

DRAFT MINUTES – NOT TO BE USED AS AN OFFICIAL DOCUMENT

A regular meeting of the Zoning Board of Appeals was held on March 10, 2021. Present: Acting Chairman Jeremy Gutman, Bruce Gombos, Jon Maass, Paul Monte (arriving at 8:07 p.m.) and 1st Alternate Joseph Capasso, and Edmond Manley/Building Inspector. Excused: Chairman Peter Hofmann and Trustee Liaison Michael Patino.

Acting Chairman Gutman called the meeting to order. Acting Chairman Gutman noted that he is filling in for Chairman Hofmann who was unable to attend this evening's meeting.

1. Adopt Zoning Board of Appeals Minutes for meetings of January 13, 2021 & February 10, 2021

Motion by Mr. Maass, seconded by Mr. Gombos to approve the meeting minutes of January 13, 2021 as submitted.

CHAIRMAN HOFMANN	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" 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 type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input checked="" 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
PAUL MONTE	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" type="checkbox"/> ABSENT/EXCUSED
JOSEPH CAPASSO, 1ST ALTERNATE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	3 AYE	0 NAY	1 ABSTAIN	0 RECUSE	2 ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

Motion by Mr. Maass, seconded by Mr. Gombos to approve the meeting minutes of February 10, 2021 as submitted.

CHAIRMAN HOFMANN	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" 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 type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input checked="" 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
PAUL MONTE	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" type="checkbox"/> ABSENT/EXCUSED
JOSEPH CAPASSO, 1ST ALTERNATE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	3 AYE	0 NAY	1 ABSTAIN	0 RECUSE	2 ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

2. 241 Ashford Avenue – Public Hearing for Proposed Plans to Construct a New Deck on Property

Mr. Brian O'Neill/Homeowner was present to represent the application.

The following is the plan submittal for 241 Ashford Avenue:

DRAFT MINUTES – NOT TO BE USED AS AN OFFICIAL DOCUMENT

Plan Submittal Form

Address: 241 ASHFORD AVE., DOBBS FERRY NY 10522

Application #: A2020-1389

Project: REAR - DECK

Name: BRIAN O'NEILL

Email: BRIANONEILL.NY@GMAIL.COM

Phone: (914) 886-2990

Plans attached are being submitted for:

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:

BOT- 1 PDF copy + 5 paper copies ¼ scale
PB - 1 PDF copy + 7 paper copies ¼ scale
* ZBA - 1 PDF copy + 4 paper copies ¼ scale
* AHRB - 1 PDF copy + 2 paper copies ¼ scale

Received Stamp:



DRAFT MINUTES – NOT TO BE USED AS AN OFFICIAL DOCUMENT**APPLICATION TO ZONING BOARD OF APPEALS
VILLAGE OF DOBBS FERRY****RECEIVED**

FEB 10 2021

Village of Dobbs Ferry
Building Department

Note: Eight 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: 2/17/21Applicant's Name: BRIAN O'NEILL Telephone: (914) 886-2990Property Location: 241 ASHFORD AVE., DOBBS FERRY NY 10522Sheet: 3.100, Block: 71, Lots/Parcel: 51

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 February 20 21 before me personally came Brian O'Neill 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



DRAFT MINUTES – NOT TO BE USED AS AN OFFICIAL DOCUMENT

SEQR

PROJECT I.D. NUMBER
A2020-1389

617.21

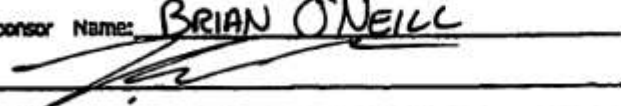
Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I-PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT/SPONSOR BRIAN O'NEILL	2. PROJECT NAME
3. PROJECT LOCATION: Municipality DOBBS FERRY County WESTCHESTER	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc. or provide map) 241 ASHFORD AVE., DOBBS FERRY NY 10522	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/Alteration	
6. DESCRIBE PROJECT BRIEFLY: REAR DECK CONSTRUCTION	
7. AMOUNT OF LAND AFFECTED: Initially 0.01 acres Ultimately 0.01 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly.	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/Sponsor Name: BRIAN O'NEILL	Date: 2/12/21
Signature: 	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.

OVER

1

DRAFT MINUTES – NOT TO BE USED AS AN OFFICIAL DOCUMENT

SEQR

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)	
C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:	
C2. Aesthetic, agricultural, archaeological, historic or other natural or cultural resources; or community or neighborhood character? Explain briefly.	
C3. Vegetation or fauna, fish, shellfish, or wildlife species, significant habitats, or threatened or endangered species? Explain briefly.	
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly.	
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.	
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.	
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.	
D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CEA? <input type="checkbox"/> Yes <input type="checkbox"/> No	
E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly.	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D or Part II was checked yes, the determination and significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

Date

DRAFT MINUTES – NOT TO BE USED AS AN OFFICIAL DOCUMENT



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

Date: 2/1/21

Brian O'Neill
241 Ashford Ave
Dobbs Ferry, NY 10522

Re: 241 Ashford Ave

S/B/L 3.100-71-51

Dear Mr. O'Neill,

Pursuant to a review of the submitted proposed plans to construct a new deck on your property, the following determinations were made.

The property is located in the OF-6 Zone.

1. The required minimum side yard set-back is 10'.
You have proposed a set-back of 3.9'.
Thus requiring a variance of 6.1'.

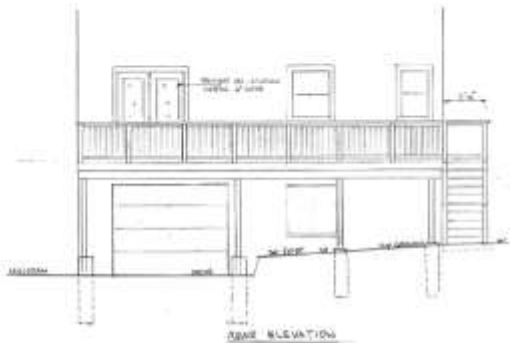
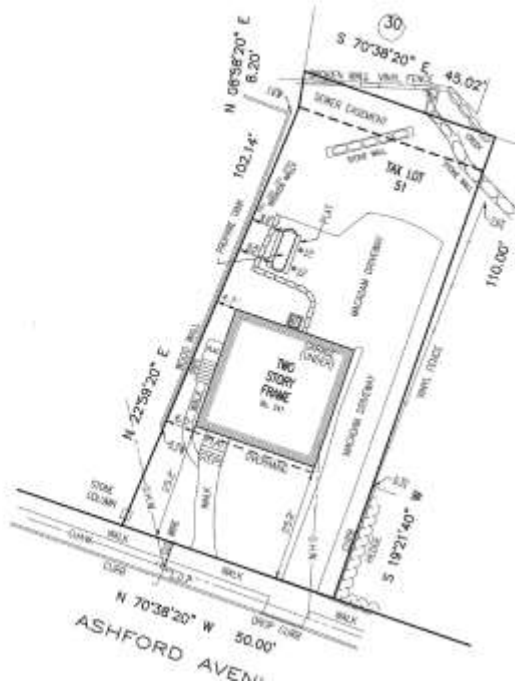
For these reasons your proposal, as submitted, is denied pending zoning board review.

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

Respectfully,

Ed Manley, Land Use Officer

DRAFT MINUTES – NOT TO BE USED AS AN OFFICIAL DOCUMENT



- GENERAL NOTES**
1. ALL WORK AND CONSTRUCTION MATERIALS SHALL BE IN ACCORDANCE WITH THE 2020 NEW YORK STATE FIRE AND BUILDING CONSTRUCTION CODES, INCLUDING THE MOST RECENT CITY BUILDING CODE SUPPLEMENT, AND ALL APPLICABLE CODES AND ORDINANCES OF THE LOCAL JURISDICTION.
 2. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE APPLICABLE CODE, IN THE ABSENCE OF OTHER STANDARDS, THE NEW YORK CITY BASIC BUILDING CODE SHALL GOVERN.
 3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SUB CONDITIONS PRIOR TO STARTING WORK AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER.
 4. THE CONTRACTOR SHALL COORDINATE THEIR WORK WITH THE INDUSTRY TO KEEP THEIR CONSTRUCTION TO A MINIMUM.
 5. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS.
 6. THE ENGINEER IS NOT ENGAGED FOR SUPERVISION OF CONSTRUCTION.

THE ENGINEER HAS NOT
SEEN THE CONSTRUCTION

Summit Land Surveying P.C.
64 Virginia Avenue
Dobbs Ferry NY 10522
(914) 629-7758
info@summitlandsurveying.com

It is to certify that this map and the survey on which it is based were
prepared in accordance with the "Minimum Standard Requirements
for the Surveying and Mapping Profession"
of the New York State Association of Land Surveyors.
with R. Blais, L.S. New York State License Number 056666.

M.J. McGarvey
P.E., P.C.

CONSULTING ENGINEER

15 Parkside Avenue
Tarrytown, NY 10591
914-627-4347 Fax
mgarvey@mcgarvey.com

Project No. 20-01-000000

[Signature]

It is a condition of this plan that the owner of the property shall
maintain the same in accordance with the "Minimum Standard Requirements
for the Surveying and Mapping Profession" of the New York State Association
of Land Surveyors. The owner shall also maintain the same in accordance
with the "Minimum Standard Requirements for the Surveying and Mapping
Profession" of the New York State Association of Land Surveyors.

PROPOSED WOOD DECK
prepared by
M.J. McGarvey, P.E., P.C.
15 Parkside Avenue, Dobbs Ferry, NY

REVISIONS

DATE: 03/03/21
BY: M.J. McGarvey

10-107 SCALE: 1/8"=1'-0"

Original Date: 07/15/2020

Scale: 1/8"=1'-0"

Drawn By: M.J. McGarvey

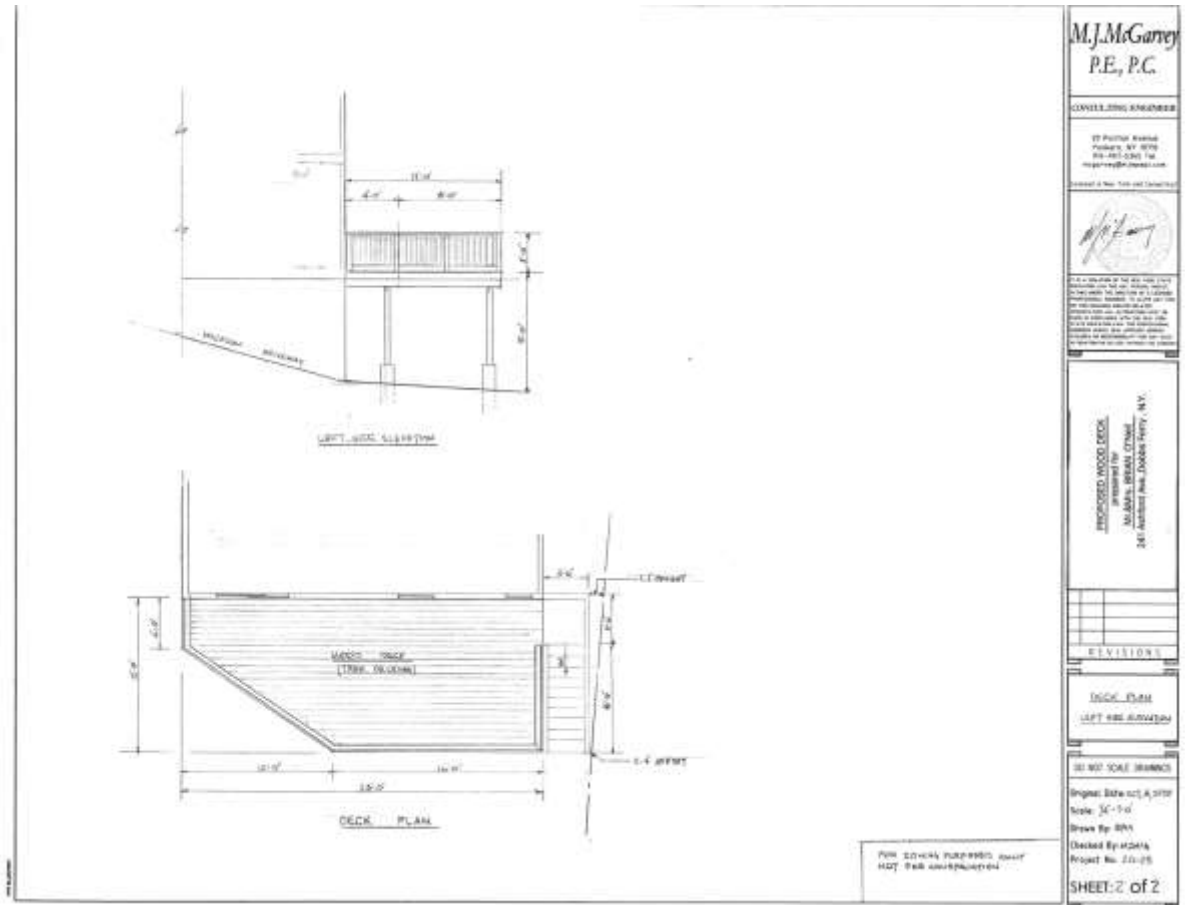
Checked By: M.J. McGarvey

Project No. 20-01-000000

SHEET: 1 of 2

OPTION 'A'

DRAFT MINUTES – NOT TO BE USED AS AN OFFICIAL DOCUMENT



Acting Chairman Gutman said the property is located in the OF-6 Zone and the required minimum side yard setback is 10' the proposed setback is 3.9', thus requiring a variance of 6.1'.

Mr. O'Neill discussed the proposed application.

The Board did not have any questions for Mr. O'Neill.

Acting Chairman Gutman said it appears to him that this is not moving anything closer to the side yard than currently exists.

Mr. O'Neill said it would be lining up with existing stuff at his house like the existing stairwell.

No one from the public was present to comment on the proposed application.

Acting Chairman Gutman asked Mr. O'Neill if he has spoken to his neighbor about the proposed application.

Mr. O'Neill said he has spoken with his neighbor and they agree that it will be a great addition to the back of the house.

DRAFT MINUTES – NOT TO BE USED AS AN OFFICIAL DOCUMENT

Motion by Mr. Maass, seconded by Mr. Gombos to close the public hearing for the application of 241 Ashford Avenue for proposed plans to construct a new deck on property.

CHAIRMAN HOFMANN	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" 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
PAUL MONTE	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" type="checkbox"/> ABSENT/EXCUSED
JOSEPH CAPASSO, 1ST ALTERNATE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	4 AYE	0 NAY	0 ABSTAIN	0 RECUSE	2 ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

Motion by Mr. Gombos, seconded by Mr. Maass to approve the application of 241 Ashford Avenue for proposed plans to construct a new deck on property, consistent with the site plan drawings and other drawings presented.

CHAIRMAN HOFMANN	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" 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
PAUL MONTE	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" type="checkbox"/> ABSENT/EXCUSED
JOSEPH CAPASSO, 1ST ALTERNATE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	4 AYE	0 NAY	0 ABSTAIN	0 RECUSE	2 ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

Mr. Monte arrived at the meeting at 8:07 p.m.

The meeting adjourned at 8:08 p.m.