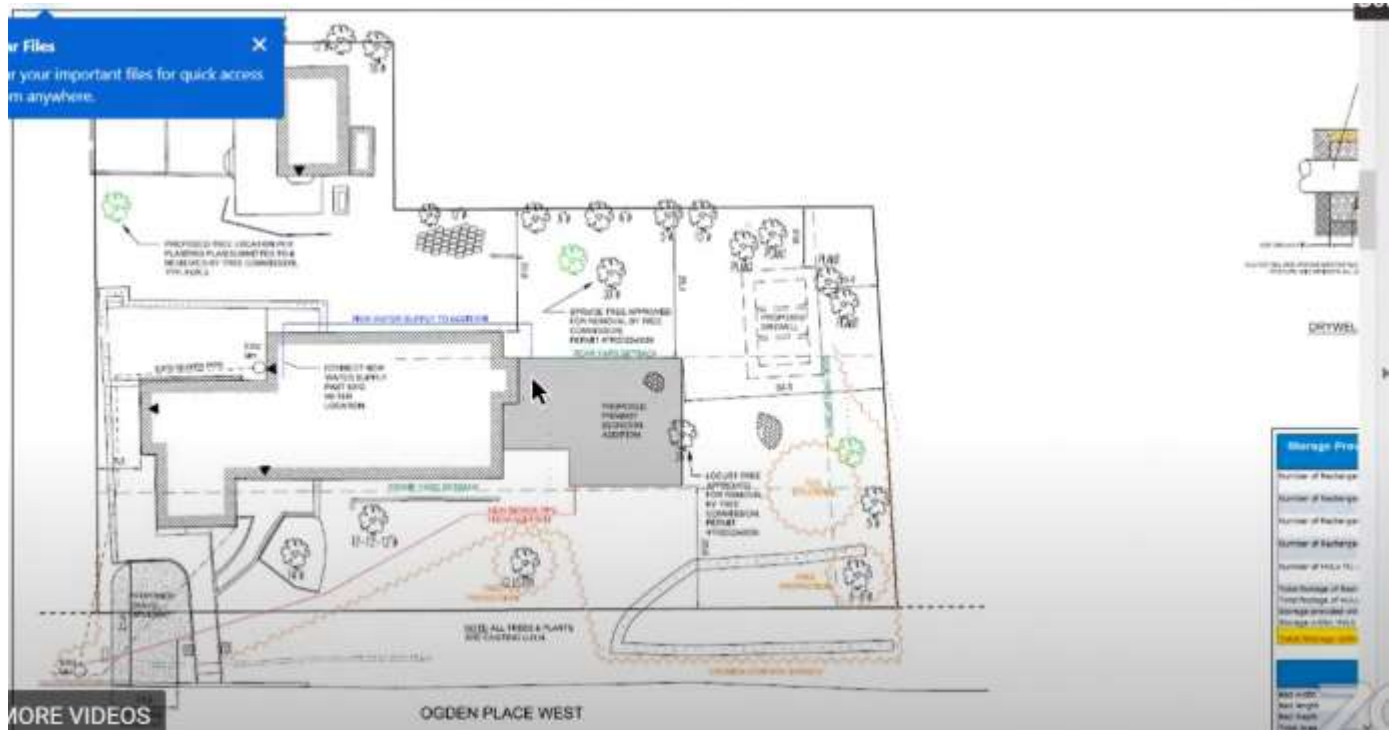
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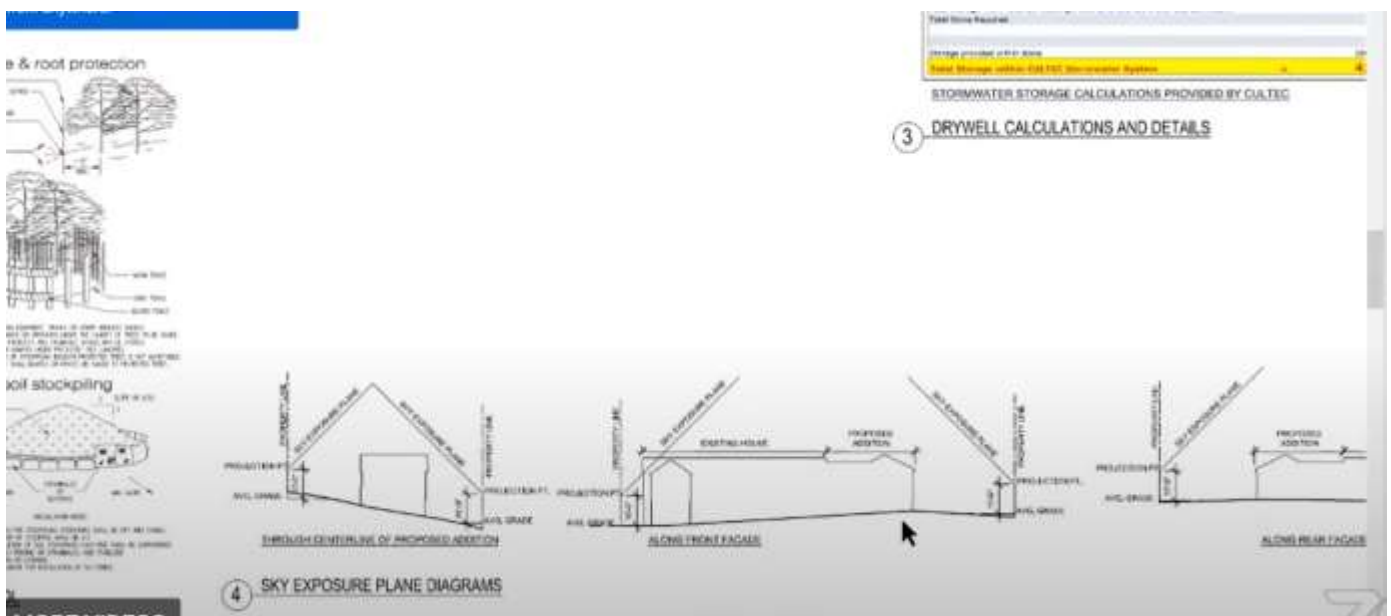
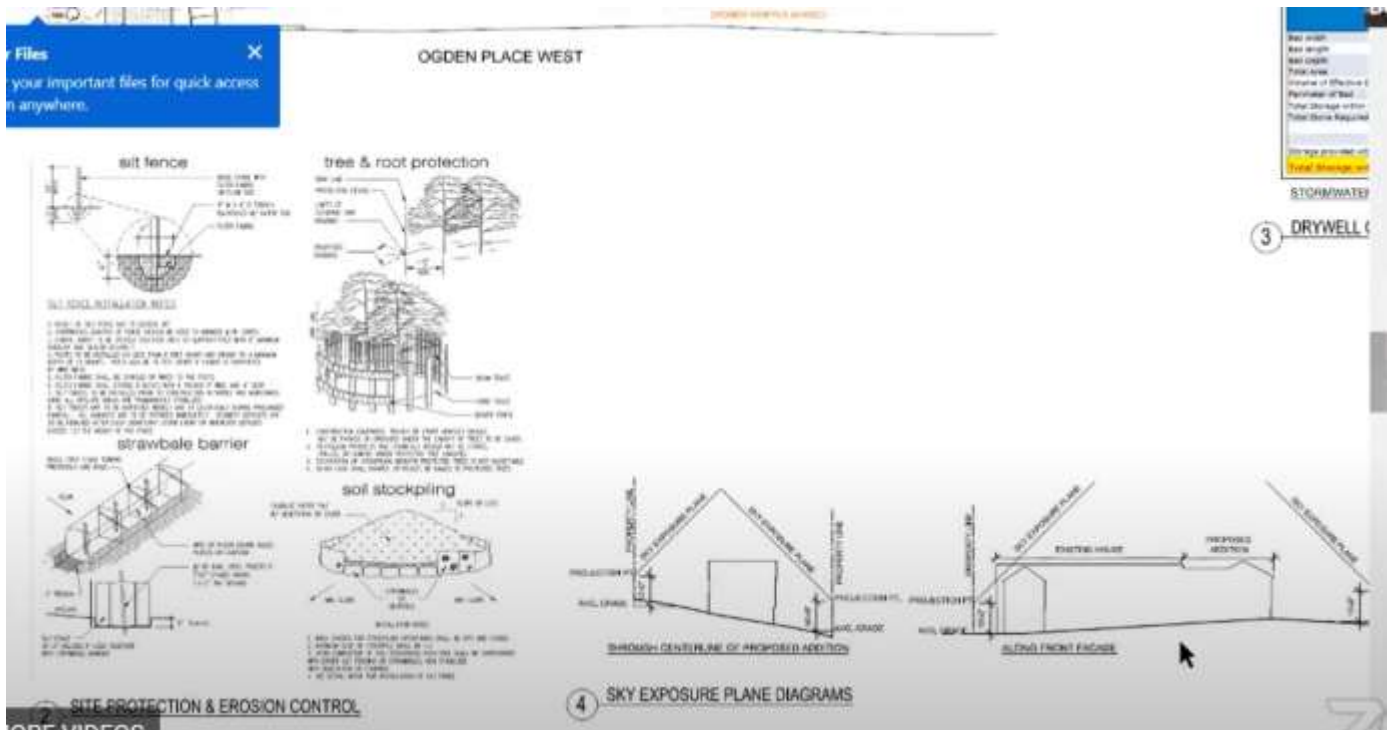
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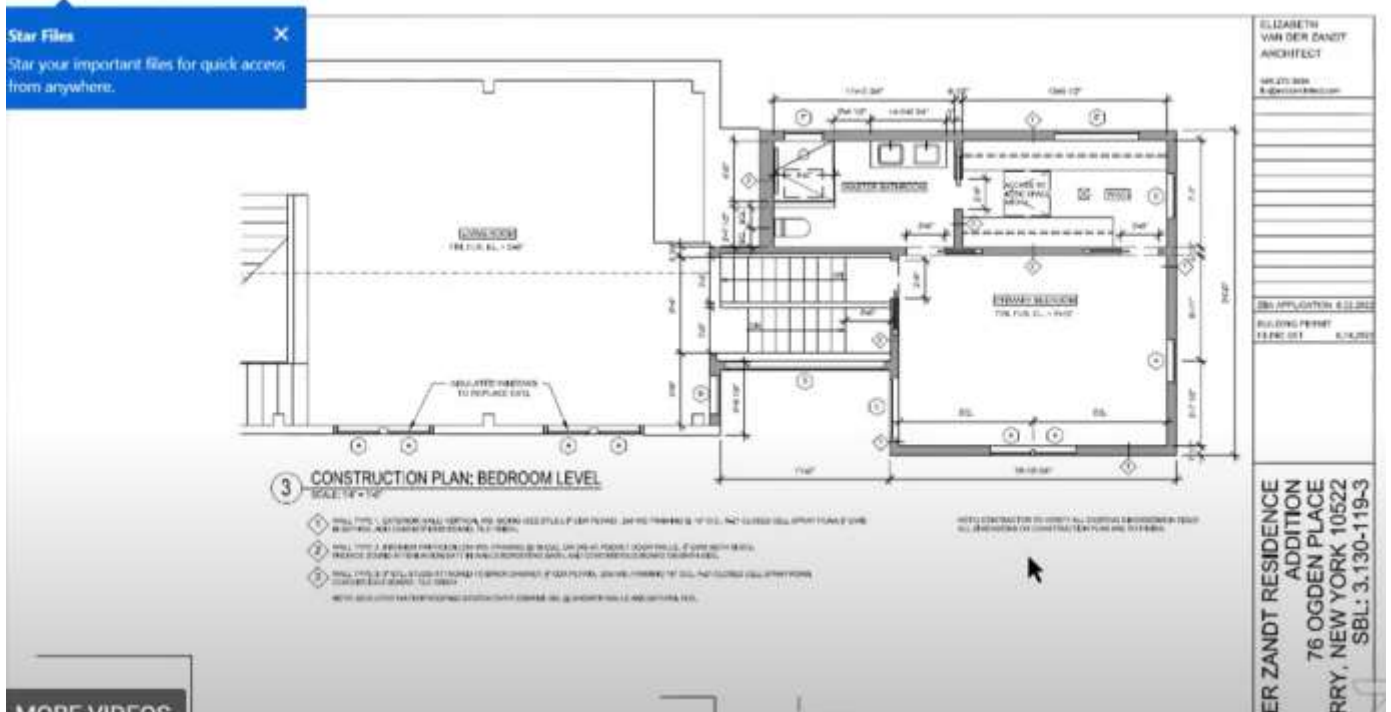
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Chairman Hofmann said this is a very reasonable request and is less than a one percent variance.

Motion by Chairman Hofmann, seconded by Mr. Gombos to approve the application of 76 Ogden Place West for proposed plans to construct addition and renovation to existing home, as submitted.

Chairman Hofmann asked if anyone from the public cared to comment on the application.

No one from the public commented on the application.

CHAIRMAN HOFMANN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
BRUCE GOMBOS	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
JEREMY GUTMAN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
JON MAASS	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
JOSEPH CAPASSO	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	5 AYE	0 NAY	0 ABSTAIN	0 RECUSE	0 ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

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3. **78 Price Street** – Public Hearing for proposed plans to replace existing deck and siding and add front canopy

Plan submittal form/application to the Zoning Board of Appeals is as follows:

Plan Submittal Form

Address: 78 PRICE STREET

Application #: A2022-0413

Project: REPLACE EXISTING DECK/SIDING AND NEW FRONT CANOPY

Name: MUKTA THAKER

Email: rjt.thaker@gmail.com

Phone: 914-589-6210

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 + 2 paper copies ¼ scale

Received Stamp:



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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: 8/23/22

Applicant's Name: MUKTA THAKER Telephone: 914-589-6210

Property Location: 78 PRICE STREET

Sheet: 3.140 Block: 125 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: X Section: 300 Subdivisions: 35

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).

* Requesting 5.7' Rear Yard Variance *

MUKTA THAKER
Applicant

STATE OF NEW YORK
COUNTY OF WESTCHESTER) ss:

On this 23 day of August, 20 22 before me personally came Mukta Thaker, 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.

Monica Mitter
Notary Public

MONICA MITTER
Notary Public, State of New York
Reg. No. 01M16232408
Qualified in Westchester County
Commission Expires 12-13-2022

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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.

Part 1 – Project and Sponsor Information			
Name of Action or Project: REPLACE EXISTING DECK/SIDING AND,NEW FRONT CANOPY ON PRIVATE SF RESIDENCE			
Project Location (describe, and attach a location map): 78 PRICE STREET DOBBS FERRY NY 10522			
Brief Description of Proposed Action: REPLACE EXISTING DILAPIDATED DECK REPLACE EXISTING BROKEN VINYL SIDING			
Name of Applicant or Sponsor: MUKTA THAKER		Telephone: 914-589-6210 E-Mail: rjt.thaker@gmail.com	
Address: 78 PRICE STREET			
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 checked="" 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?		.22 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?		.22 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			

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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 type="checkbox"/>	<input checked="" 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	
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: _____ _____	<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: _____ _____ _____			

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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 checked="" 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>MUKTA THAKER</u> Date: <u>8/23/22</u> Signature: <u>MUKTA THAKER</u> Title: <u>OWNER</u>		

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Letter dated September 6, 2022 from Mr. Dan Roemer/Building Inspector to Natverlal & Mukta Thaker is as follows:



VILLAGE OF DOBBS FERRY
Building Department
112 Main Street
Dobbs Ferry, New York 10522
TEL: (914) 231-8511 • Droemer@dobbsferry.com • FAX: (914) 693-3470

09/06/2022

Natverlal & Mukta Thaker
78 Price St.
Dobbs Ferry, NY 10522

Re: 78 Price St.

S/B/L 3.140-125-2

Dear Mr. & Mrs. Thaker


Pursuant to a review of the submitted proposed plans to reconstruct an existing deck, the following determinations were made.

The property is located in the OF-4 Zone. Requiring one variances.

1. The required rear yard setback is 25' the proposed deck setback is 19'5", thus requiring a variance for 5'7" at the rear yard.

For these reasons your proposal, as submitted, is denied pending zoning board review.

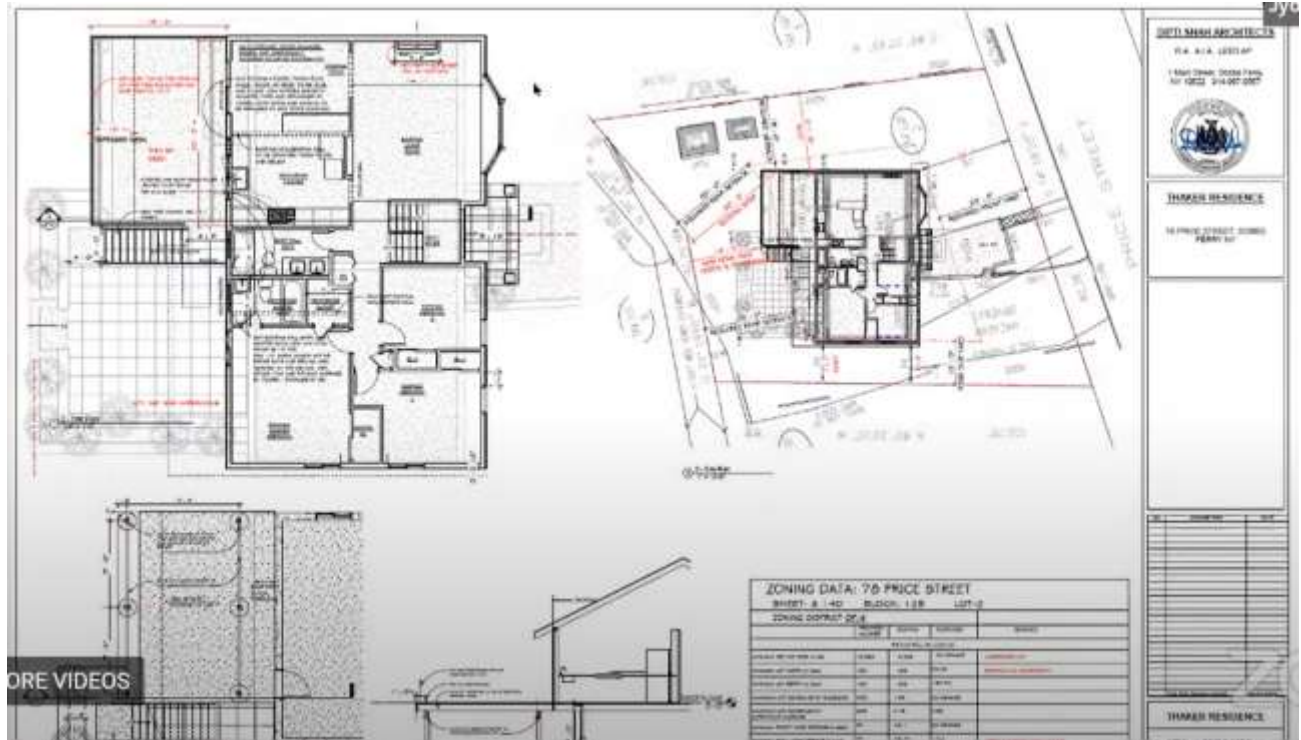
If you have any questions, please contact the Building Department at (914) 231-8513.

Respectfully,

Dan Roemer
Building Inspector

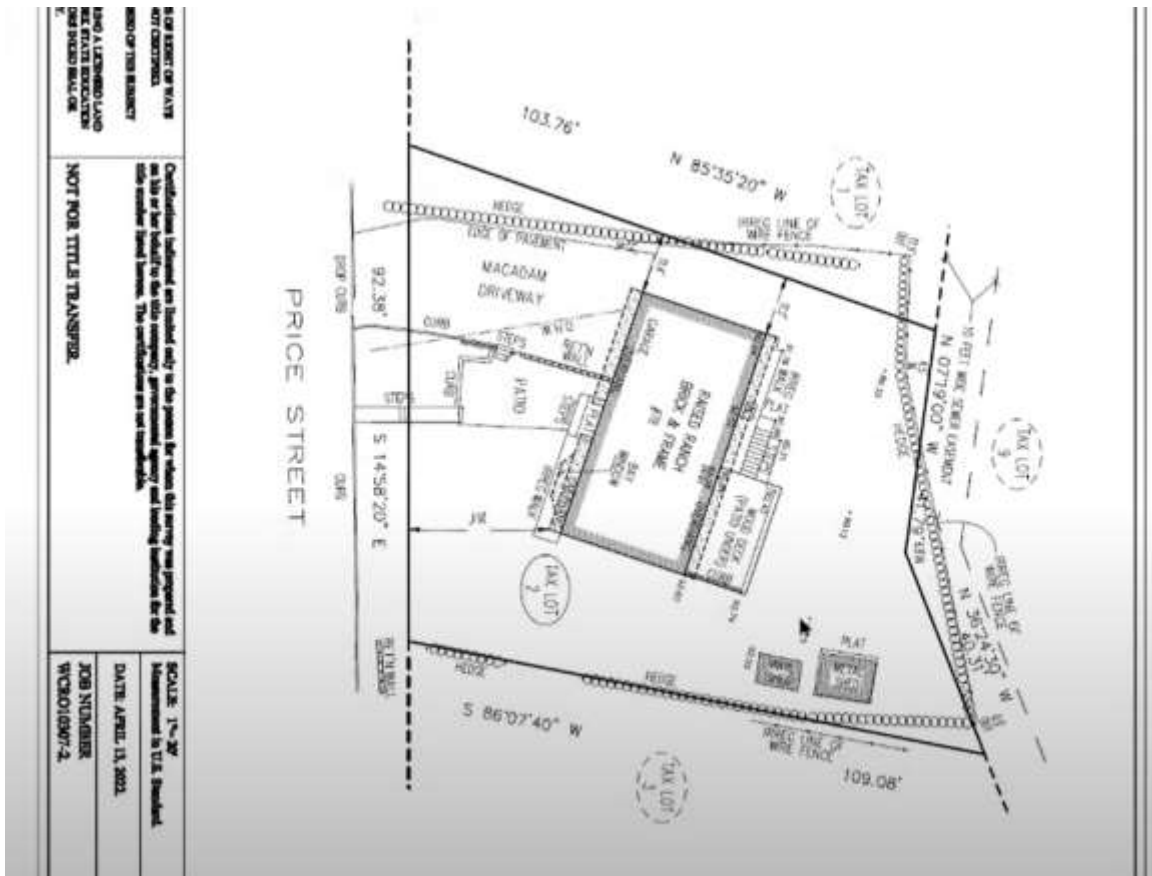
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Mr. Ronic Thaker was present, via Zoom, to represent the application.

Mr. Thaker discussed the proposed application and displayed the following slides:



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Chairman Hofmann asked if anyone from the public cared to comment on the proposed application.

No one from the public commented on the proposed application.

Chairman Hofmann said this is a variance request that really has to do with the way that the house was originally built, dealing with the front and side property lines. Chairman Hofmann said although this is about a five foot seven inch request, it's much less than that for most of the deck and it seems rather minimal.

Motion by Chairman Hofmann, seconded by Mr. Gutman to close the public hearing for the application of 78 Price Street for proposed plans to replace existing deck and siding and add front canopy.

CHAIRMAN HOFMANN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
BRUCE GOMBOS	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
JEREMY GUTMAN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
JON MAASS	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
JOSEPH CAPASSO	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	5 AYE	0 NAY	0 ABSTAIN	0 RECUSE	0 ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

Motion by Chairman Hofmann, seconded by Mr. Gutman to approve the application in accordance with the plan submitted.

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CHAIRMAN HOFMANN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
BRUCE GOMBOS	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
JEREMY GUTMAN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
JON MAASS	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
JOSEPH CAPASSO	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	5 AYE	0 NAY	0 ABSTAIN	0 RECUSE	0 ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

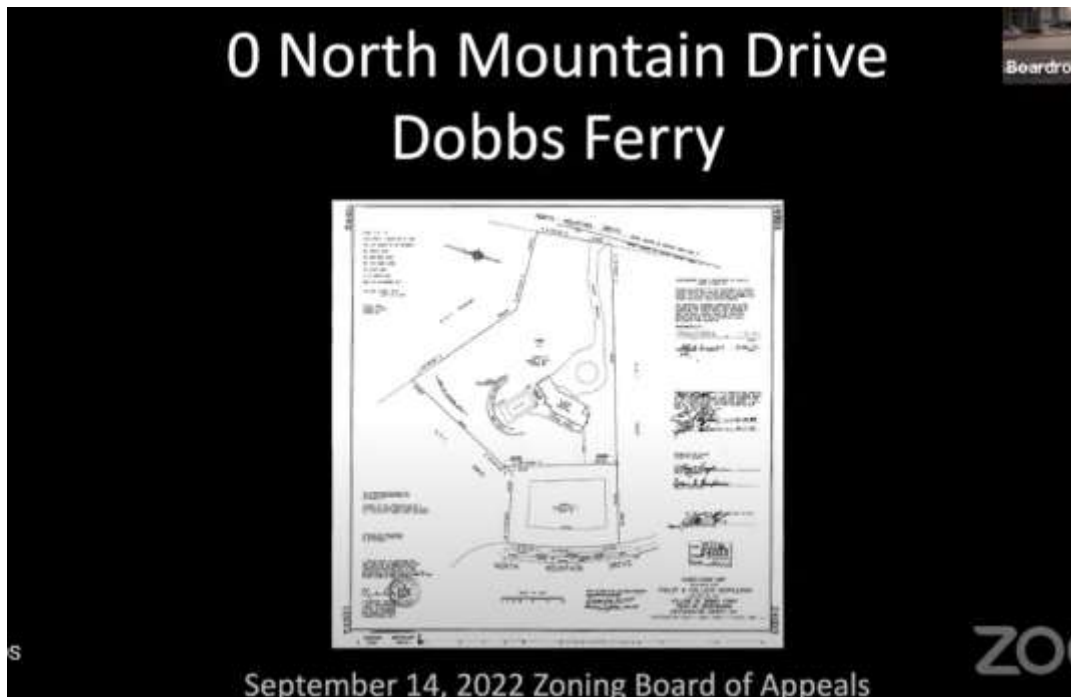
Our Planner is directed to prepare a written decision reflecting the deliberations and vote of the Zoning Board on this matter. The written decision will be signed by the Chair and filed with the Village Clerk with a copy attached to tonight's meeting minutes.

4. **0 North Mountain Drive** – Public Hearing for proposed plans to construct a new home at vacant lot (continued from beginning of the meeting)

Ms. Kristen Wilson/Attorney, Mr. Paddy Steinschneider/Gotham Design and Mr. Bill Ocasio were present to represent the application.

A discussion was held and Mr. Steinschneider and Ms. Wilson addressed questions from the Board.

The following slide was displayed:



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Chairman Hofmann asked if anyone from the public cared to comment on the proposed application.

The following people addressed the Board: Ms. Heather Lustig/77 North Mountain Drive.

Ms. Wilson said they will be back at the next meeting and they will coordinate with Ms. Dickson.

Ms. Monastra she can coordinate with Ms. Dickson as to what the Zoning Board is looking for.

Ms. Wilson said the intent this evening was to ask for the Board to overturn the Building Inspector's determination. Ms. Wilson said in the future, in the alternative our argument will be if you decide not to overturn that determination, to seek that variance to allow this to be a buildable lot.

Motion by Chairman Hoffman, seconded by Mr. Gutman to close the meeting.

CHAIRMAN HOFMANN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
BRUCE GOMBOS	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
JEREMY GUTMAN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
JON MAASS	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
JOSEPH CAPASSO	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	5 AYE	0 NAY	0 ABSTAIN	0 RECUSE	0 ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

The meeting closed at 9:03 p.m.

RESOLUTION 7-2022

**RESOLUTION OF THE ZONING BOARD OF APPEALS
OF THE VILLAGE OF DOBBS FERRY IN THE MATTER OF THE APPEAL AND APPLICATION OF
ROBERT JONATHAN LAI ("OWNER") OF PROPERTY LOCATED AT 78 PRICE STREET, DOBBS
FERRY, N.Y., ("PROPERTY") WHICH APPEAL IS FROM A DECISION OF THE BUILDING
INSPECTOR OF THE VILLAGE OF DOBBS FERRY AFFECTING THE PREMISE DESIGNATED ON
THE TAX ASSESSMENT MAPS OF THE VILLAGE OF DOBBS FERRY AS SECTION 3.140, BLOCK
125, LOT 2 IN THE OF-4 ,ONE-FAMILY RESIDENTIAL 4 ZONING DISTRICT**

WHEREAS, this application involves property located at 78 Price Street, Village of Dobbs Ferry, County of Westchester and State of New York and designated as Section Block and Lot 3.140-125-2, in the OF-4, One-Family 4, Zoning District; and

WHEREAS, the Owner sought relief from the Chapter 300, Zoning and Land Use, of the Village of Dobbs Ferry, New York and requests a rear yard variance to replace an existing deck; and

WHEREAS, in accordance with Article 8 of the Environmental Conservation Law (SEQRA) and the implementing regulations (6 NYCRR Part 617), the Zoning Board of Appeals ("ZBA") has considered all of the impacts of the action and has determined that the Proposed Action is a Type II because it consists of

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the construction, expansion or placement of minor accessory/appurtenant residential structures, including garages, carports, patios, decks, swimming pools... (6 NYCRR § 617.5(c)(12)); and

WHEREAS, the Zoning Board of Appeals has reviewed the application materials including the following:

1. Zoning Board of Appeals application dated August 23, 2022;
2. Building Inspector denial letter;
3. Dipti Shah Architects plans dated August 23, 2022;
4. Survey dated April 13, 2022; and

WHEREAS, the Owner is seeking an area variance from sections 300-42.B(2) of Chapter 300, Zoning and Land Use to replace a deck; and

WHEREAS, pursuant to the applicable provisions of law and after due notice and publication, a public hearing was held on September 14, 2022, at which time all those wishing to be heard were given the opportunity to be heard, and the public hearing was closed on September 14, 2022; and

WHEREAS, members of the ZBA are familiar with the property and its location; and

NOW, THEREFORE, BE IT RESOLVED, the Zoning Board of Appeals has investigated this application and has given its full consideration to the testimony presented at the hearing and hereby finds that based upon the findings, reasoning, and conditions set forth below the application to the Zoning Board of Appeals for the requested variance is granted in accordance with the plans submitted. In addition, the Zoning Board of Appeals grants the applicant a rear yard variance of 5.7 feet.

1. In accordance with Section 7-712-b of the New York State Village Law and Section 300-24 of the Zoning and Land Use chapter of the Village of Dobbs Ferry, the ZBA must determine whether the benefit to the Applicant, if the variance is granted, outweighs the detriment to the health, safety, and welfare of the neighborhood and community. In rendering its determination and decision, the Zoning Board of Appeals finds the following:

A. Whether an undesirable change will be produced in the character of the neighborhood or be detrimental to nearby properties.

The ZBA finds that the benefits to the property outweigh the possible detriment to the neighborhood. The deck will replace an existing deck and, therefore will not change the character of the neighborhood or be detrimental to nearby properties. The property's rear yard is irregularly shaped, causing the need for the variance.

B. Whether the benefit sought can be achieved by some method other than an area variance.

The ZBA finds that reconfiguring the deck to meet the required rear yard would produce an irregular-shaped deck.

C. Whether the variance is substantial.

The ZBA does not consider the requested variances as substantial because the proposed deck is consistent with many decks within the area.

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D. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

There will be no adverse effect on the physical or environmental conditions in the neighborhood or community resulting from the granting of this variance because the situation is unique to this property, and the deck would primarily only be visible to the property owner. The deck is offset from the rear property's house. No neighbors came and spoke out against the project at the public hearing.

E. Whether the alleged difficulty was self-created.

The ZBA find that this situation is not a self-created hardship because the rear yard is irregularly shaped.

2. All construction shall comply with all requirements of the Building Department and any other department, agency or board having jurisdiction.

This order was duly made by the Zoning Board of Appeals on the 14 day of September 2022.

Motion by: Chairman Hofmann Seconded by Mr. Gutman

CHAIRMAN HOFMANN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
BRUCE GOMBOS	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
JEREMY GUTMAN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
JON MAASS	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
JOSEPH CAPASSO	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	5 AYE	0 NAY	0 ABSTAIN	0 RECUSE	0 ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

I hereby attest that the application was approved by the Zoning Board of Appeals at its September 14, 2022, meeting, and that I have been authorized to sign this Resolution by decision of the Zoning Board of Appeals.



Peter Hofmann, Chairman

Date: September 14, 2022