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MAY 23 2022

VILLAGE OF DOBBS FERRY  
BUILDING DEPARTMENT

APPLICATION TO ZONING BOARD OF APPEALS  
VILLAGE OF DOBBS FERRY

Note: Four copies of the application must be filed with the Clerk of the Board, no later than 2:00 p.m., twenty-one (21) days prior to the date of the meeting.

Date Filed: 5/17/2022

Applicant's Name: NIAL CAIN Telephone: 914-478-3448

Property Location: 72 COLONIAL AVE

Sheet: 3.120 Block: 113 Lots/Parcel: 10

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: 42 Subdivisions: B 2

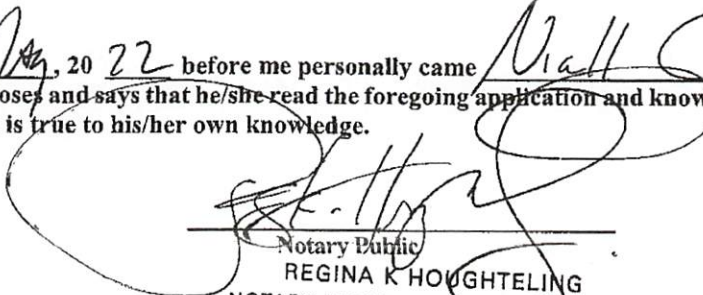
The basis of the relief sought by the undersigned pursuant to the provisions of the Building Zoning Ordinance is as follows: (Set forth briefly all pertinent facts and use additional sheets if necessary).

RELIEF SOUGHT FOR CORTHORNDON OF PROPOSED  
FENCE APPROXIMATELY 37'-0" LONG ON COLONIAL  
AVE STREET FRONTAGE.

  
Applicant

STATE OF NEW YORK  
COUNTY OF WESTCHESTER ) ss:

On this 17 day of May, 20 22 before me personally came Niall Cain, 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  
REGINA K HOUGHTELING  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01H06379161  
Qualified in Westchester County  
My Commission Expires 08-06-20 22

(Note: In the event of joint tenancy, the singular will be construed as necessary)  
The following documents must be submitted or the application will not be accepted:

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

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

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

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

|   |  |  |  |
|---|--|--|--|
| <b>Part 1 – Project and Sponsor Information</b>   |  |  |  |
| Name of Action or Project:<br>7s Colonial Avenue landscaping  |  |  |  |
| Project Location (describe, and attach a location map):<br>72 Colonial Avenue, Dobbs Ferry, NY  |  |  |  |
| Brief Description of Proposed Action:<br>Landscaping of entire property including alteration to driveways, raising of the existing rear lawn, construction of retaining wall and 6 ft perimeter deer fence.   |  |  |  |
| Name of Applicant or Sponsor:<br>Niall Cain   |  | Telephone: 914-478-3448<br>E-Mail: ncain@nccstudio.com |  |
| Address:<br>5 Atilda Avenue   |  |  |  |
| City/PO:<br>Dobbs Ferry   |  | State:<br>NY   | Zip Code:<br>10522   |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?<br>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<br><input type="checkbox"/><br>YES<br><input checked="" type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency?<br>If Yes, list agency(s) name and permit or approval:  |  |  | NO<br><input type="checkbox"/><br>YES<br><input checked="" type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action?   |  | 23,108 SF acres  |  |
| b. Total acreage to be physically disturbed?  |  | 23,108 SF acres  |  |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?  |  | 23,108 SF acres  |  |
| 4. Check all land uses that occur on, are adjoining or near the proposed action:<br><input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)<br><input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):<br><input type="checkbox"/> Parkland |  |  |  |

|   |  |  |   |
|---|--|--|---|
| 5. Is the proposed action,<br>a. A permitted use under the zoning regulations?<br>b. Consistent with the adopted comprehensive plan?  | NO<br><br><input type="checkbox"/><br><br><input type="checkbox"/>   | YES<br><br><input checked="" type="checkbox"/><br><br><input checked="" type="checkbox"/>                      | N/A<br><br><input type="checkbox"/><br><br><input type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?   | NO<br><br><input type="checkbox"/>   | YES<br><br><input checked="" type="checkbox"/>   |   |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?<br>If Yes, identify: _____   | NO<br><br><input checked="" type="checkbox"/>  | YES<br><br><input type="checkbox"/>  |   |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels?<br>b. Are public transportation services available at or near the site of the proposed action?<br>c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?   | NO<br><br><input checked="" type="checkbox"/><br><br><input checked="" type="checkbox"/><br><br><input type="checkbox"/> | YES<br><br><input type="checkbox"/><br><br><input type="checkbox"/><br><br><input checked="" type="checkbox"/> |   |
| 9. Does the proposed action meet or exceed the state energy code requirements?<br>If the proposed action will exceed requirements, describe design features and technologies:<br>_____<br>_____<br>_____  | NO<br><br><input type="checkbox"/>   | YES<br><br><input checked="" type="checkbox"/>   |   |
| 10. Will the proposed action connect to an existing public/private water supply?<br>If No, describe method for providing potable water: _____<br>_____<br>_____   | NO<br><br><input type="checkbox"/>   | YES<br><br><input checked="" type="checkbox"/>   |   |
| 11. Will the proposed action connect to existing wastewater utilities?<br>If No, describe method for providing wastewater treatment: _____<br>No waste water is produced by the proposed action.  | NO<br><br><input checked="" type="checkbox"/>  | YES<br><br><input type="checkbox"/>  |   |
| 12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?<br>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? | NO<br><br><input checked="" type="checkbox"/><br><br><input checked="" type="checkbox"/>                                 | YES<br><br><input type="checkbox"/><br><br><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?<br>b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?<br>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____<br>_____<br>_____   | NO<br><br><input checked="" type="checkbox"/><br><br><input checked="" type="checkbox"/>                                 | YES<br><br><input type="checkbox"/><br><br><input type="checkbox"/>  |   |

**PRINT FORM**