

**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., fifteen (15) business days prior to the date of the meeting.**

**Date Filed:** \_\_\_\_\_

**Applicant's Name:** ALEX TSENG **Telephone:** 310.560.8838

**Property Location:** 68 BELDEN AVE, DOBBS FERRY, NY 10522

**Sheet:** 3.50 **Block:** 16 **Lots/Parcel:** 16

**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:

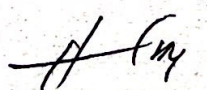
**Article:** \_\_\_\_\_ **Section:** \_\_\_\_\_ **Subdivisions:** X

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

  
Applicant

**STATE OF NEW YORK  
COUNTY OF WESTCHESTER ) ss:**

On this 2 day of August, 2023 before me personally came Alex Tseng, 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.

  
**LIM KIM A.**  
Notary Public, State of New York  
No. 01L16144154  
Qualified in Westchester County  
Commission Expires Apr. 24, 2026

Notary Public





COMMUNITY DESIGNS  
ENGINEERING D.P.C.

CDESIGNSENGINEERING@GMAIL.COM

439 White Plains Rd.  
Eastchester, NY 10709

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

August 15th, 2023

To: Zoning Board of Appeals- Village of Dobbs Ferry

Re: Seeking approval for an area variance

Address: 68 Belden Ave, NY 10522

**Section: 3.50 Block: 16 Lot: 16 Zone:OF4**

This memorandum is submitted in support of the applicant Alex Tseng, for the requisite of multiple area variance approvals noted in the attached denial letter. Located in the one family residential 4 district, the proposed site extends through Belden Ave and South Lane with the primary lot frontage on Belden Ave. The existing dwelling facing Belden Ave will remain existing with the exception of minor side stair alteration. The proposed newly created building envelope will have a lot frontage of 47.6 feet facing Belden Ave and a proposed new single family dwelling situated on a total lot area of 7,145 s.f. The existing dwelling at 68 Belden ave will have a new lot area of 7,508 s.f.

The proposed action will not create an undesirable change in the neighborhood or be of any detriment to nearby properties. The proposed scale and setbacks of the new dwelling along with the property size will be consistent with neighboring dwellings and Lots. The overall proposed building aesthetic and materials will also be consistent with other residential homes in the neighborhood. The proposed project site is also across to a golf course on the opposite side of Belden Ave, with ample open space to help create a greater visual impact and less traffic disturbance.

The applicant is requesting the consideration of the area-variances to economically create the space and scale desired for a functional single-family dwelling, with the existing dwelling to remain.

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

Sincerely,

ADAMO MAIORANO  
B. ARCH, ASSOC. AIA

(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.

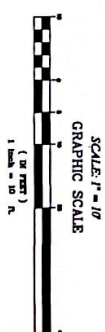
<b>Part 1 – Project and Sponsor Information</b>			
<b>68 BEIDEN AVE</b>			
Name of Action or Project:			
<b>68 BEIDEN AVE DOBBS FERRY NY 10522</b>			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
<b>PROPOSED 2-LOT SUBDIVISION AND NEW SINGLE FAMILY DWELLING.</b>			
Name of Applicant or Sponsor:		Telephone: <b>(646) 863-4890</b>	
<b>ALEX TSENG</b>		E-Mail: <b>ALEX@STREETSEED.COM</b>	
Address:			
<b>68 BEIDEN AVE DOBBS FERRY NY 10522</b>			
City/PO:		State:	Zip Code:
<b>DOBBS FERRY</b>		<b>NY</b>	<b>10522</b>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
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.			YES
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO
If Yes, list agency(s) name and permit or approval:			YES
3. a. Total acreage of the site of the proposed action?			<input checked="" type="checkbox"/>
b. Total acreage to be physically disturbed?			<input type="checkbox"/>
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			<input checked="" type="checkbox"/>
4. Check all land uses that occur on, are adjoining or near the proposed action:			<input type="checkbox"/>
<input type="checkbox"/> Urban	<input type="checkbox"/> Rural (non-agriculture)	<input type="checkbox"/> Industrial	<input type="checkbox"/> Commercial
<input type="checkbox"/> Forest	<input type="checkbox"/> Agriculture	<input type="checkbox"/> Aquatic	<input checked="" type="checkbox"/> Residential (suburban)
<input type="checkbox"/> Parkland	<input type="checkbox"/> Other(Specify):		

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	<input checked="" type="checkbox"/>	<input 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 <input type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
If Yes, identify: _____			
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____			
10. Will the proposed action connect to an existing public/private water supply?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
If No, describe method for providing potable water: _____ _____			
11. Will the proposed action connect to existing wastewater utilities?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
If No, describe method for providing wastewater treatment: _____ _____			
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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <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: _____ _____ _____			



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, <div style="margin-left: 20px;">           a. Will storm water discharges flow to adjacent properties?            b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?         </div> If Yes, briefly describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: <u>ADAMO MAIORANO</u> Date: <u>8/17/23</u> Signature: <u></u> Title: <u>SPONSOR</u>		

**PRINT FORM**



VILLAGE OF DOBBS FERRY  
TOWN OF GREENBURGH  
WESTCHESTER COUNTY, NEW YORK

(DI TEST)  
1 inch = 10 N

Project 19-052
Drawn By DA