

Plan Submittal Form

Address: 11 Myrtle Ave, Dobbs Ferry, NY 10522

Application #: A-2021-0006

Project: The Munits Residence

Name: Gregory Sharp

Email: gregsharp@casedevelopment.com

Phone: (917) 597-1982

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

- ☐ Building permit application 1 PDF copy & 2 paper copies 1/4 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 1/4 scale
- ☐ PB - 1 PDF copy + 7 paper copies 1/4 scale
- ☒ ZBA - 1 PDF copy + 4 paper copies 1/4 scale
- ☐ AHRB - 1 PDF copy + 2 paper copies 1/4 scale

Received Stamp:



APPLICATION TO ZONING BOARD OF APPEALS
VILLAGE OF DOBBS FERRY

RECEIVED

APR 21 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: 4-21-2021
Applicant's Name: Greg Sharp Telephone: 917-597-1982
Property Location: 11 Myrtle Ave
Sheet: _____, Block: 17, Lots/Parcel: 3.50-17-11

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).

See Attached Letter.

Greg Sharp
Applicant

STATE OF NEW YORK)
COUNTY OF WESTCHESTER) ss:

On this 21 day of April, 20 21, before me personally came Greg Sharp, 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.

Roseanne Tenore
Notary Public


ROSEANNE TENORE
NOTARY PUBLIC-STATE OF NEW YORK
No. 01TE6138230
Qualified in Westchester County
My Commission Expires December 19, 2021

SEQR

PROJECT I.D. NUMBER
A1021-0006

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 Gregory Sharp		2. PROJECT NAME The Munits Residence	
3. PROJECT LOCATION: Municipality Dobbs Ferry County Westchester			
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc. or provide map) 11 Myrtle Avenue			
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/Alteration			
6. DESCRIBE PROJECT BRIEFLY: Renovation of Existing House			
7. AMOUNT OF LAND AFFECTED: Initially 12,277 sqft. acres Ultimately 13,295 sqft. acres			
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" 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: Gregory Sharp		Date: 4/21/2021	
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.

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 affects 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	

THIS IS THE FIRST OF A SERIES OF THREE VOLUMES. THE OTHER TWO VOLUMES ARE AVAILABLE SEPARATELY. THE FIRST VOLUME IS THE MOST IMPORTANT AND THE MOST INTERESTING.

10-10-68

[illegible]

14-00000

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED DATE 01-11-2001 BY 60322 UCBAW

[illegible]

CC-0. This report contains neither recommendations nor conclusions of the FBI. It is the property of the FBI and is loaned to your agency; it and its contents are not to be distributed outside your agency.

(2) "The word 'person' as used in this section shall be construed to include any individual, partnership, firm, corporation, association, or other legal entity."

(Illegible handwritten notes)

10. The Commission has received information from the Government of the United States of America that the United States has provided military assistance to the Government of the United States of America in the form of military equipment, military personnel, and military training.

SECRET

REMARKS: [Illegible]

THE FOLLOWING INFORMATION IS FOR YOUR INFORMATION ONLY AND IS NOT TO BE USED IN ANY MANNER THAT COULD BE CONSIDERED A VIOLATION OF THE PROVISIONS OF THE ATOMIC ENERGY ACT OF 1954.

1. AMT. "BLACK PANTHER PARTY" (BPP) IS A RACIAL ORGANIZATION IN THE UNITED STATES. BPP IS A

1. The following information was obtained from the records of the FBI, New York City Office, dated 1/15/64:

2006

**RULES OF THE ZONING BOARD OF APPEALS
VILLAGE OF DOBBS FERRY, NEW YORK**

1. Regular meetings of the Board are held on the second Wednesday of each month. Three members constitute a quorum for the transaction of any business.
2. Special meetings may be called by the Chairman at any time. Notice of such Special Meeting shall be given by mailing a notice thereof, addressed to each member at the address within the Village furnished by him for that purpose, at least three days before such meeting.
3. Any application to the Zoning Board of Appeals shall be made on forms prescribed by this Board. *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 at which the application shall be considered. The applicant shall be required to notify all owners of property within two hundred (200) feet of the subject property by certified mail, return receipt requested, at least ten (10) days prior to the meeting. Certification of noticing must be submitted to the Village Clerk's Office no later than 2:00 p.m. on the Friday preceding the meeting.
4. Every application or appeal must be accompanied by:
 - a. An accurate plot plan to scale, showing location of all existing structure.
 - b. Drawings showing the exact location, dimension and nature of construction 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.
5. The applicant is required to show proof of title to or legal interest in the premises by deed, or contract of sale, or other document.
7. The applicant is required to submit a completed Environmental Assessment Form in accordance with the State Environmental Quality Review Act (SEQR). The Department of Environmental Conservation has made this form available on its website -- www.dec.state.ny.us.
8. The applicant shall pay all fees and charges as prescribed from time to time by the Board of Trustees. By resolution of the Board of Trustees adopted on November 1, 1983, said fees and charges are as follows:
 - a. Two hundred dollars (\$200) upon filing the application.
 - b. Other expense reasonably necessary for review or processing of the application.



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

04/15/2021

Nathan Muntis
11 Myrtle Ave.
Dobbs Ferry, NY 10522

Re: 11 Myrtle Ave.

S/B/L 3.50-17-11

Dear Mr. Muntis,

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

The property is located in the OF-2 Zone.

1. The required maximum lot coverage by impervious surfaces is 40%
You have proposed a coverage of 45.5%
Thus requiring a variance of 5.5%
2. The required minimum side yard set-back is 20'.
You have proposed a set-back of 19.8'.
Thus requiring a variance of .2'
3. The required minimum combined side yards set-back is 50'.
You have proposed a set-back of 46.4'.
Thus requiring a variance of 3.6'

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



To: Village of Dobbs Ferry
Zoning Board of Appeals
Building Department

From: Gregory Sharp Architect, PC
145 Palisade Street, Suite 211
Dobbs Ferry, NY, 10522
gregsharp@casedevelopment.com
917.597.1982

Date: April 21, 2021

Subject: Response to; DOB denial letter.
Job Location: 11 Myrtle Ave.
Tax Parcel No. 3.50-17-11
Owner / Nathan Munits
OF-2 Zone

In response to the comments prepared by Dobbs Ferry DOB, dated 4-15-2021, we have prepared responses for points 1-3 in this document.

1. The existing and proposed lot coverage is over by 5.5%,. The existing coverage is over by 12,277 sqft. And the proposed is 13,295 or + 1,018sqft. This House was built in the 60's and therefore before any zoning was enacted. The Overage is caused because our parcel is a flag lot and our coverage incorporates the shared driveway for 2 other driveways creating a need for a Variance.
2. This House was built in the 60's and therefore before any zoning was enacted. The 19.8" set back is from the original house. We are not encroaching any further than the existing house condition.
3. This House was built in the 60's and therefore before any zoning was enacted. The combined set back of 46.4" set back is from the original house. We are not encroaching any further than the existing house condition.

We appreciate you time in reviewing this application. Please let us know if you have any questions or anything else that you need at this time.

Thank You

Greg Sharp

A handwritten signature in black ink, appearing to be 'Greg Sharp', written over the printed name.