



## **VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES AGENDA**

<b>MEETING DATE:</b> JANUARY 12, 2021
<b>AGENDA ITEM SECTION:</b> PUBLIC HEARING
<b>AGENDA ITEM NO. :</b> 1
<b>AGENDA ITEM:</b> PUBLIC HEARING FOR SITE PLAN APPROVAL OF 13 ENGLISH LANE
<b>ITEM BACKUP DOCUMENTATION:</b> <ul style="list-style-type: none"><li>1. PUBLIC HEARING LEGAL NOTICE</li><li>2. PLAN SUBMITTAL FORM</li><li>3. 13 ENGLISH LANE DRAWINGS</li><li>4. PLANNING BOARD RESOLUTION 13-2020</li></ul>



**VILLAGE OF DOBBS FERRY**

112 Main Street  
Dobbs Ferry, New York 10522  
TEL: (914) 231-8500 • FAX: (914) 693-3470

**PLEASE TAKE NOTICE** that a public hearing will be conducted by the Village Board of the Village of Dobbs Ferry, 112 Main Street, Dobbs Ferry, New York 10522 on January 12, 2021 at 6:30 p.m., or as soon thereafter as the matter may be heard, to receive public comments on an application for site plan approval for a project which will consist of three townhouse-style residential units and related improvements on property located at 13 English Lane.

The hearing will be conducted via virtual technology or in person at Village Hall, 112 Main Street, Dobbs Ferry, New York with the format to be dictated by the requirements then in effect by virtue of COVID-19 related Executive Orders. For virtual participation, all interested parties may be heard using Zoom, a web-based videoconferencing service: Webinar ID 205 957 953, Password: 309361. Copy/paste the following link: <https://zoom.us/j/205957953?pwd=aU5YNHJVVYkxub3lWN0RzQUZoVzROUT09>  
-or- by Telephone: 1 929 205 6099 during the hearing.

The Village Board of Trustees will also accept written comments forwarded in advance to [ldreaper@dobbsferry.com](mailto:ldreaper@dobbsferry.com). Materials relevant to the matter may be reviewed and further details on public participation can be found online at the Village of Dobbs Ferry website, [www.dobbsferry.com](http://www.dobbsferry.com)

**BY ORDER OF THE BOARD OF TRUSTEES**

Dated: December 15, 2020

Elizabeth Dreaper  
Village Clerk

**Plan Submittal Form**

Address: 13 English Ln

Application #: A2020-0561

Project: Multi-family building

Name: Lizette Garcia-Elias

Email: lg@cgastudio.com

Phone: 914-478-0799

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:

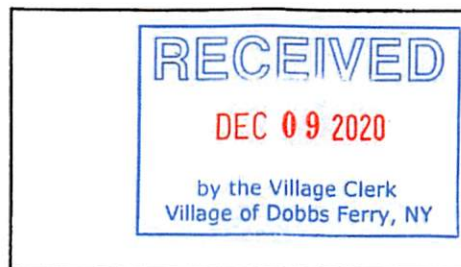
BOT- 1 PDF copy + 5 paper copies ¼ scale

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:





# 13 ENGLISH LANE

DOBBS FERRY, N Y 1 0 5 2 2

C H R I S T I N A G R I F F I N A R C H I T E C T P C

1 2 S p r i n g S t r e e t , H a s t i n g s - o n - H u d s o n , N Y 1 0 7 0 6



STONE VENEER



STUCCO



FIBERGLASS  
ROOF



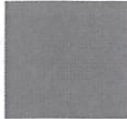
WINDOWS



TRIM & PANELS



HARDIPLANK  
SIDING



HARDIPLANK  
SIDING



HARDIPLANK  
SIDING



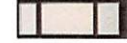
HARDIPLANK  
SIDING



DOORS



WALL  
SCENCE





# TABLE OF ZONING DATA

ZONING DISTRICT: DT		3.90 - 52-21
REQUIRED	EXISTING	PROPOSED
LOT AREA	N/A	6,320 SF
LOT COVERAGE - BUILDING	N/A	MAX 60%
LOT COVERAGE - IMPERVIOUS	N/A	MAX 80%
BUILDING HEIGHT	N/A	35 FT (3 STORIES) *
MIN. UNIT SIZE	N/A	600 SF
FRONT YARD SETBACK	N/A	0 FT
REAR YARD SETBACK	N/A	25 FT
SIDE YARD SETBACK	N/A	5 FT
BOTH SIDE YARD SETBACK	N/A	10 FT

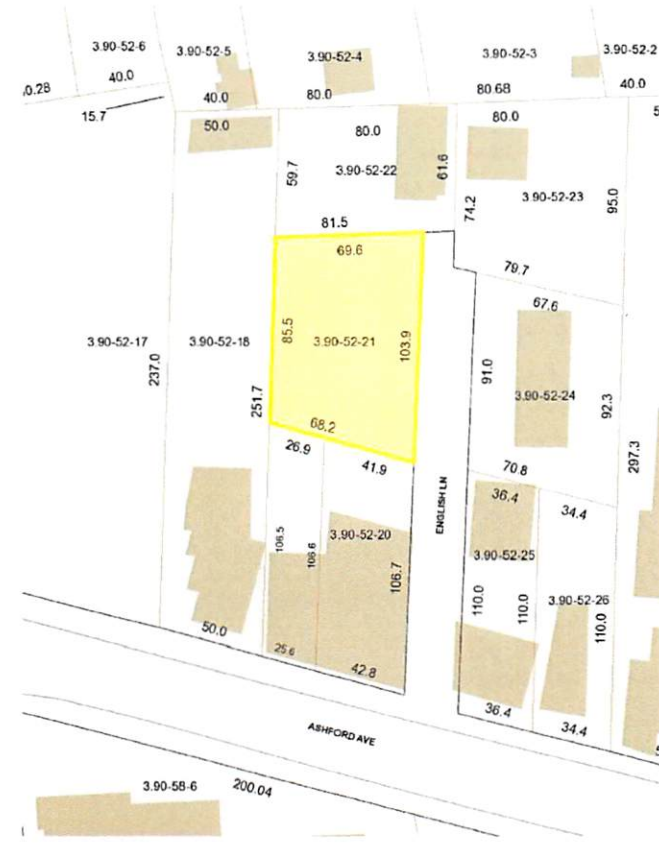
SURVEYED BY: SUMMIT LAND SURVEYING P.C. / RAKESH BEHAL PLS  
 SURVEY DATE: APRIL 23, 2020  
 PREPARED BY: SUMMIT LAND SURVEYING P.C. / RAKESH BEHAL PLS  
 MODIFIED: DOBBS FERRY

## DATES

BAR SUBMISSION	05-15-20
PLANNING BOARD SUBMISSION	08-13-20
REV PLANNING BOARD SUBMISSION	10-01-20
REV PLANNING BOARD SUBMISSION	10-15-20
AMRB SUBMISSION	11-15-20

## LIST OF DRAWINGS

TITLE SHEET	COLOR SCHEME, LIST OF DRAWINGS, DATES
S-1	ZONING DATA, AREA MAP, PHOTOS OF EXISTING
S-2	PHOTOS OF NEIGHBORING PROPERTIES
S-3	SURVEY OF EXISTING CONDITIONS
S-4	PROPOSED SITE PLAN
A-1	PROPOSED LOT LAYOUT
A-2	FIRST FLOOR PLAN
A-3	SECOND FLOOR PLAN
A-4	FRONT ELEVATION
A-5	REAR ELEVATION
A-6	SIDE ELEVATIONS, DOOR & WINDOW SCHEDULES
A-7	STREETSCAPE



## AREA MAP

SCALE: NTS

13 ENGLISH LANE  
 DOBBS FERRY, NY 10522

CHRISTINA GRIFFIN ARCHITECT PC  
 12 Spring Street  
 Hastings-on-Hudson, New York 10706  
 914.478.0799 | 914.478.0806 fax  
 www.christinagriffinarchitect.com

Building Permit Submission 05-21-20  
 Planning Board Submission 08-13-20  
 Planning Board Submission 10-01-20  
 Planning Board Submission 10-15-20  
 AMRB Submission 11-15-20  
 Final Submission 11-30-20

AS SHOWN  
 PHOTOS OF EXISTING  
 AREA MAP  
 ZONING DATA

S-1



## PHOTOS OF EXISTING CONDITIONS





17 ENGLISH LN



18 ENGLISH LN



14 ENGLISH LN

13 ENGLISH LANE  
DOBS FERRY, NY 10522



87 ASHFORD AVE



85 ASHFORD AVE



81 ASHFORD AVE



PHOTOS OF NEIGHBORING PROPERTIES

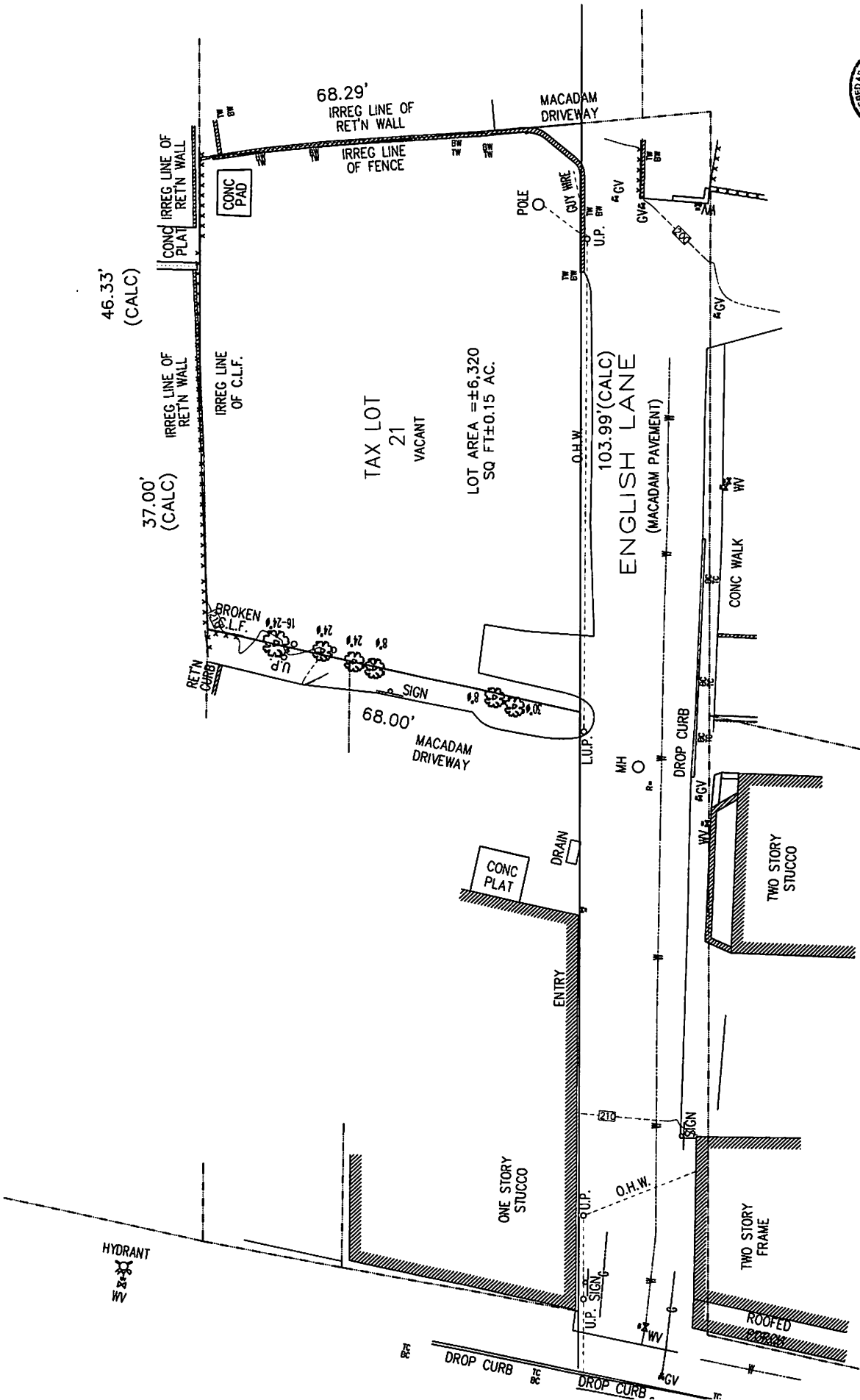
S-2

CHRISTINA GRIFFIN ARCHITECT PC  
12 Spring Street  
Hastings-on-Hudson, New York 10706  
914.478.0799 tel 914.478.0808 fax  
www.christinagriffinarchitect.com

BUILDING PERMIT SUBMISSION 05-21-20  
PLANNING BOARD SUBMISSION 08-13-20  
PLANNING BOARD SUBMISSION 10-01-20  
PLANNING BOARD SUBMISSION 10-08-20  
PLANNING BOARD SUBMISSION 11-03-20  
NOT SUBMISSION 11-03-20

Drawing Title  
ZONING DATA  
PHOTO OF EXISTING  
AREA MAP

AS SHOWN



SURVEY OF EXISTING CONDITIONS

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

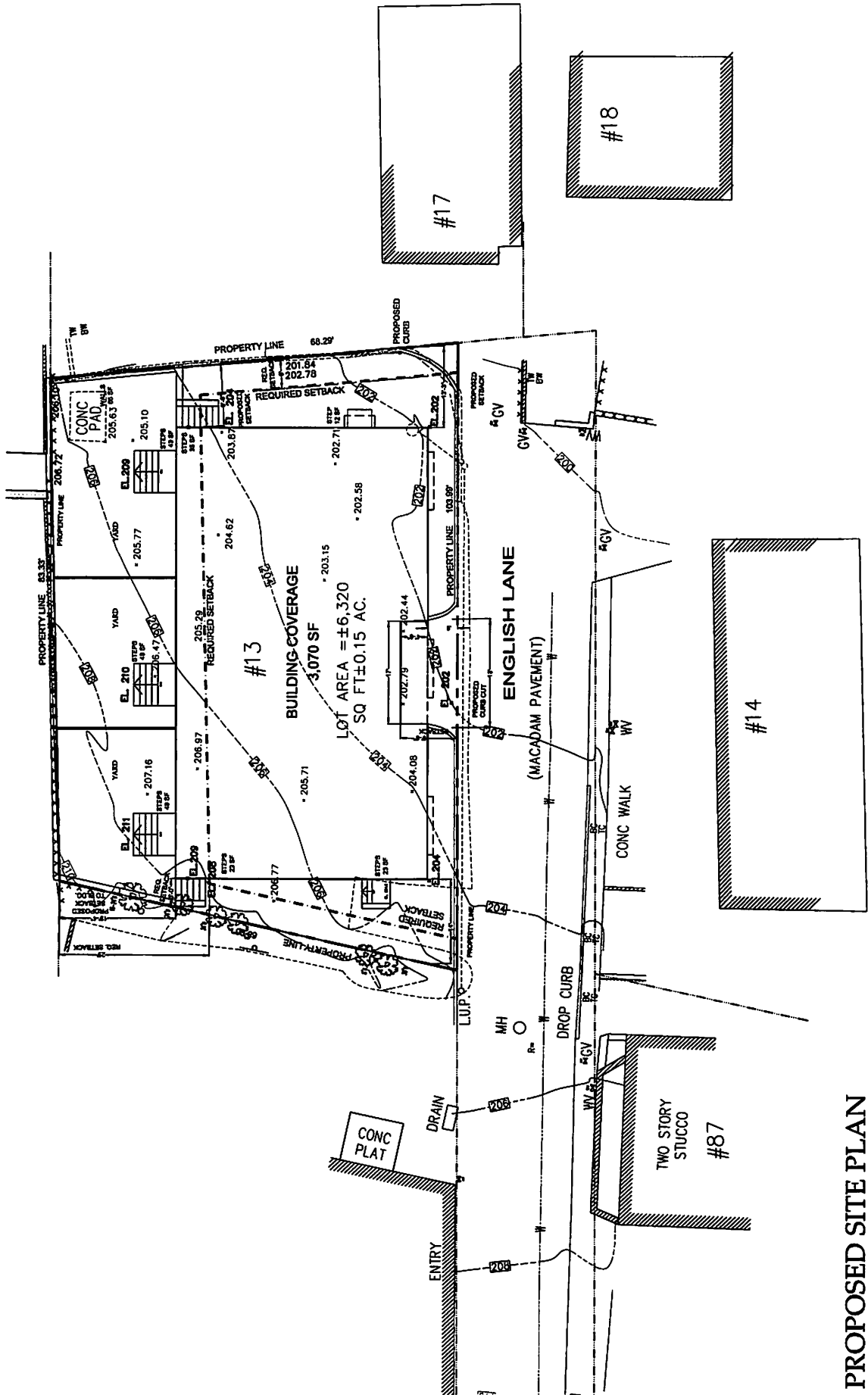


PROPOSED SITE PLAN  
AS SHOWN  
1

BLDG PERMIT SUBMISSION 09-21-20
PLANNING BOARD SUBMISSION 09-15-20
PLANNING BOARD SUBMISSION 10-01-20
PLANNING BOARD SUBMISSION 10-15-20
PLANNING BOARD SUBMISSION 11-15-20
NOT SUBMITTED 11-30-20

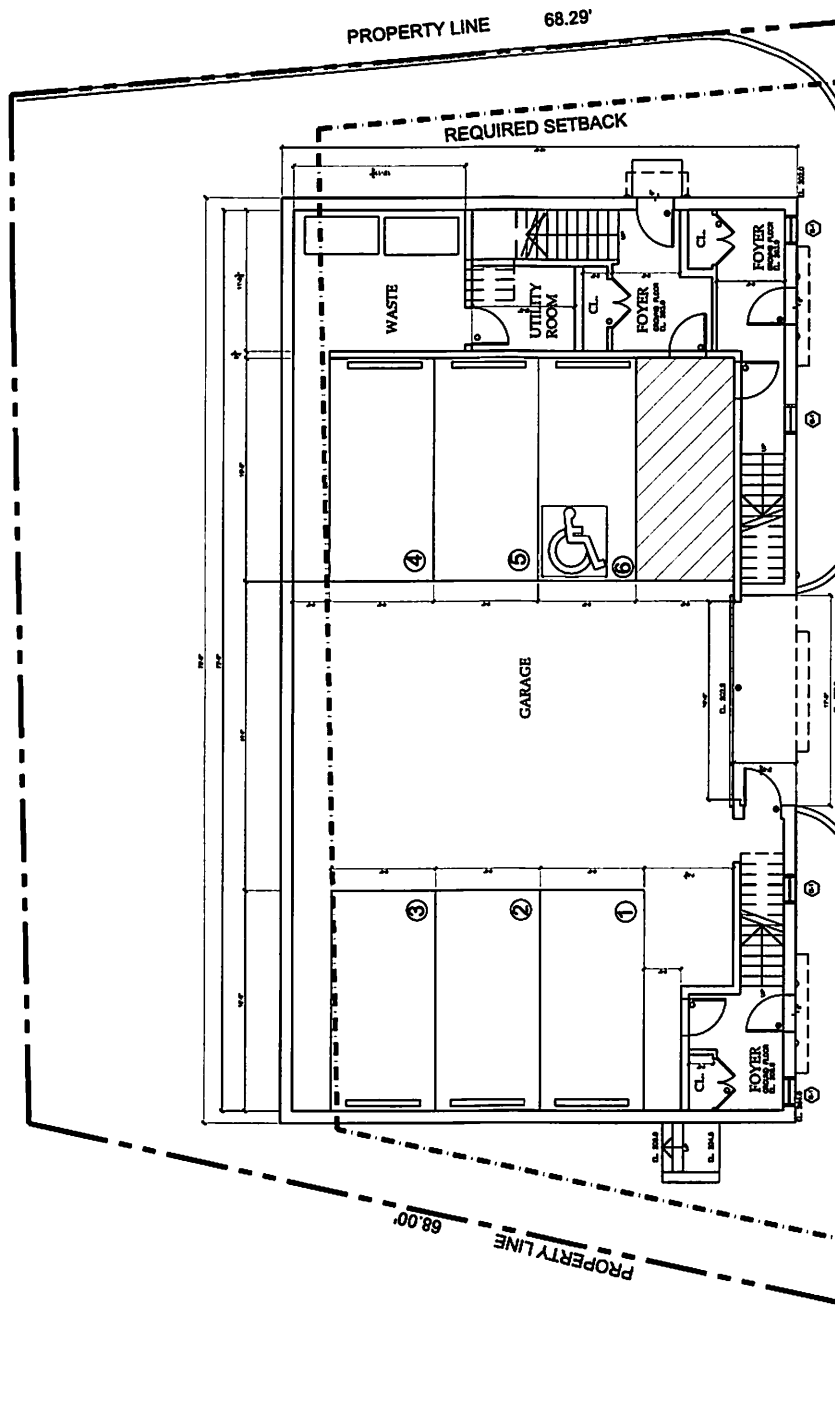
CHRISTINA GRIFFIN ARCHITECT PC  
12 Spring Street  
Hastings-on-Hudson, New York 10706  
914.478.0799 or 914.478.0806 fax  
www.christinagriffinarchitect.com

13 ENGLISH LANE  
DOBBS FERRY, NY 10522



PROPOSED SITE PLAN  
SCALE: 3/16" = 1'-0"





**GROUND FLOOR PLAN**  
**SCALE: 3/16" = 1'-0"**



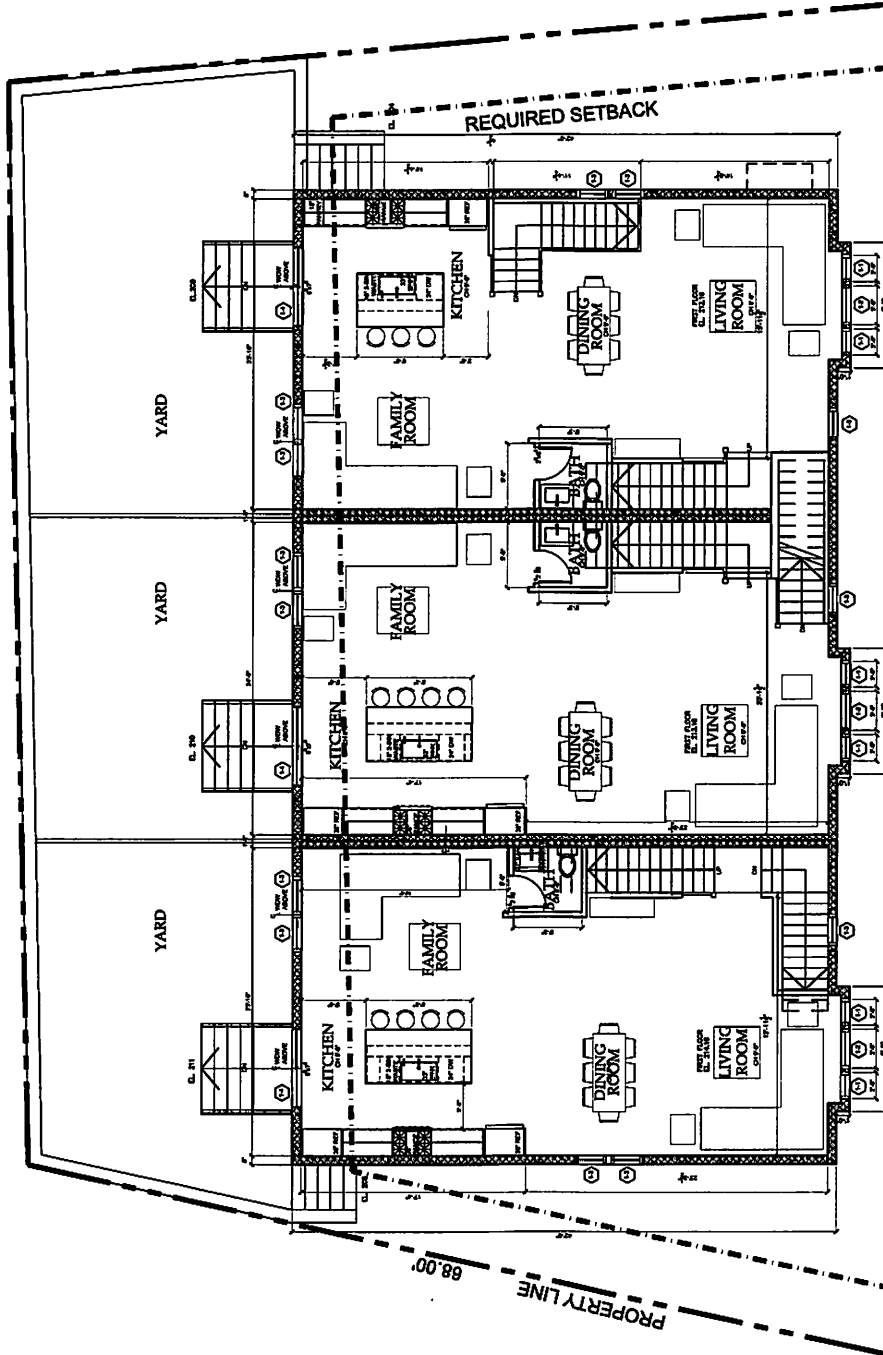
A-2

First Floor Plan

AS SHOWN  
BUILDING PERMIT SUBMISSION 05-21-20  
PLANNING BOARD SUBMISSION 06-13-20  
PLANNING BOARD SUBMISSION 10-01-20  
APRS SUBMISSION 11-10-20  
BOM SUBMISSION 11-30-20

CHRISTINA GRIFFIN ARCHITECT P.C.  
12 Spring Street  
Hastings-on-Hudson, New York 10706  
914.478.0789 tel 914.478.0806 fax  
www.christinagriffinarchitect.com

13 ENGLISH LANE  
DOBBS FERRY, NY 10522



FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"



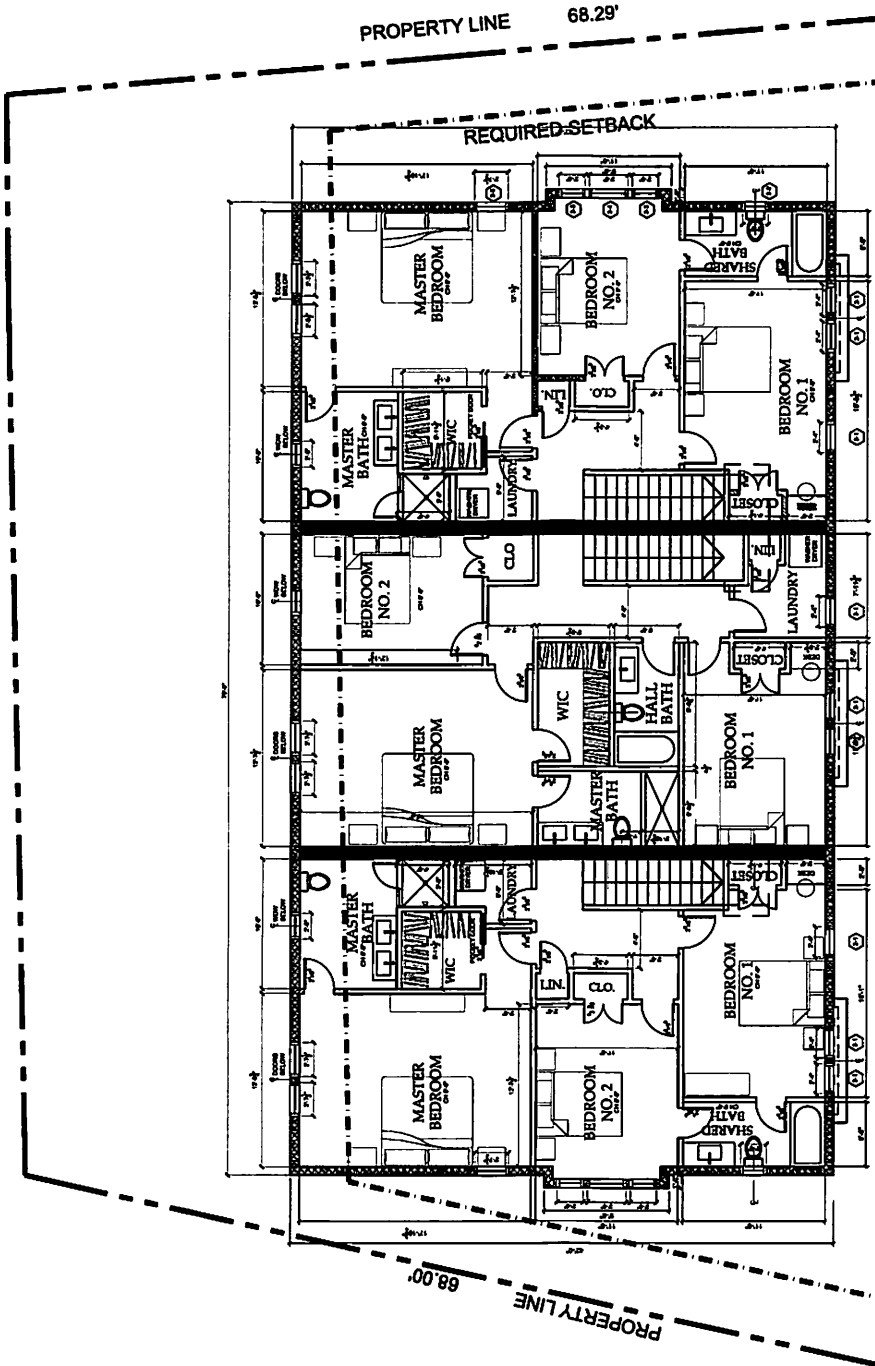
A-3

SECOND FLOOR PLAN  
Drawing Title

BLDG. PERMIT SUBMISSION 05-21-20  
PLANNING BOARD SUBMISSION 09-13-20  
PLANNING BOARD SUBMISSION 10-01-20  
PLANNING BOARD SUBMISSION 10-15-20  
APR 20 SUBMISSION 11-10-20  
DOT SUBMISSION 11-30-20

CHRISTINA GRIFFIN ARCHITECT PC  
12 Spring Street  
Hastings-on-Hudson, New York 10706  
814.478.0799 tel 814.478.0806 fax  
www.christinagriffinarchitect.com

13 ENGLISH LANE  
DOBBS FERRY, NY 10522



## SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"





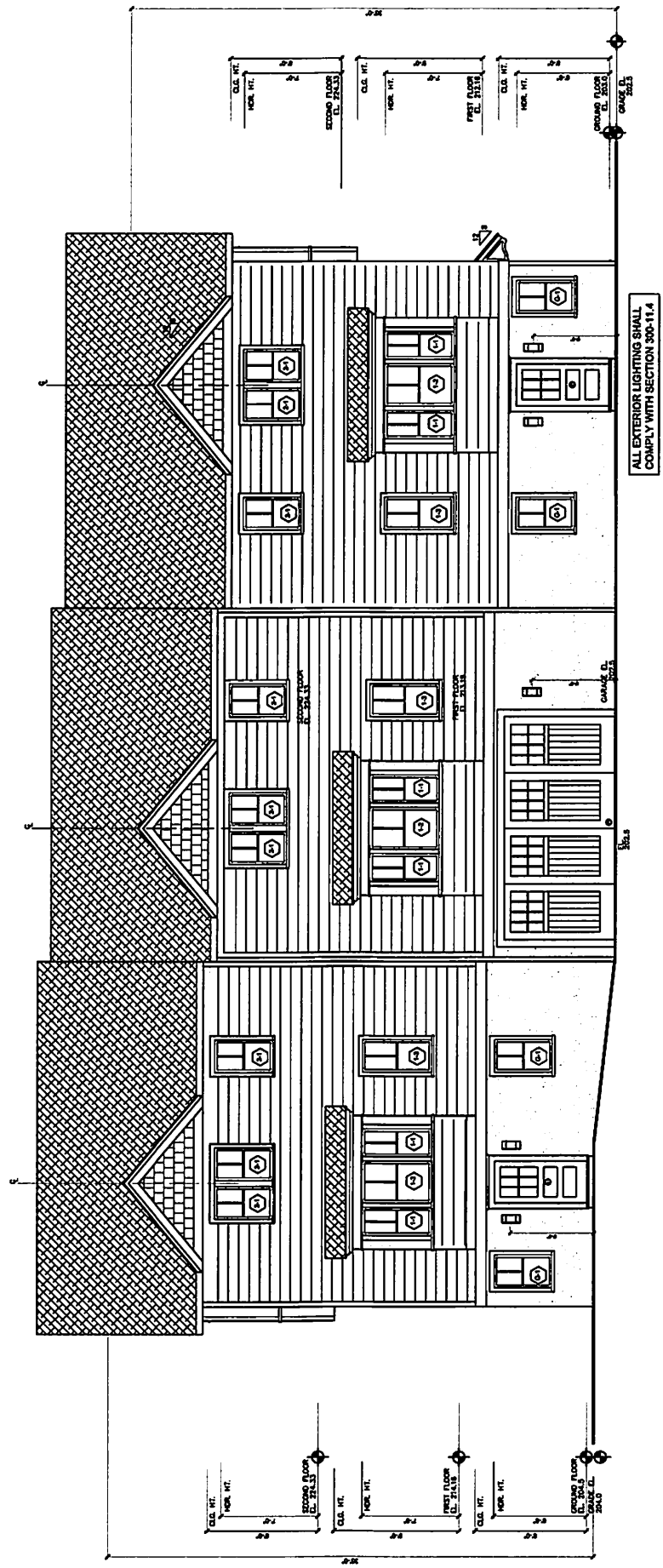
A-4

AS SHOWN  
ELEVATIONS  
Drawing Title

BUILDING PERMIT SUBMISSION 05-21-20  
PLANNING BOARD SUBMISSION 08-13-20  
PLANNING BOARD SUBMISSION 10-01-20  
PLANNING BOARD SUBMISSION 10-18-20  
APR 20 SUBMISSION 11-10-20  
BOT SUBMISSION 11-20-20

CHRISTINA GRIFFIN ARCHITECT PC  
12 Spring Street  
Hastings-on-Hudson, New York 10706  
914.478.0789 tel 914.478.0806 fax  
www.christinagriffinarchitect.com

13 ENGLISH LANE  
DOBBS FERRY, NY 10522



NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

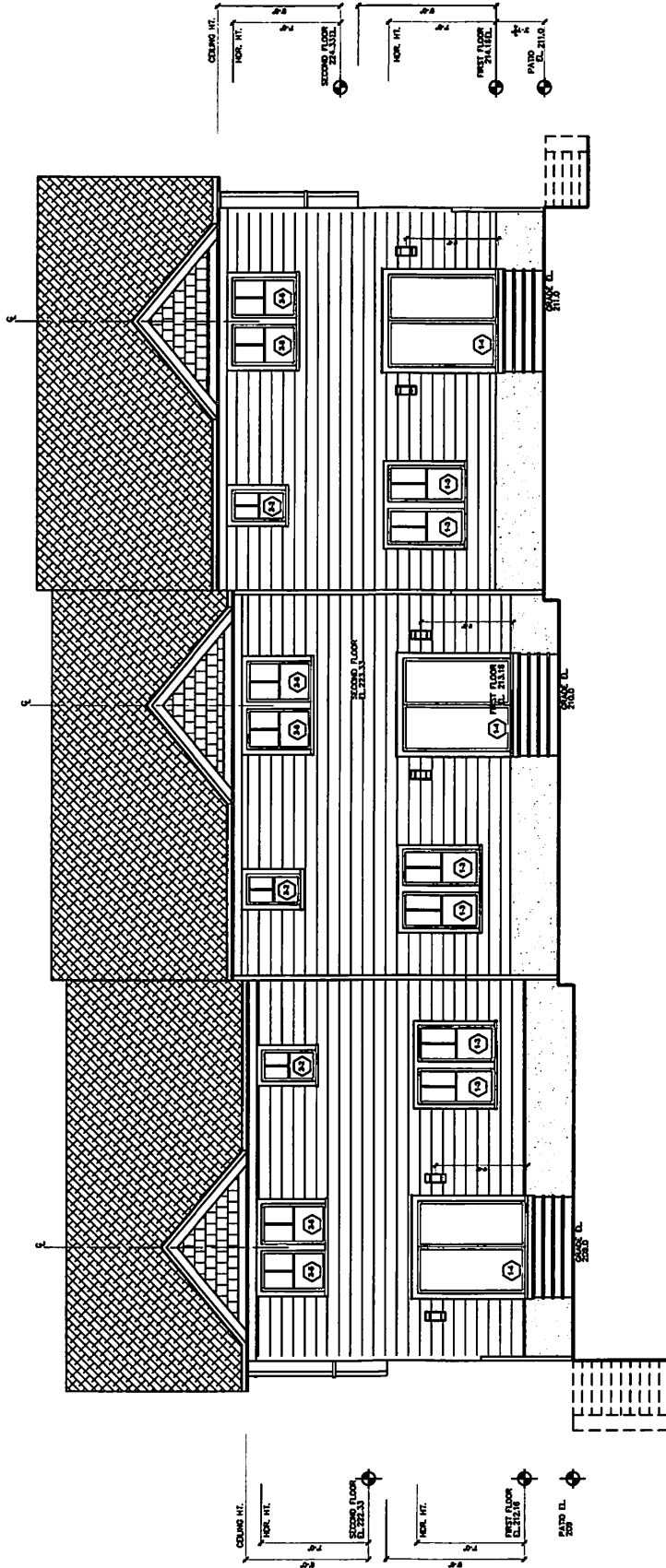
13 ENGLISH LANE  
DOBBS FERRY, NY 10522

CHRISTINA GRIFFIN ARCHITECT PC  
12 Spring Street  
Hastings-on-Hudson, New York 10706  
914.478.0799 | 914.478.0806 fax  
www.christinagriffinarchitect.com

BUILDING PERMIT SUBMISSION 05-21-20  
PLANNING BOARD SUBMISSION 05-13-20  
APR 20 SUBMISSION 11-10-20  
NOT SUBMISSION 11-30-20

AS SHOWN  
ELEVATIONS

A-5



SOUTH ELEVATION  
SCALE: 3/16" = 1'-0"





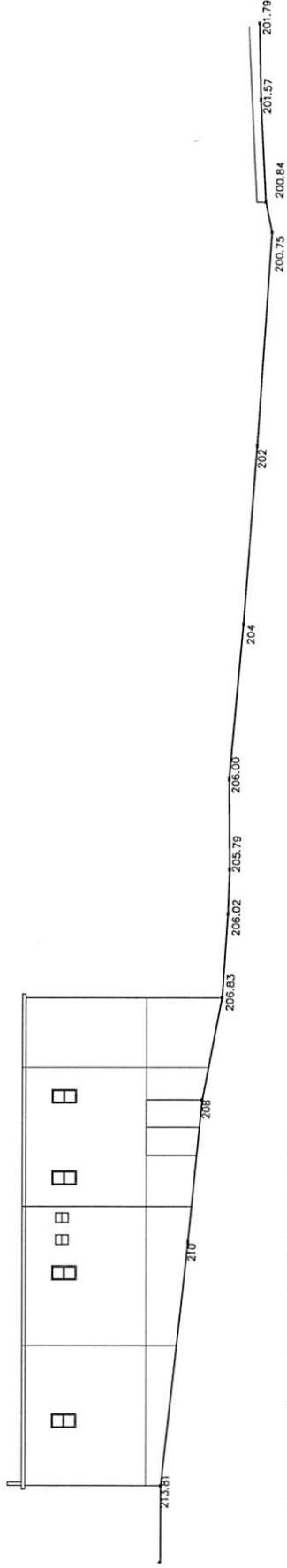
13 ENGLISH LANE  
DOBBS FERRY, NY 10522

CHRISTINA GRIFFIN ARCHITECT PC  
12 Spring Street  
Hastings-on-Hudson, New York 10706  
914.478.0799 tel 914.478.0806 fax  
www.christinagriffinarchitect.com

BUILDING PERMIT SUBMISSION 06-21-20  
PLANNING BOARD SUBMISSION 06-15-20  
PLANNING BOARD SUBMISSION 10-01-20  
PLANNING BOARD SUBMISSION 10-15-20  
APR 18 SUBMISSION 11-19-20  
BOT SUBMISSION 11-30-20

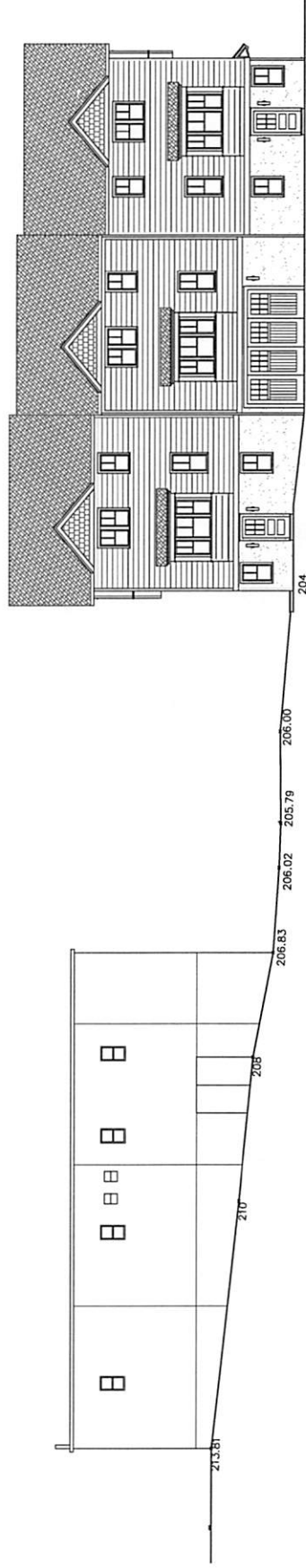
AS SHOWN  
STREETSCAPE  
Drawing Title

A-7



### EXISTING STREETSCAPE

SCALE: 1/4" = 1'-0"



### PROPOSED STREETSCAPE

SCALE: 1/4" = 1'-0"



**VILLAGE OF DOBBS FERRY**  
112 Main Street  
Dobbs Ferry, New York 10522  
TEL: (914) 231-8500 • FAX: (914) 693-3470

**RESOLUTION 13-2020**

**RESOLUTION OF THE VILLAGE OF DOBBS FERRY PLANNING BOARD RECOMMENDING  
A WAIVER OF CERTAIN SIDE AND REAR YARD SETBACK REQUIREMENTS AND THE  
GRANTING SITE PLAN APPROVAL FOR THE CONSTRUCTION OF A THREE FAMILY  
HOUSE AND RELATED SITE IMPROVEMENTS AT  
13 English Lane**

**WHEREAS**, English Townhomes, LLC, owner, has applied for site plan approval to construct a three family house and make other site improvements on the property at 13 English Lane, and denoted on the tax assessment maps as Section 3.90, Block 52, Lot 21, and located in the DT zoning district, and

**WHEREAS**, the following plans and documents were submitted as part of the application:

“Stormwater Management Plan”, Revised 11/25/20, Sheet C-1.  
“Grading & Layout Plan”, Dated 11/25/20, Sheet C-2.  
“Sediment & Erosion Control Plan”, Dated 11/25/20, Sheet C-3.  
“Details”, Revised 11/25/20, Sheet C-4.  
“Zoning Data, Area Map, Photos of Existing”, Revised 10/8/20, Sheet S-1.  
“Existing Survey”, Revised 10/15/20, Sheet S-2.  
“Proposed Site Plan”, Revised 10/15/20, Sheet S-3.  
“Ground Floor Plan”, Revised 10/15/20, Sheet A-1.  
“First Floor Plan”, Revised 10/15/20, Sheet A-2.  
“Second Floor Plan”, Revised 10/15/20, Sheet A-3.  
“Elevations”, Revised 10/15/20, Sheet A-4.  
“Elevations”, Revised 10/15/20, Sheet A-5.  
“Elevations”, Revised 10/15/20, Sheet A-6.  
“Streetscape”, Revised 10/15/20, Sheet A-7.  
“Landscape Plan”, Dated 10/13/20.  
Letter from Christina Griffin, Dated 10/15/20.  
Letter from Abdulazeez Yusuf, Dated 10/14/20.  
Stormwater Management Plan & Drainage Analysis, Revised 10/14/20.  
Lighting Specification Sheet.

**WHEREAS**, the Planning Board is familiar with the site and surrounding area and the proposed improvement plans and at their meetings of September 3, October 1 and November 5, 2020 held a duly noticed public hearing and all comments were considered, and

**WHEREAS**, in order to improve safe pedestrian egress and access to the building from English Lane, the Planning Board requested that the proposed building be moved five feet back from the right of way and a walkway be constructed in front of the building, and

**WHEREAS**, in response, the applicant modified the submitted plans and requested that a waiver from compliance with side and rear yard setback limits be granted to accommodate the board's recommendation, and

**WHEREAS**, the proposed construction of a three family house and other site work as herein proposed constitutes a type II action under the State Environmental Quality Review Act ("SEQRA"), and is therefore exempt from further environmental review.

**NOW THEREFORE BE IT RESOLVED**, that the Planning Board of the Village of Dobbs Ferry herein recommends that the Board of Trustees of the Village of Dobbs Ferry issues the required side and rear yard waivers and grants site plan approval for the subject application, conditioned on the following:

1. All applicable provisions of the Village, County and State regulations shall be met.
2. Prior to the issuance of a Building Permit, all required site plan and Village consultants' review fees shall be paid and all items in the Village Consulting Engineer's memorandum dated November 20, 2020 shall be addressed to his satisfaction.


**BE IT FURTHER RESOLVED**, that this Resolution shall have an effective date of December 3, 2020.

Motion By: Chairman Hunter

Seconded by: Mr. Brosnahan

CHAIRMAN HUNTER	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
STEPHEN BROSNAHAN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ROB LANE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ALLEN HALE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
LAURA HAUPT	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
PETER WINDER, 1 <sup>ST</sup> ALTERNATE MEMBER	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	<input type="text" value="5"/> AYE	<input type="text" value="0"/> NAY	<input type="text" value="0"/> ABSTAIN	<input type="text" value="0"/> RECUSE	<input type="text" value="0"/> ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

I hereby attest that the above Resolution was approved by the Planning Board at its December 3, 2020 meeting, and that I have been authorized to sign this Resolution by decision of the Planning Board.

  
Chairman Hunter

December 3, 2020  
Date