



VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES
REGULAR MEETING AGENDA

MEETING DATE: February 13, 2024

AGENDA ITEM SECTION: Presentations

AGENDA ITEM NO. : 2

AGENDA ITEM:

83 Main Street Renovation

ITEM BACKUP DOCUMENTATION:

1. Memorandum dated February 5, 2024 from Valerie Monastra, AICP to Mayor Rossillo and the Board of Trustees
2. Memorandum dated February 1, 2024 from Dan Roemer/Building Inspector to Mayor Rossillo and the Board of Trustees
3. Transmittal form from Stephen Tilly/Architect
4. Land Use Approval Application
5. Drawings
6. Zoning Map



MEMORANDUM

TO: Mayor Rossillo and Members of the Village of Dobbs Ferry Board of Trustees

FROM: Valerie Monastra, AICP
Sam Justiniano, Planning Analyst

CC: Robert Yamuder, Village Administrator
Lori Lee Dickson, Esq., Village Attorney
Dan Roemer, Building Inspector

DATE: February 5, 2024

RE: 83 Main Street

Stephen Tilly, Architect (the "Applicant" and "Contract Vendee") is seeking Site Plan approval for the renovation of an existing "barn" building to include commercial space on the first floor and one family dwelling on the second floor. Improvements include a new staircase, windows, dormers and other aesthetic improvements, but the height and overall footprint of the building will not be changed. The property is located at 83 Main Street, Section Block and Lot 3.80-40-3 ("Project Site") and is in the DB, Downtown Business, zoning district.

GENERAL AND PROCEDURAL COMMENTS

1. **County Board Referral.** This Project requires a notification to the Westchester County Planning Board per section 239 L, M, and N of the New York State General Municipal Law because the project is within 500 feet the Old Croton Aqueduct State Trailway.
2. **SEQR.** This application is categorized as an Unlisted Action under SEQR because it consists of the renovation and changing of use of an existing accessory storage structure (barn) into a mixed-use building. It is recommended that the Village Board declares its Intent to be Lead Agency. The Applicant has submitted a Part 1 Environmental Assessment Form.
3. **Site Plan Approval.** This application requires Site Plan approval by the Village Board of Trustees and a recommendation to the Planning Board per Section 300-52 of the Zoning chapter. A public hearing conducted by the Village Board will be required for Site Plan approval.
4. **Zoning.** The project site is in the Downtown Business (DB) District. The Applicant has provided Bulk Regulations table and appears to need a variance for the rear setback of 10 feet from lots

in a residential zoning district. The building is an existing nonconformity, and the applicant is not proposing to increase the nonconformity. In accordance with § 300-52F, the applicant will need to apply to the Zoning Board of Appeals (ZBA) for this variance. The Village Board should consider referring this application to the ZBA for its review.

5. **Architectural and Historic Review Board.** This application will require Architectural and Historic Review Board approval.
6. **Local Waterfront Revitalization Consistency.** The Village Board will need to make a consistency determination with the Village's LWRP per §300-52 (D) as part of its final Site Plan approval. The Applicant has provided a Coastal Consistency Form.

SITE PLAN COMMENTS

1. **Lighting.** Is the applicant proposing any outdoor lighting? A lighting plan has not been provided.
2. **Site Access.**
 - a. How will tenants and customers access the site? The alley way looks narrow. How will that access be improved for safety and use by the public. If access is proposed from the rear of the property through the neighboring property, an access agreement needs to be provided to the Village Board for their review.
 - b. It is recommended that this application be referred to the Fire Department for their review with regard to emergency access.
3. **Payment in Lieu of Parking.** In order to identify the exact number of parking spaces required for this project, the applicant should provide a calculation of the net floor area related to each use. The applicant may then request a payment in lieu of parking per Section 300-48(H)(4). The following parking standards will apply to the project:
 - a. **Retail** – 1 space for every 500 square feet of floor area
 - b. **Office** – 1 space for every 333 square feet of floor area
 - c. **Mixed Use** – 1 space per dwelling unit plus .25 space per bedroom
4. **Signage.** Will there be signage on the barn and if so, please provide those details.
5. **Survey.** Please provide a stamped survey of the property.

SUBMISSION MATERIALS

The following materials were submitted by the Applicant and examined by our office for the preparation of this review:

- Land Use Approval Application by Stephen Tilly, dated January 22, 2024.
- Short Environmental Assessment Form, Part 1, by Stephen Tilly, dated January 23, 2024.
- LWRP Consistency Review Coastal Assessment Form, not signed and undated.
- Survey by Summit Land Surveying, dated March 11, 2021.
- Engineering Plan Set by Building Structural Engineering Services LLC< dated October 20, 2017, including:
 - S-1 Foundation Plan, Sections, Details and General Notes
 - S-2 Roof Framing Plan, Sections, Details and General Notes
- Architectural Plan Set, by Stephen Tilly, dated July 1, 2023, last revised November 20, 2023, including the following:
 - T-100 Title Sheet
 - A-100R Plans & Sections
 - A-200R Elevations

Memo, Agenda Item

To: Mayor and Board of Trustees
CC: Robert Yamuder, Village Administrator
Elizabeth Dreaper, Village Clerk
From: Dan Roemer,
Date: 2/1/2024
Re: 83 Main St.

The Building Department is in receipt of an application submitted by Architect, Steven Tilly on behalf of the owner of 83 Main Street, Kevin Hartnett - TMKT Realty Corp., for a renovation of an existing barn building. The proposed application is to change the current use from storage to mixed use retail/office on the first floor and a one family unit on the second floor. The proposed one family unit on the second floor will require a special use permit and a variance is required for the rear setback for the proposed new use. The proposed new uses will also require 4 parking spaces. At this time, none have been provided.

I ask that this item be placed on the next available Board of Trustees agenda for your consideration.

STEPHEN TILLY, Architect

Transmittal:

Date: 1/23/2024
To: Village of Dobbs Ferry
112 Main Street,
Dobbs Ferry NY 10522
Tel: (914) 231 - 8509
From: Andreas Hubener
Project: STA job # 2026
TMKT Realty Barn Restoration, 83 Main St.

We are sending the following:

- 2026 Barn BoT Application Transmittal 1-23-2024
- (5) copies of Land Use Approval application, Short Environmental Assessment Form, Coastal Assessment Form & Zoning Map detail
- (5) copies of building permit drawings (permit application A2023-0526), dated 11/20/2023, signed & sealed - Building permit application form
- Thumb drive with submittal documents and plans

Notes:

Let us know if you have any questions,

A. Hubener

22 Elm Street
Dobbs Ferry, New York 10522
914 693-8898 / 914-693-4235 fax



DOBBS FERRY

— NEW YORK —

Village of Dobbs Ferry Land Use Approval Application

Name of Proposed Development Hartnett Renovation of Existing Barn Building

Applicant:

Name Stephen Tilly / Stephen Tilly, Architect
Address 22 Elm Street, Dobbs Ferry, NY 10522
Telephone 914-693-8898
Email Address office@stillyarchitect.com

Plan Prepared by:

Name Stephen Tilly / Stephen Tilly, Architect
Address 22 Elm Street, Dobbs Ferry, NY 10522
Telephone 914-693-8898
Email Address office@stillyarchitect.com

Request for Site Plan ☐

Subdivision ☐

Special Permit ☒

Architect (Contact Information) Stephen Tilly, Architect, 914-693-8898

Engineer (Contact Information) N/A office@stillyarchitect.com

Owner (if different from Applicant)

Name TMKT Realty Corp.

Address 42 Landing Drive, Dobbs Ferry, NY 10522

Telephone 203-253-8967

Ownership intentions, i.e. purchase options N/A

Property Information

Location of site 83 Main Street, Dobbs Ferry, NY 10522

Tax map description:

Sheet _____ Block _____ Lot/Parcel 3.80-40-3

Current Zoning Classification Mixed Use

Description of Project Renovation of existing Barn Building

- Commercial space on first floor (current use)

- Apartment on second floor/roof

- Renovation includes new staircase, windows, dormers

- Footprint and height are unchanged

- Added 105 sf. @ 5ft. above finished floor (AFF) + greater.

Signature of Applicant, if Owner or Signature of Owner Kevin Hartnett

Date 1/22/24

Submittal Requirements

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 ¼ scale
- ☐ PB - 1 PDF copy + 4 paper copies ¼ scale

In addition, a Short Environmental Assessment Form and Coastal Assessment Form must be submitted with each application.

Submittal Deadlines

Planning Board and Board of Trustees: All new applications must be received by the calendar marked deadline, 15 business days before the meeting. Items that were adjourned from the previous meeting must be submitted 10 business days before the meeting date.

All submissions and documents must be submitted to the Building Department.

**Site Development Plan Review
Checklist**

Technical Considerations:

North Arrow, Scale date	<u>X</u>
Property boundary, dimensions and angles	<u>X</u>
Easements and deed restrictions	<u>N/A</u>
Names, locations and widths of adjacent streets	<u>X</u>
Land use, zoning, ownership and physical improvement of adjacent properties	<u>X</u>

List of Required Plans for Approval:

Survey	<u>X</u>
Existing Conditions Plan with Topography	<u>X</u>
Site Plan with Zoning Table	<u>X</u>
Landscaping Plans	<u>N/A</u>
Tree Removal Plan	<u>N/A</u>
Lighting Plans	<u>TBD</u>
Architectural Plans	<u>X</u>
Materials Specifications	<u>X</u>
Erosion and Sedimentation Control Plan	<u>N/A</u>
Grading and Drainage Plan with Topography	<u>N/A</u>
Stormwater Plan	<u>N/A</u>
Utilities Plan	<u>Existing Utilities</u>

Other Site Plan Elements:

Building & Structures	<u>X</u>
Natural Features	<u>X</u>
Wetlands	<u>N/A</u>
Hydrologic Features	<u>N/A</u>
Floodplains	<u>N/A</u>
Development Features	<u>N/A</u>
Vehicular and Pedestrian ways including ingress and egress	<u>X</u>
Site Improvements such as parking, storage, and recreation areas	<u>N/A</u>
Signs	<u>N/A</u>
Outdoor lighting and public address systems	<u>N/A</u>

Restoration Specifications

SIDEWALKS: In the case of sidewalks, each slab of concrete cut or damaged by the opening shall be replaced by new concrete, and no patching will be permitted.

ROADWAYS: On streets paved with blacktop or macadam, the existing pavement shall be cut back eighteen (18) inches beyond the original cut and the entire area repaved with blacktop or macadam to a depth of 2".

On streets paved with concrete or with a concrete base, the existing pavement shall be cut back twenty-four (24) inches beyond the original cut and the entire area repaved with concrete to match the existing street pavement.

Where an excavation is in a public roadway, the trench shall be filled to the level of the roadway with a 50 PSI K-crete or equivalent (cap-crete, etc.) For final restoration, the road shall be cut back as directed above, and the finished pavement shall be installed.

CURBS AND

DRIVEWAYS: Curbs shall be 16" stone or 18" concrete, with a 6" reveal. Where a curb crosses a driveway, a minimum 1 ½" reveal is required to the finished pavement

Standards for Building Permit

The items listed below should be reviewed by the applicant's design professional to aid in providing a complete submission.

SITE PLAN INFORMATION

1. X 24" x 36" maximum drawing size
2. X Minimum scale: (1" = 30")
3. X Project Name
4. X Name and address of engineer and surveyor
5. X Name and address of owner of record and applicant
6. X Drawings signed and sealed by P.E. or R.A.
7. X Original drawing date & revision dates
8. X Tax map section and lot numbers
9. X Location plan with existing and adjacent zoning district
10. X Scale, north arrow, date of survey, property acreage, drawings numbered (i.e., 1 of 3, etc.)
11. X Minimum yard setbacks
12. X Provide bulk zoning table with all existing, proposed, and required conditions
13. N/A Estimated quantity of cut or fill to be imported or removed from site
14. X Topography at two feet maximum intervals
15. X Topography along streets adjacent to property
16. X Existing conditions.
17. N/A Total amount of site area disturbed

DRAINAGE

1. N/A Collect and convey driveway runoff.
2. N/A Roof drains to discharge to existing or proposed drainage system.
3. N/A Surface inlets provided where low points cannot be graded to drain
4. N/A Swale provided between buildings and embankment which slopes toward building
5. N/A Culverts provided where roads or driveways cross watercourses
6. N/A Catch basin spacing adequate
7. N/A All rim and invert elevations provided
8. N/A 2 feet minimum cover of storm drains in roads, driveways, and parking areas. 18 inch minimum elsewhere
9. N/A Drywells provided with emergency overflow outlet pipes to grade. Multiple drywell systems should be connected by equalization pipes with rim and invert elevations posted
10. N/A Minimum storm drain pipe size 15" diameter
11. N/A Headwalls or end sections provided at pipe inlets and outlets
12. N/A Rip-rap provided at headwalls and end sections
13. N/A Provide cross section for pond or detention facility

SITE INGRESS/EGRESS

1. X Adequate sight distance at driveway intersection with road
2. X Site accessible to fire trucks, emergency vehicles, tractor-trailers for fill deliveries, etc.
3. X Backup space for parking area
4. X Driveways intersecting existing road at 90 degrees

SITE GRADING

1. N/A All proposed grading on property. Show limit line of disturbance.
2. N/A Driveway platform sloped at 4% maximum within 25 feet of centerline of street or within 35 feet from the Right-of-Way, whichever is the greater distance.
3. N/A Driveway slope 14% maximum.
4. N/A Parking area 5% maximum.
5. N/A Paved areas 1 % minimum grade at curb line.
6. N/A Lawn area 2% minimum.
7. N/A Top and bottom of retaining wall elevations provided.
8. N/A Outside grade pitched away from residence.
9. N/A Guide rail provided at steep drop offs.
10. N/A Spot elevations at corners of residence and parking area where necessary to ensure positive drainage.
11. X Finished floor elevations provided including basement.
12. N/A Plans and calculations for walls ≥ 4 feet Signed & Sealed by P.E., R.A.
13. N/A Provide profiles of proposed roads with vertical geometry.
14. N/A Provide horizontal geometry.

GENERAL

1. X Show existing and proposed utilities (water, sewer, etc.)
2. N/A Show snow piling areas.
3. N/A Show refuse areas with enclosures
4. N/A Show zoning map with districts (school, fire, etc.)
5. N/A Show signage.
6. N/A Show landscaping.
7. N/A Provide sections and details of retaining walls
8. N/A Provide phasing plan for areas over 5 acres.
9. N/A Provide lighting plan.
10. N/A Maintain low noise level at property line.
11. N/A ADA compliance

MISCELLANEOUS ITEMS

1. Proposed easements
 - a. N/A Temporary construction
 - b. X Drainage
 - c. N/A Sight
 - d. X Slope
 - e. X Driveway access
2. N/A Existing sanitary disposal system in the vicinity of construction activity protected with temporary fencing.

SITE PLAN NOTES

1. General construction notes.
2. Construction Sequence shown on plans.
3. The following notes shall be provided on the plans:
 - Should rock blasting be required, a permit application in accordance with Chapter 125 - Blasting and Explosives of the Village of Dobbs Ferry Code must be submitted to the Village by the applicant for review/approval.
 - The Village Engineer may require additional erosion control measures if deemed appropriate to mitigate unforeseen siltation and erosion of disturbed soils.
 - Built plans of the proposed driveway and drainage improvements shall be submitted to the Village Engineer for review prior to issuance of Certificate of Occupancy.
 - Fill material imported to the site shall be certified in writing by a New York Licensed Professional Engineer as clean, non-contaminated fill suitable for the intended use.
 - "Before the site plan is signed by the Chairman of the Planning Board, the applicant shall be required to post a performance bond or other type of acceptable monetary guaranty which shall be in an amount determined by the Planning Board and the Village Engineer and in a form satisfactory to the Village Attorney".

The following notes shall be provided on plans that involve SWPPP's:

- The applicant shall notify the Building Department Village's Consulting Engineer in writing at least 48 hours before any of the following so that any inspection may be performed.
 1. _____ Start of construction
 2. _____ Installation of sediment and erosion control measures.
 3. _____ Completion of site clearing.
 4. _____ Completion of rough grading.
 5. _____ Installation of SMP's.
 6. _____ Completion of final grading and stabilization of disturbed areas.
 7. _____ Closure of construction.

8. _____ Completion of final landscaping; and
9. _____ Successful establishment of landscaping in public areas.

- "The owner or operator shall have a qualified inspector inspect and document the effectiveness of all erosion and sedimentation control practices and prepare inspection reports at least once a month. These reports must be kept on site and available for review".

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.

Part 1 – Project and Sponsor Information			
Hartnett Renovation of an Existing Barn Building			
Name of Action or Project: 83 Main Street			
Project Location (describe, and attach a location map): map included			
Brief Description of Proposed Action: - Commercial space on first floor (current use) - Apartment on second floor/roof - Renovation includes new staircase, windows, dormers - Footprint and height unchanged - Add 105sf @ 5feet above finished floor (AFF) + greater.			
Name of Applicant or Sponsor:		Telephone: 914-693-8898	
Stephen Tilly, Architect		E-Mail: office@stillyarchitect.com	
Address: 22 Elm Street			
City/PO: Dobbs Ferry		State: NY	Zip Code: 10522
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?			.20 acres
b. Total acreage to be physically disturbed?			.06 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			.55 acres
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" 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	YES	
	<input type="checkbox"/>	<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	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: <i>Will meet existing building code compliance</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" 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?	NO	YES	
	<input checked="" type="checkbox"/>	<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	YES	
	<input checked="" type="checkbox"/>	<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?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: <u>no change to existing footprint and stormwater</u> <u>drainage at grade</u>		
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)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<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?	NO	YES
If Yes, describe:	<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?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Stephen Tilly / Stephen Tilly, Architect</u> Date: <u>01/23/2024</u> Signature: <u></u> Title: <u>Principal</u>		



DOBBS FERRY — NEW YORK —

Village of Dobbs Ferry Building Department
Village Hall - 112 Main Street Dobbs Ferry,
New York 10522 Phone; (914) 231-8513 - Fax: 914-693-3470

LWRP CONSISTENCY REVIEW COASTAL ASSESSMENT FORM

Name of Applicant: Stephen Tilly / Stephen Tilly, Architect

Mailing address: 22 Elm Street

Dobbs Ferry, NY 10522

Telephone number: 914-693-8898

Tax Lot#: 3.80-40-3.

Application number, if any: A2023-0526

A. INSTRUCTIONS (Please print or type all answers)

1. All applicants, including the Village of Dobbs Ferry and other agencies, shall complete this CAF for proposed actions subject to **Local Law# 10-05 - LWRP Consistency Law**. This assessment is intended to supplement other information used by the Dobbs Ferry Planning Board in making a determination of consistency with the Coastal Management Policies set forth in the Dobbs Ferry Local Waterfront Revitalization Program (LWRP).

2. All applicants shall complete Sections B and C of this Coastal Assessment Form. If the proposed action meets any of the criteria listed in Section C, Section D must be completed.

3. In Section D, a proposed action should be evaluated as to its potential beneficial and/or adverse effects upon the coastal area and how it may affect the achievement of the specific policy standards contained in the LWRP and the LWRP Consistency Law.

4. Once evaluated, a proposed action may need to be analyzed in more detail and, if necessary, modified prior to making a determination that it is consistent with the LWRP policy standards. If an action to be certified as consistent with the LWRP policy standards, it shall not be undertaken.

B. DESCRIPTION OF SITE AND PROPOSED ACTION

1. Type of action (check appropriate response):

- a) Directly undertaken (e.g., capital construction, planning activity, agency regulation, land transaction) _____
- b) Financial assistance (e.g., grant, loan, subsidy) _____

- c) Permit, approval, license, certification site plan approval
d) Party or Agency undertaking action: _____

2. Describe nature and extent of action: Building permit for restoration of an existing Barn Building

3. Location of action (Street or Site Description): 83 Main Street
Dobbs Ferry, NY 10522

C. COASTAL ASSESSMENT CRITERIA

Please check any of the following criteria that describe the proposed action.

- ☐ 1. The proposed action has direct contact with coastal waters, i.e., the Hudson River and/or its tributaries - Wickers Creek and the Saw Mill River.
- ☐ 2. The proposed action utilizes coastal waters, either directly or indirectly.
- ☐ 3. The proposed action involves natural features such as tree cover, hillsides, steep slopes, ridgelines and wetlands that either effect or are affected by coastal waters.
- ☐ 4. The proposed action demonstrates a relationship to coastal waters. The relationship may be recreational, cultural, historic, or business.
- ☐ 5. The proposed action has a direct visual relationship with coastal waters and their waterfronts.

If the proposed action meets any of the above criteria, Section D must be completed.

D. COASTAL ASSESSMENT

The following thirteen questions are based directly on the Coastal Management Policies set forth in Section III of the Dobbs Ferry LWRP. The preparer of this form should review these policies which are available online at www.dobbsferry.com/content/waterfront and also on file in the Village of Dobbs Ferry Clerk's office. Please answer every question and provide a brief explanation. If necessary, you may attach further explanation or refer to other available documentation relating to the proposed action.

Applicant

1. Does the proposed action foster a pattern of development in the coastal area that enhances community character, open space preservation, use of existing infrastructure, use of a coastal location?

☐ YES ☐ NO ☒ Not Applicable

2. Does the proposed action preserve historic and archaeological resources?

☐ YES ☐ NO ☒ Not Applicable

3. Does the proposed action protect existing scenic resources or enhance visual quality in the community?

☐ YES ☐ NO ☒ Not Applicable

4. Does the proposed action minimize loss of life, structures, and natural resources from flooding and erosion?

☐ YES ☐ NO ☒ Not Applicable

5. Does the proposed action protect or improve water resources?

☐ YES ☐ NO ☒ Not Applicable

6. Does the proposed action protect or restore ecological resources, including significant fish and wildlife habitats, wetlands, and rare ecological communities?

☐ YES ☐ NO ☒ Not Applicable

7. Does the proposed action protect and/or improve air quality?

☐ YES ☐ NO ☒ Not Applicable

8. Does the proposed action minimize environmental degradation from solid waste and hazardous substances and wastes?

☐ YES ☐ NO ☒ Not Applicable

9. Does the proposed action improve public access to and recreational use of public lands and waters?

☐ YES ☐ NO ☒ Not Applicable

10. Does the proposed action protect water-dependent uses, promote siting of new water-dependent uses in suitable locations, and/or support efficient harbor operation?

☐ YES ☐ NO ☒ Not Applicable

11. Does the proposed action promote the sustainable use of fish and wildlife resources?

☐ YES ☐ NO ☒ Not Applicable

12. Does the proposed action protect agricultural lands?

☐ YES ☐ NO ☒ Not Applicable

13. Does the proposed action promote appropriate use and development of energy and mineral resources?

☐ YES ☐ NO ☒ Not Applicable

E. FURTHER REMARKS OR ADDITIONAL INFORMATION:

If assistance or further information is needed to complete this form, please contact Village of Building Department.

Preparer's
Name: _____ Telephone: _____

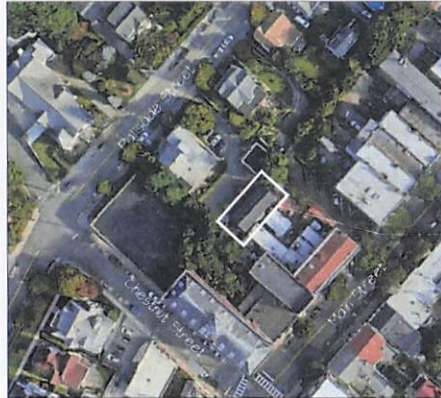
Title: _____ Agency: _____ Date _____

Consistency Determination

☐ Yes

☐ No

LOCATION PLAN



SITE



LIST OF DRAWINGS

NO.	TITLE	DATE	ISSUED
T-100	TITLE SHEET	JULY 1, 2023	NOV. 20, 2023
	TOPOGRAPHICAL SURVEY	MARCH 11, 2023	
A-100R	PLANS & SECTIONS	JULY 1, 2023	NOV. 20, 2023
A-200R	ELEVATIONS	JULY 1, 2023	NOV. 20, 2023
S-1	FOUNDATION PLAN, DETAILS, NOTES	OCT. 20, 2021	
S-2	ROOF FRAMING PLAN, DETAILS, NOTES	APRIL 28, 2022	REV. 10/20/2023

FOR DEMOLITION SEE SHEET D-100 AS SUBMITTED AND APPROVED IN PHASE I FOR THE STABILIZATION OF THE TMKT REALTY BARN PER BUILDING PERMIT BP2023-0232, ISSUED 10/07/2023

Climatic and Geographic Design Criteria

GROUND SLOPE	WIND DESIGN	SEISMIC DESIGN	SUBJECT TO DAMAGE FROM	WINTER DESIGN	ICE DANGER	FLOOD HAZARD	AIR FREEZING INDEX	MEAN ANNUAL TEMP.
50 BA / E'	30 MPH	NO	NO	NO	NO	NO	1000 OR LESS	51.6 F

Insulation / Fenestration

CLIMATE ZONE	FENESTRATION U-FACTOR	CEILING U-FACTOR	CEILING R-VALUE	CEILING R-VALUE	CEILING R-VALUE	CEILING R-VALUE	CEILING R-VALUE	CEILING R-VALUE	CEILING R-VALUE
4A	0.32	0.35	0.40	41	20 OR (5 + 5U)	13	13	13	13

LIST OF ABBREVIATIONS

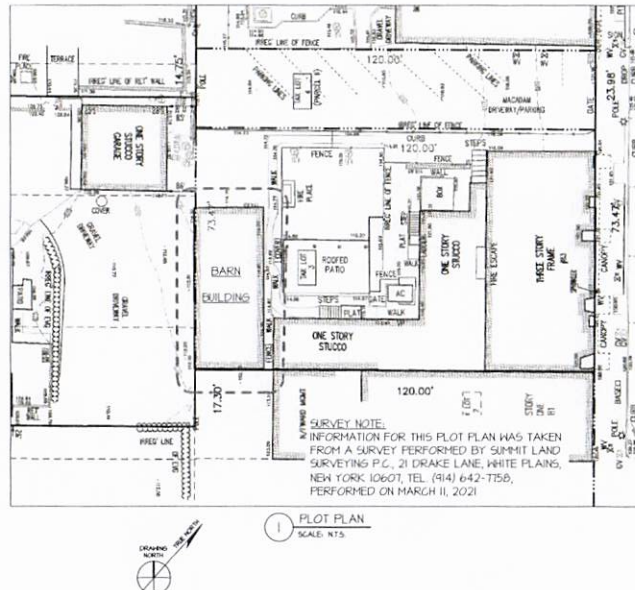
AC	ADJUSTABLE	MIN	MINIMUM	ME	MISCELLANEOUS
AD	ADDITIONAL	MO	MONTH	MS	MASONRY OPENING
ADP	ARCHITECTURAL DESIGN	NC	NOT IN CONTACT	NS	NOT TO SCALE
ADT	ARCHITECTURAL DESIGN	NO	NOT TO SCALE	NS	NOT TO SCALE
ADT	ARCHITECTURAL DESIGN	NO	NOT TO SCALE	NS	NOT TO SCALE
ADT	ARCHITECTURAL DESIGN	NO	NOT TO SCALE	NS	NOT TO SCALE
ADT	ARCHITECTURAL DESIGN	NO	NOT TO SCALE	NS	NOT TO SCALE
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ADT	ARCHITECTURAL DESIGN	NO	NOT TO SCALE	NS	NOT TO SCALE

RENOVATION OF THE TMKT REALTY BARN 83 MAIN STREET DOBBS FERRY, NEW YORK 10522

PROPERTY OF:
TMKT REALTY
42 LANDING DRIVE
DOBBS FERRY, NEW YORK 10522

ARCHITECT:
STEPHEN TILLY, ARCHITECT
22 Elm Street
Dobbs Ferry, New York 10522
email: office@stillyarchitect.com
tel. (914) 693 - 8898 fax (914) 693 - 4235

ISSUED for BUILDING PERMIT
NOVEMBER 20, 2023



ZONING ANALYSIS

Owner	Kevin Harman	Survey by:	Summit Land Surveying P.C.
Building Address	83 Main Street		21 Drake Lane
	Dobbs Ferry, NY 10522		White Plains, NY 10607
			PL 154-602-7758
			1-800-211-1111
			Dobbs Ferry
Zoning District	D60	Map:	
Presently Zoning	(TBC)		
Parcel ID:	3,80-40-3	Section 3-30	Block 40
			Lot 3
Main Building			
Use	Required	Existing	Proposed
Construction Type			no change
Area Building			no change
Use	Permitted	mixed use	mixed use
Permitted	small sales & service	storage	storage
Permitted	office	office	office
Special Permit	not family	not family	not family
Construction Type	Permitted	R, B, D	R, B, D
Construction Type	Type V	Type V	no change
Maximum Lot Size			
Width	NA	71.47 ft	no change
Depth	NA	71.47 ft	no change
Area	NA	88.16 ft	no change
Maximum Lot Coverage			
Main Building	NA	44.2% (3996 sq ft)	no change
Area	NA	11.4% (1035 sq ft)	no change
LOT TOTAL COVERAGE	80% (7251 sq ft)	no change	no change
Time Impervious Surface	100%	NA	no change
Main Building Setbacks			
Front	0 ft	0 ft	no change
Side (Minimum)	0 ft	3 ft 6 in	no change
Side (Front)	0 ft	6 ft 6 in	no change
Back	10 feet from adjacent residential zone	no. 25 ft	no change
Main Building			
Construction	NA	100% of	no change
Total Floor Area	NA	15,571 sq ft	no change
Maximum Residential Unit Size	600 sq ft	no. 600 sq ft	no change
Number of Residential Units	NA	1	no change
Maximum Height	40 ft	no. 40 ft	no change
Number of Stories	3	3	no change
Barn Setbacks			
Front	0 ft	99.3 ft	no change
Side	0 ft	100.24 ft	no change
Back	10 feet from adjacent residential zone	0 ft	variance required for new use
Barn			
Construction	NA	100% of	no change
Total Floor Area	NA	2010 sq ft	no change
Number of Residential Units	NA	0	no change
Maximum Height	40 ft	22.3 ft	no change
Number of Stories	3	1.5	no change

Residential and Existing Building Code Compliance

I DO HEREBY CERTIFY THAT THE PLANS AND SPECIFICATIONS CONTAINED HEREWITHIN, TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT COMPLY WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE, AND THE 2020 EXISTING BUILDING CODE OF NEW YORK STATE

Stephen Tilly
STEPHEN TILLY, ARCHITECT

11/20/2023
DATE

Energy Code Certification

I DO HEREBY CERTIFY THAT THE PLANS AND SPECIFICATIONS CONTAINED HEREWITHIN, TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT COMPLY WITH THE 2020 ENERGY CONSERVATION CODE OF NEW YORK STATE,

Stephen Tilly
STEPHEN TILLY, ARCHITECT

11/20/2023
DATE

STEPHEN TILLY,
Architect

22 Elm Street
Dobbs Ferry, New York 10522
Tel: (914) 693-8898 Fax: 693-4235
E-mail: office@stillyarchitect.com

STRUCTURAL ENGINEER
RSES
43 Bayview Parkway
Averett, NY 10503
TEL: (914) 693-1777 Fax: (914) 693-1719

No. Date Issued For
Revisions: Issued For

Nov. 20, 2023 Issued for Building Permit
Dobbs Ferry Issued For
Submissions:

Project: TMKT REALTY BARN
- RESTORATION
83 Main St
Dobbs Ferry, NY 10522

Date: July 1, 2023
Title: TITLE SHEET

Scale: As noted
Drawn by: ah

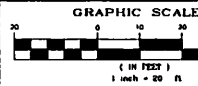
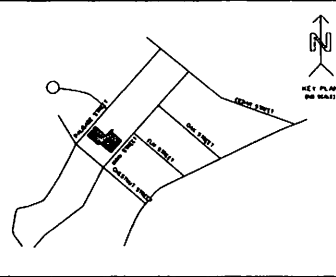


TITLE SHEET

T-100

NOTE:

1. ELEVATIONS SHOWN HEREON ARE IN NAVD 1988 VERTICAL DATUM.
 2. THE INFORMATION GIVEN ON THIS SURVEY PERTAINING TO UTILITIES AND OR SUBSTRUCTURES IS NOT CERTIFIED FOR ACCURACY OR COMPLETENESS.
 3. SEWER MANHOLE RIM AND INVERT ELEVATIONS SHOWN HEREON WERE OBTAINED FROM FIELD MEASUREMENTS.
 4. WATER, ELECTRIC AND GAS LINES SHOWN HEREON ARE TAKEN FROM FIELD MARKING AND MUST BE VERIFIED BEFORE ANY DESIGN.
 5. CONSULT THE APPROPRIATE UTILITY COMPANY PRIOR TO DESIGNING IMPROVEMENTS.
 6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.
- CALL BEFORE YOU DIG:
PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION CALL 1800-272-4480



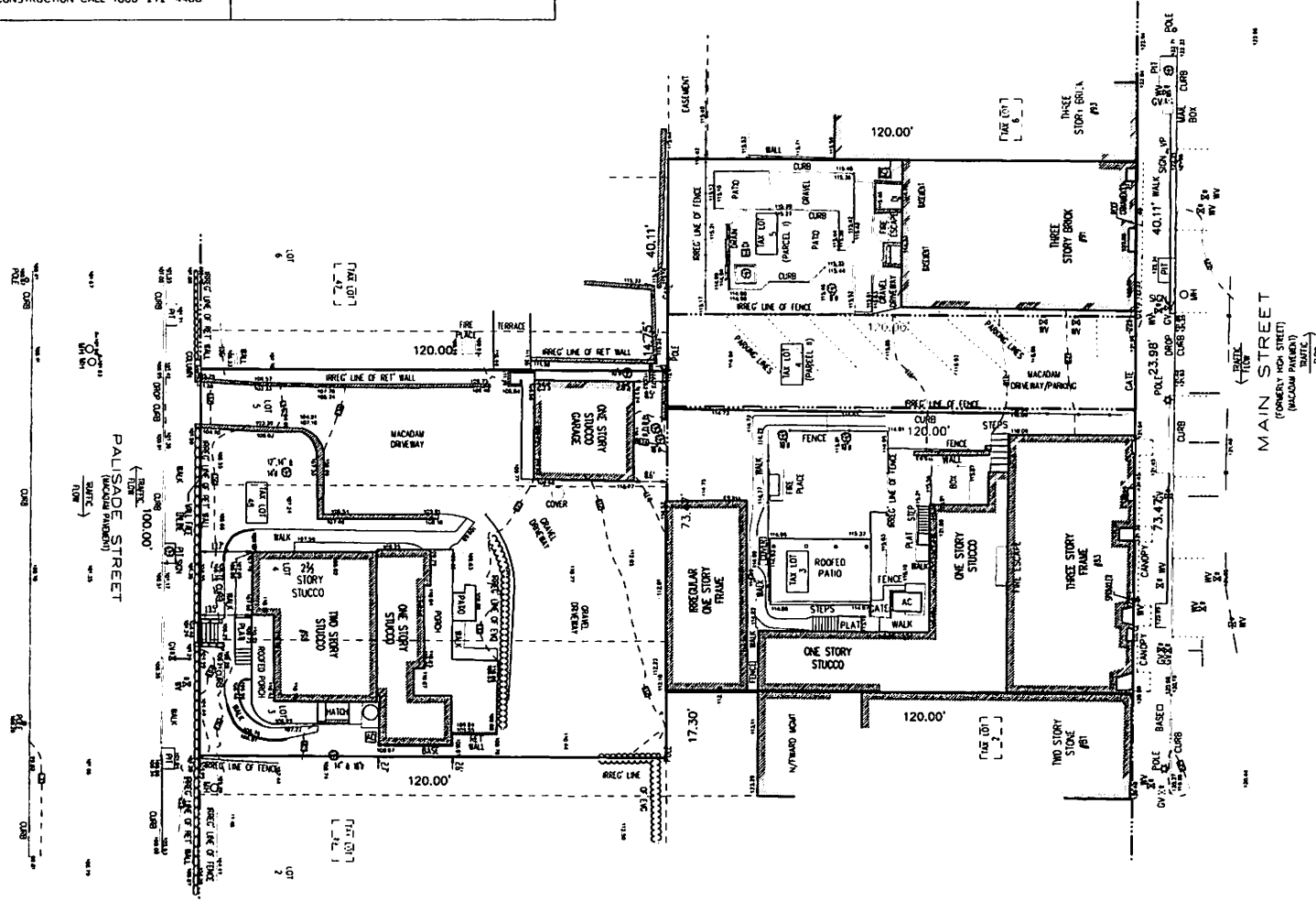
SCALE: 1"=20'
Measured in U.S. Feet
DATE: MARCH 11, 2021
JOB NUMBER:
WCD73-80-840-48(TOP)

TOPOGRAPHICAL SURVEY OF
TAX LOT 3, 4, 5 AND 48 IN BLOCK 40, SECTION 3.80
THE OFFICIAL TAX MAPS OF
VILLAGE OF DOBBS FERRY
LOCATED AT
VILLAGE OF DOBBS FERRY
TOWN OF GREENBURGH
WESTCHESTER COUNTY STATE OF NEW YORK
COPYRIGHT ©2021 SUMMIT LAND SURVEYING P.C.

Summit Land Surveying P.C.
21 Drake Lane
White Plains NY 10607
Tel. 9146297758

This is to certify that this map and the survey on which it is based were made in accordance with the "Minimum Standard" Detail Requirements for the New York State Association of Land Surveyors.
Kathleen E. Buhai, L.S. New York State License Number 050666

- LEGEND:
- DROP CURB
 - LIGHT
 - LIGHT POLE
 - TRAFFIC SIGN
 - TREE (14" SIZE)
 - UTILITY POLE
 - HYDRANT
 - WATER VALVE
 - GAS VALVE
 - DRAINAGE INLET
 - CATCH BASIN
 - SEWER MANHOLE
 - ELECTRIC MANHOLE
 - WATER MANHOLE
 - WATER MAIN
 - SEWER LINE
 - ELECTRIC LINE
 - GAS LINE
 - OVER HEAD WRES
 - CHAIN LINK FENCE
 - TOP OF CURB
 - BOTTOM OF CURB
 - TOP OF WALL
 - BOTTOM OF WALL
 - LEGAL GRADE
 - C- CABLE LINE



REVISIONS		
NO.	DATE	DESC.

BELOW SURFACE ENCROACHMENTS ARE NOT SHOWN. THE EXISTENCE OF ANY OF THESE ENCROACHMENTS IS NOT GUARANTEED BY THIS SURVEY. A TITLE REPORT OF THIS SURVEY PROPERTY WAS NOT PROVIDED. A DEED OF THIS SURVEY PROPERTY WAS NOT PROVIDED. UNWARRANTED ALLOCATION OR ASSIGNMENT OF A SURVEY TO ANY OTHER PARTY IS A VIOLATION OF THE PROFESSIONAL ETHICS OF THE SURVEYOR. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY VIOLATION OF LAW, REGULATION, OR ANY OTHER STATE OR FEDERAL LAW. COPIES OF THIS SURVEY MAP MAY BE MADE FOR PERSONAL USE ONLY. THE LAND SURVEYOR'S SEAL OR ENDORSED SEAL MUST BE CONSIDERED TO BE A TRUE AND FAITHFUL COPY.

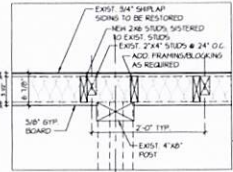
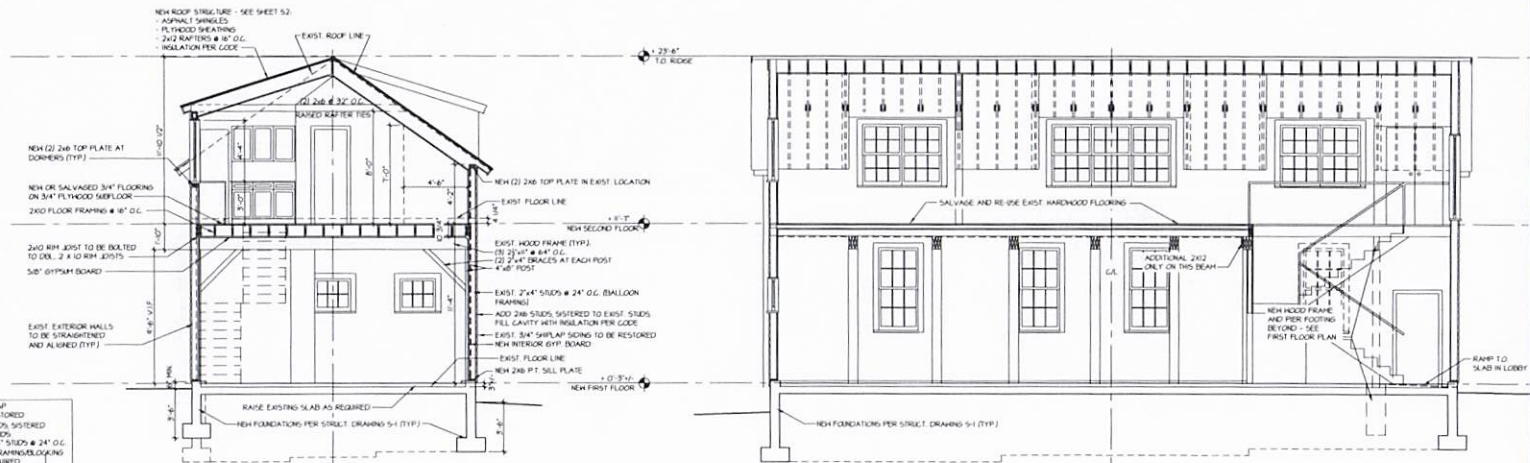
Conditions indicated are limited only to the person for whom this survey was prepared and on his or her behalf to the title company, governmental agency and lending institution for the title search fund herein. The conditions are not negotiable.
(NOT FOR TITLE TRANSFER)

TOTAL AREA = TAX LOT 48 112,000 Sq Ft OR 10.284c
TOTAL AREA = TAX LOT 5 14,813 Sq Ft OR 2.011c
TOTAL AREA = TAX LOT 4 17,812 Sq Ft OR 16.031c
TOTAL AREA = TAX LOT 3 14,816 Sq Ft OR 13.204c

STEPHEN TILLY, Architect

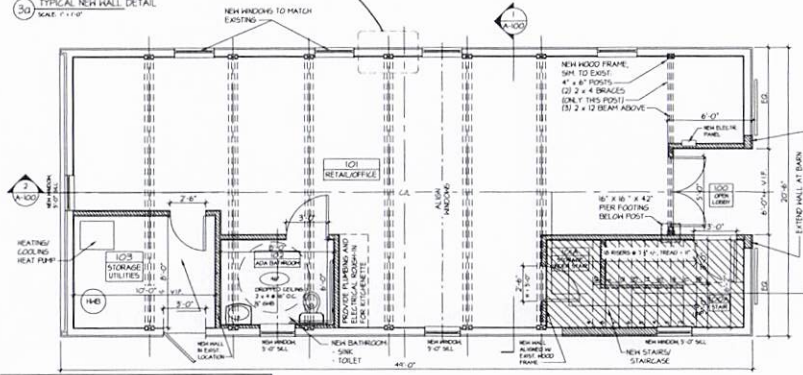
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E-mail: office@stillyarchitect.com

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BSES
40 Bailey Ferry Rd.
Darien, CT 06424
TEL: (860) 628-7777 Fax: (860) 628-4129

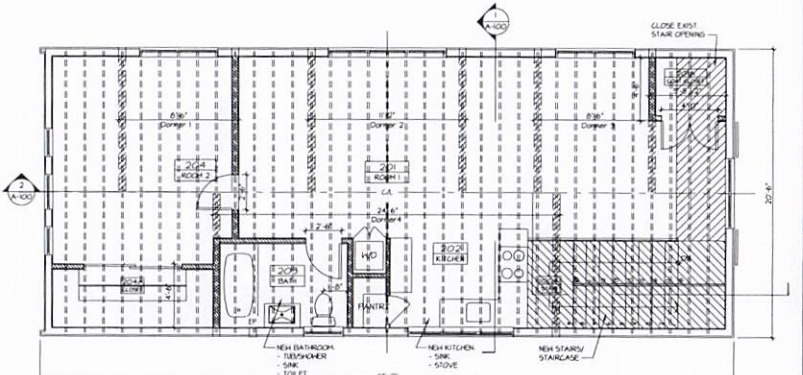


1 EAST-WEST SECTION
SCALE: 1/4" = 1'-0"

2 SOUTH-NORTH SECTION
SCALE: 1/4" = 1'-0"



3 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



4 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

GENERAL SPRINKLER NOTES:

1. THE BUILDING SHALL BE SPRINKLERED.
2. A LICENSED CONTRACTOR SHALL DESIGN A SPRINKLER SYSTEM PROVIDE SPRINKLER DRAWINGS AS PER CODE, AND APPLY FOR A SEPARATE PERMIT.

GENERAL HVAC NOTES:

1. ALL WORK SHALL BE PERFORMED BY A LICENSED HVAC CONTRACTOR AND IN COMPLIANCE WITH ALL APPLICABLE CODES AND LOCAL LAWS.
2. IF REQUIRED, SEPARATE PERMIT APPLICATIONS SHALL BE FILED BY THE CONTRACTOR.
3. A NEW HEATING/COOLING AIR-TO-AIR HEAT PUMP SYSTEM SHALL BE INSTALLED.
4. DUCTWORK AND FLOOR AND CEILING REGISTERS SHALL BE INSTALLED IN THE SECOND FLOOR FIRST FLOOR CEILING. HVAC CONTRACTOR TO PROVIDE SHOP DRAWINGS AND CALCULATIONS.
5. COORDINATE NECESSARY PENETRATIONS WITH STRUCTURAL ENGINEER AND GENERAL CONTRACTOR.

GENERAL PLUMBING NOTES:

1. ALL WORK SHALL BE PERFORMED BY LICENSED PLUMBERS AND IN COMPLIANCE WITH ALL APPLICABLE CODES AND LOCAL LAWS.
2. THE PLUMBING CONTRACTOR SHALL APPLY FOR A SEPARATE PERMIT.
3. ALL PLUMBING FIXTURES TO BE NEW AS PER PLUMBING PLAN AND SCHEDULE.
4. PROVIDE NEW LINES TO ALL FIXTURES AND APPLIANCES.
5. PROVIDE NEW HOT WATER HEATER AS APPROVED BY OWNER.
6. PROVIDE ALL MATERIAL AND LABOR REQUIRED FOR THE EXTENSIVE, REROUTING AND RELOCATION OF EXISTING SYSTEM COMPONENTS.
7. PROVIDE PIPE INSULATION WHERE EXISTING PIPING IS INDICATED TO REMAIN. REPLACE AND DAMAGED PIPE INSULATION AND INSULATION THAT HAS BEEN REMOVED, USING NEW INSULATION MATERIALS.

GENERAL ELECTRICAL NOTES:

1. ALL WORK SHALL BE PERFORMED BY LICENSED ELECTRICIANS AND IN COMPLIANCE WITH ALL APPLICABLE CODES AND LOCAL LAWS.
2. THE ELECTRICAL CONTRACTOR SHALL APPLY FOR A SEPARATE PERMIT.
3. THE MAIN DISTRIBUTION PANEL AT THE FIRST FLOOR SHALL BE UPDATED AND RELOCATED. A NEW SUB-PANEL SHALL BE INSTALLED AT THE SECOND FLOOR.
4. ALL ELECTRICAL FIXTURES, DEVICES, AND APPLIANCES TO BE NEW AS PER ELECTRICAL PLAN AND SCHEDULE.
5. PROVIDE NEW LINES TO ALL FIXTURES AND APPLIANCES SHOWN ON THE ELECTRICAL PLAN. SOME LINES TO FIRST FLOOR LIGHTING FIXTURES MAY BE RE-USED. ALL LINES ON THE SECOND FLOOR TO BE NEW. PROVIDE NEW E-INTER.
6. PROVIDE NEW OUTLETS & SWITCHES AS PER CODE. SOME LINES TO FIRST FLOOR DEVICES MAY BE RE-USED. ALL LINES ON THE SECOND FLOOR TO BE NEW.
7. CIRCUIT BREAKER, CONDUIT AND CONDUCTOR SIZES SHALL BE FIELD VERIFIED PRIOR TO BID.
8. PROVIDE ALL MATERIAL AND LABOR REQUIRED FOR THE EXTENSIVE, REROUTING AND RELOCATION OF EXISTING SYSTEM COMPONENTS, EQUIPMENT, WIRING, CONDUITS AND CABLEING SO AS TO MAINTAIN OPERATION OF ALL SYSTEMS THROUGHOUT.
9. PROVIDE SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS AS PER CODE.

LEGEND:

- EXIST. EXTERIOR WALL TO REMAIN, EXTERIOR SIDING TO BE REPAIRED OR REPLACED IN KIND AS REQUIRED, NEW INTERIOR FINISHES.
- EXISTING INT. WALL TO REMAIN, NEW FINISHES.
- NEW INTERIOR 2x4 STUD WALL, NEW FINISHES.
- NEW HALL SECTIONS TO MATCH ADJACENT HALL, CORNER SIDE WALLS.
- AREAS OF NEW CONSTRUCTION.

GENERAL NOTES:

1. ALL DIMENSIONS TO NEW ROUGH FRAMING OR TO FINISHED SURFACE OF EXISTING BUILDING UNLESS OTHERWISE NOTED.
2. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS OR VERIFY WITH ARCHITECT.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LAYOUT, CONSTRUCTION, AND EXISTING CONDITIONS IN THE FIELD AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE STARTING WORK. A PLUS (+) / MINUS (-) INDICATES DIMENSIONS WHICH MAY VARY.

Project: TMKT REALTY BARN
- RESTORATION
83 Main St
Dobbs Ferry, NY 10522

Date: July 1, 2023
Title: PROPOSED PLANS & SECTIONS

Scale: As noted
Drawn by: ah

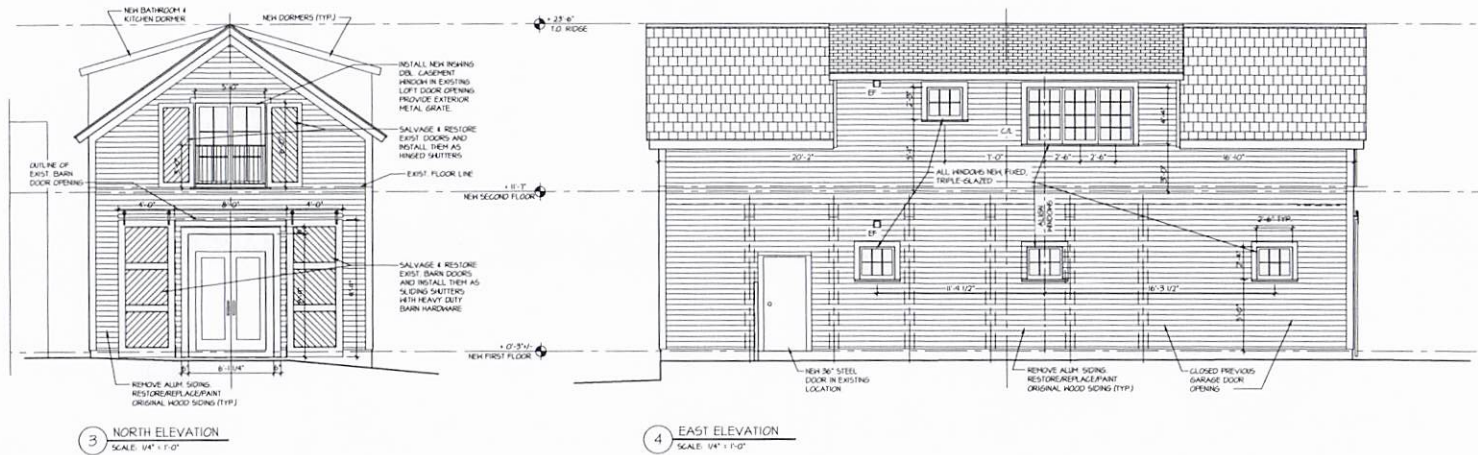
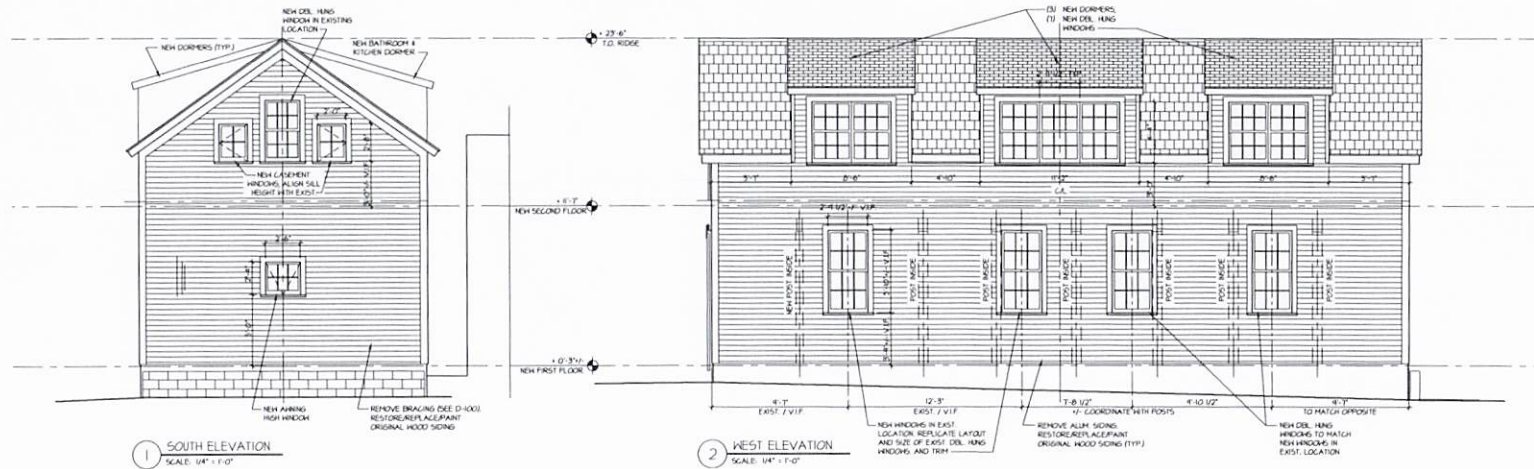


PLANS & SECTIONS
A-100R

STEPHEN TILLY, Architect

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Basking Ridge, NJ 07005
TEL: (908) 638-7777 Fax: (908) 638-8019



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3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LAYOUT, CONSTRUCTIONS, AND EXISTING CONDITIONS IN THE FIELD AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE STARTING WORK. A PLUS (+) / MINUS (-) INDICATES DIMENSIONS WHICH MAY VARY.

No. Date Issued For
Revisions:

Nov. 20, 2023 Issued For Building Permit
Dmr Issued For
Submissions:

Project: **TMKT REALTY BARN
- RESTORATION**
83 Main St
Dobbs Ferry, NY 10522

Date: July 1, 2023
Title: PROPOSED ELEVATIONS

Scale: As noted
Drawn by: ah



ELEVATIONS

A-200R

1) THE FOLLOWING REQUIREMENTS ALONG WITH THE DRAWINGS AND PROJECT SPECIFICATIONS SHALL BE COORDINATED AND SHALL APPLY TO THIS STRUCTURE AND OTHER REQUIRED ASSOCIATED WORK

2.3 ALL WORK, TESTING, MATERIALS, ETC. SHALL BE IN ACCORDANCE WITH THE "BUILDING CODE OF NEW YORK STATE 2013" AND ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION.

3.) IF ANY FIELD CONDITIONS PRECLUDE COMPLIANCE WITH THE DRAWINGS AND/OR CONDITIONS SPECIFIED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER AND SHALL NOT PROCEED WITH ANY WORK THAT WOULD BE AFFECTED UNTIL FORMALLY DIRECTED BY THE ARCHITECT/ENGINEER ON HOW TO PROCEED.

4.) THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN FIELD PRIOR TO THE FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS OR DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT/ENGINEER.

5.3 ALL SHOP DRAWINGS FOR STRUCTURAL STEEL INDICATING THE FABRICATOR, MANUFACTURER, FINISH, LAYOUT, AND ALL ACCESSORIES MUST BE SUBMITTED TO AND BE CHECKED BY THE CONTRACTOR AND BEAR THE CHECKERS INITIALS BEFORE SUBMISSION TO THE ARCHITECT FOR REVIEW PRIOR TO FABRICATION. SEE SPECIFICATIONS FOR SHOP DRAWING SUBMITTAL ADDITIONAL REQUIREMENTS.

6.) INCORRECTLY FABRICATED, DAMAGED OR OTHERWISE MISALIGNED OR NON-CONFORMING MATERIALS OR CONDITIONS SHALL BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO REMEDIATION. CORRECTION OF THE DEFECTIVE MATERIALS OR CONDITIONS MAY BE REQUIRED. IF THE CORRECTION PROCEDURE REQUIRES ADDITIONAL WORK THAT REQUIRES ADDITIONAL ENGINEERING TIME TO DEVISE CORRECTIVE MEASURES, PROFESSIONAL FEES MAY BE CHARGED TO THE CONTRACTOR AT THE STANDARD HOURLY RATE OF ADDITIONAL SERVICES. SUCH FEES MAY BE WITHHELD FROM THE GENERAL CONTRACTOR'S PAYMENT.

7) THE STRUCTURAL DRAWINGS SHALL BE COORDINATED WITH THE ARCHITECTURAL, M/E/P DRAWINGS (INCLUDING ALL CONTRACT SHOP DRAWINGS) AND EQUIPMENT MANUFACTURERS TO ENSURE THAT OPENINGS, ANCHORS, INSERTS, SLEEVES, ATTACHMENTS, ETC. ARE PROVIDED AS REQUIRED. SOME OF THE DETAILS OF THE WORK ARE SHOWN ON THESE DRAWINGS AND SHOULD BE CAREFULLY REVIEWED BY THE CONTRACTOR TO FULLY COMPREHEND THE FULL SCOPE OF WORK.

B.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND COORDINATING ALL DIMENSIONS WITH THE ARCHITECTURAL AND M/E/P DRAWINGS. IN CASE OF CONFLICT, THE CONTRACTOR SHALL IMMEDIATELY REQUEST A CLARIFICATION FROM THE ARCHITECT.

9.) THE CONTRACTOR SHALL MAKE NO DEVIATION FROM THE DESIGN DRAWINGS WITHOUT PRIOR WRITTEN APPROVAL FROM THE ARCHITECT.

10.) IN CASE OF CONFLICT BETWEEN NOTES, DETAILS AND SPECIFICATIONS,
THE MOST STRINGENT REQUIREMENTS SHALL GOVERN.

1.) DESIGN PRESUMPTIVE SOIL BEARING PRESSURE = 3,000 PSF. ALL NEW FOOTINGS SHALL BEAR ON UNDISTURBED SOIL.

2.) THE BOTTOM OF ALL EXCAVATIONS SHALL BE INSPECTED BY LOCAL BUILDING OFFICIAL.

3.) ALL WATER AND UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE BOTTOM OF THE EXCAVATION BEFORE PLACING CONCRETE.

4.) FOOTINGS NOT FOUNDED UNDISTURBED VIRGIN SOIL SHALL BE PLACED ON COMPACTED GRANULAR FILL.

5.3 ALL EXISTING CONDITIONS DEPICTED ON THE DRAWINGS ARE BASED ON LIMITED FIELD OBSERVATIONS. ANY UNUSUAL CONDITIONS OR DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER.

6.) CRUSHED STONE SHALL BE OF UNIFORM SIZE LISTED AND BE CRUSHED FROM BASALT OR QUARTZ ROCK. FILTER FABRIC SHALL BE PLACED BETWEEN THREE QUARTER INCH CRUSHED STONE AND EXISTING SOIL. THREE EIGHTS INCH CRUSHED STONE CAN BE PLACED AGAINST EXISTING SOIL WITHOUT FILTER FABRIC. CRUSH STONE LAYERS SHALL BE PLACED IN MAXIMUM OF 18" LIFTS BEFORE COMPACTION. TESTING IS NOT REQUIRED FOR CRUSHED STONE COMPACTION.

7.) THE COMPACTION EFFORT FOR CRUSHED STONE LAYERS OF UNIFORM SIZE SHALL BE WITH 6 PASSES OF A VIBRATORY PLATE COMPACTOR HAVING A MINIMUM DYNAMIC FORCE OF 1,000 POUNDS, OR EQUIVALENT. IN TIGHT SPACES ONLY, GENERALLY AT THE BASE OF EXCAVATION A "JUMPING JACK" TYPE COMPACTOR MAY BE USED.

1.) ALL CONCRETE BLOCK SHALL BE NORMALWEIGHT HOLLOW LOAD BEARING MASONRY UNITS UNLESS OTHERWISE NOTED ON THE DRAWINGS CONFORMING TO ASTM C90, CLASSIFICATION D-2, WITH A MINIMUM MASONRY COMPRESSIVE STRENGTH OF 1,500 PSI ON THE NET AREA OF THE UNITS. MINIMUM COMPRESSIVE STRENGTH OF CMU - 1,900 PSI.

2.3 ALL MORTAR SHALL BE TYPE M AND CONFORM TO ASTM C270.

3) COARSE GROUT USED IN PILASTERS AND WALLS SHALL CONFORM TO ASTM C476. USE ONE PART PORTLAND CEMENT, THREE PARTS DRY LOOSE SAND, 15 PARTS PEA GRAVEL AND THE MINIMUM AMOUNT OF WATER TO PRODUCE A WORKABLE MIX.

4.) CEMENT USED IN MORTAR SHALL CONFORM TO ASTM C150

5.) ALL REINFORCING BARS SHALL BE DEFORMED BILLET STEEL CONFORMING TO ASTM A615, GRADE 60. JOINT (HORIZONTAL) REINFORCEMENT SHALL BE DUR-O-WALL TRUSS TYPE OR APPROVED EQUAL.

6.) MASONRY SHALL NOT BE CONSTRUCTED IN TEMPERATURES BELOW 40°F. PROVIDE A HEAT SOURCE AND PROTECTION AS REQUIRED TO MAINTAIN TEMPERATURE ABOVE 40°F.

7.3 ALL CELLS WITH REINFORCING BARS OR BOLTS SHALL BE GROUTED SOLID.

8.) VERTICAL CELLS TO BE GROUTED SOLID SHALL HAVE A MINIMUM CLEAR OPENING OF 3"x2-1/2".

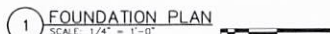
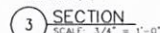
9.) HOLLOW UNITS SHALL BE LAID WITH FULL MORTAR COVERAGE ON THE HORIZONTAL AND VERTICAL FACE SHELLS EXCEPT THAT WEBS SHALL ALSO BE BEDDED WHERE THEY ARE ADJACENT TO CELLS TO BE REINFORCED AND/OR FILLED WITH GROUT, IN THE STARTING COURSE, ON FOOTINGS AND SOLID FOUNDATION WALLS, AND IN NON-REINFORCED GROUTED PIERS, PILASTERS AND COLUMNS. SOLID MASONRY UNITS SHALL BE LAID W/ FULL HEAD & BED JOINTS.

10.) CONSOLIDATE GROUT POURS EXCEEDING 12" IN HEIGHT BY MECHANICAL VIBRATION AND RECONSOLIDATE BY MECHANICAL VIBRATION AFTER INITIAL WATER LOSS AND SETTLEMENT HAS OCCURRED.

11.) ALL AUTHORIZED CUTTING AND FITTING OF MASONRY, INCLUDING THAT REQUIRED TO ACCOMMODATE THE WORK OF OTHER TRADES, SHALL BE DONE WITH MASONRY SAWS.

12.) M/E/P LINES SHALL NOT BE RUN IN ANY HORIZONTAL MASONRY WALL JOINTS, VERTICALLY IN ANY REINFORCED OR GROUTED MASONRY CELLS, NOR UNDER AND PARALLEL TO ANY LOAD BEARING CMU WALLS.

13.) ALL MASONRY WORK, MATERIALS, INSPECTIONS, TESTING, ETC. SHALL CONFORM WITH THE REQUIREMENTS OF THE (BUILDING CODE OF NEW YORK STATE.



NOTE:
1) GC TO VERIFY IN FIELD (VF) ALL SECTIONS.
2) SUGGESTIONS:
a) PHASE CONSTRUCTION IN 8' INTERVALS TO TO MAINTAIN SOIL STABILITY.
b) SHORE INTERIOR BEAMS DURING FOUNDATION WALL CONSTRUCTION.



Date: _____

Project Title **HARTNETT
DOUBLEDAY BARN**

83 MAIN STREET
DOBBS FERRY, NY 10522

Drawing Title

FOUNDATION PLAN, SECTIONS,
DETAILS AND GENERAL NOTES

It is a violation of Article 145, Section 7208.3 of the New York State Education Law for any person, acting acting under the direction of a licensed professional engineer, to state or suggest that, without the signature to which the seal of a professional engineer has been affixed, if an item bearing the seal of a professional engineer is altered, the altering engineer shall affix to the item his seal and the notation "altered" followed by his signature, the date, and a specific description of the alteration.

Contractor shall verify all base conditions and dimensions and be responsible for field fit and economy of work. No alterations shall be made in behalf of the contractor for any error or neglect on his part.	
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NOTED

Project No. M0966	Drawing No.
Date 10/20/17	S-1
Drawing By HJ	
Checked By HJ	



Date Issued: _____

Project Title: **HARTNETT
DOUBLEDAY BARN**

83 MAIN STREET
DOBBS FERRY, NY 10522

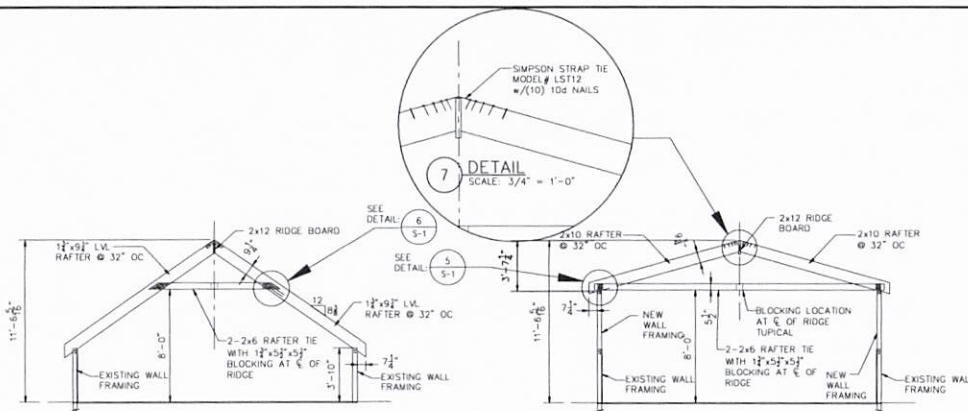
Drawing Title:
**ROOF FRAMING PLAN, SECTIONS
DETAILS AND GENERAL NOTES**

WARNING:
This is a revision of a drawing of a building component. It is not a structural drawing. It is a general drawing. It is not to be used for construction. It is for informational purposes only. It is not to be used for construction. It is for informational purposes only. It is not to be used for construction. It is for informational purposes only.

Contractor shall verify all dimensions and conditions of existing structure before construction. If any discrepancy is found, the contractor shall notify the architect immediately. The architect shall be responsible for the accuracy of the information provided. The contractor shall be responsible for the accuracy of the information provided.

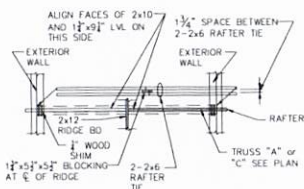
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Project No: N1135
Date: 4/29/21
Drawing By: HZ
Checked By: HZ
S-2

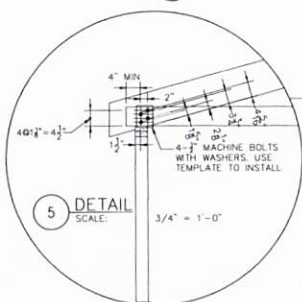


4 TRUSS "C" DETAIL
SCALE: 1/4" = 1'-0"

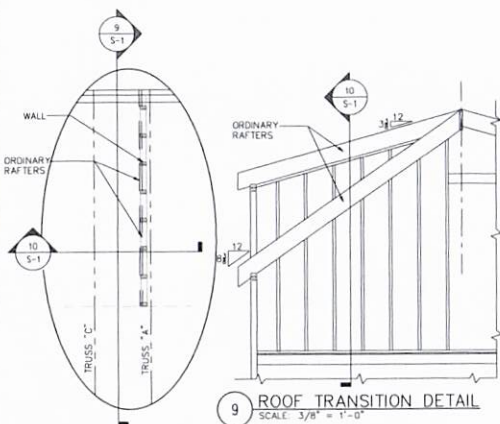
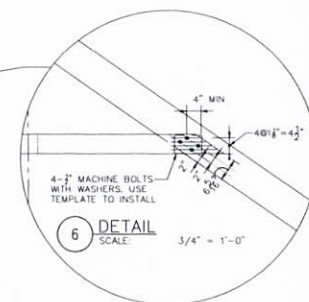
3 TRUSS "B" DETAIL
SCALE: 1/4" = 1'-0"



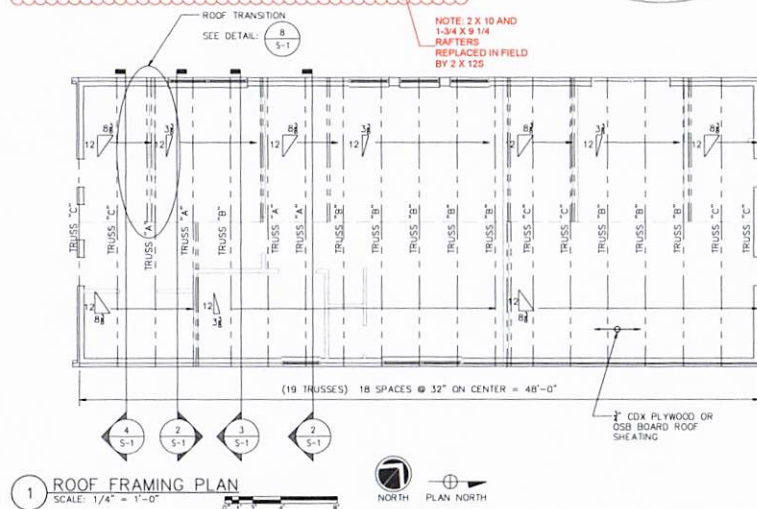
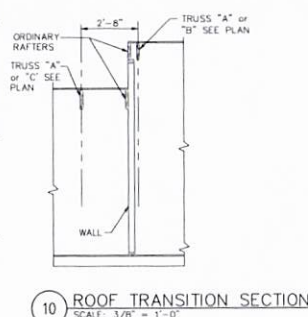
11 RAFTER AND RAFTER TIE LAYOUT DETAIL
SCALE: NTS



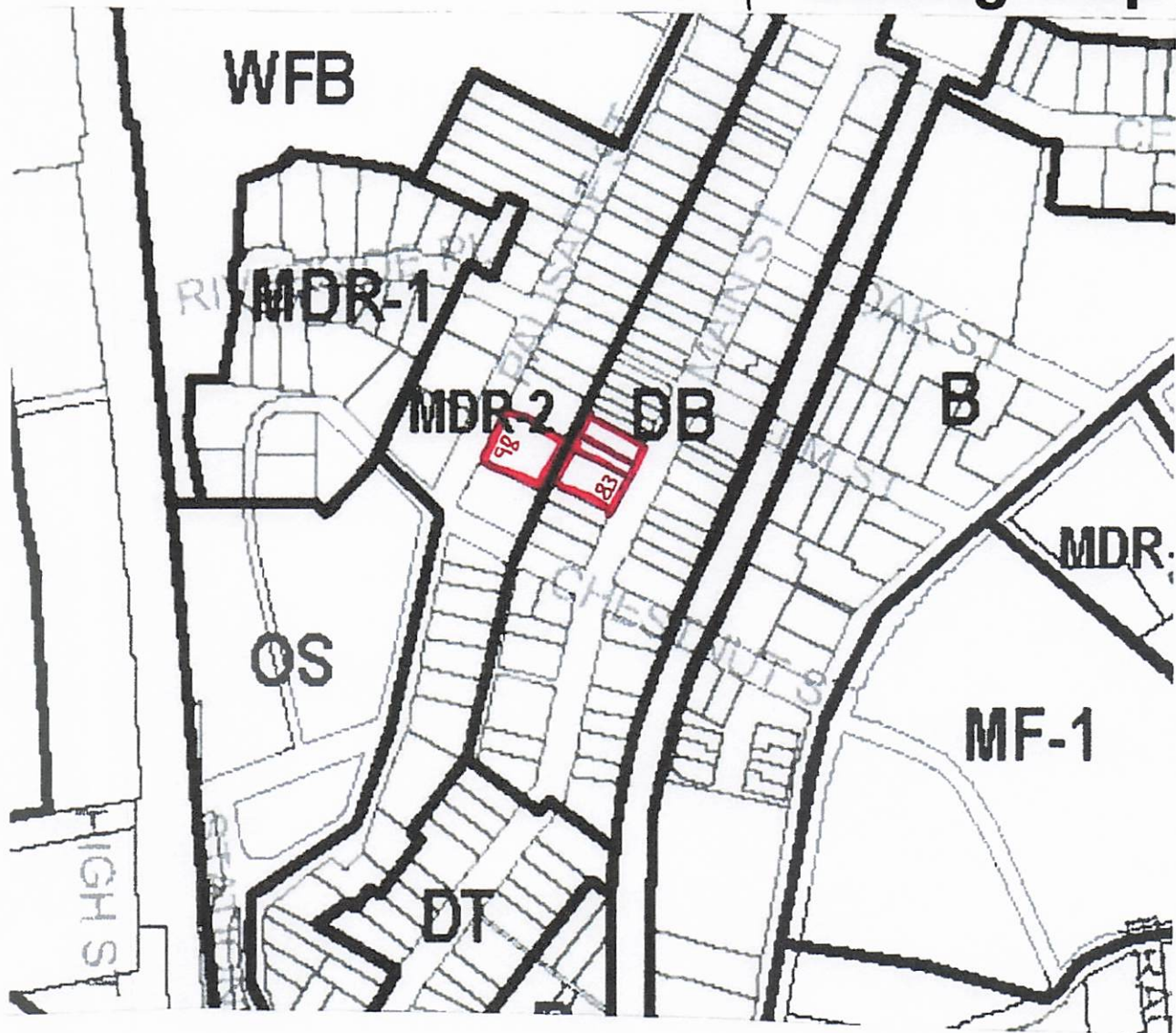
2 TRUSS "A" DETAIL
SCALE: 1/4" = 1'-0"



8 ROOF TRANSITION FRAMING DETAIL
SCALE: 3/8" = 1'-0"



Detail of Zoning Map



Residential Districts:

OF-1	One-Family Residential 1
OF-2	One-Family Residential 2
OF-3	One-Family Residential 3
OF-4	One-Family Residential 4
OF-5	One-Family Residential 5
OF-6	One-Family Residential 6
MDR-1	Mixed Density Residential 1
MDR-2	Mixed Density Residential 2
MDR-3	Mixed Density Residential - Historic
B	Broadway
MF-1	Multi-Family 1
MF-2	Multi-Family 2
MF-3	Multi-Family 3
MF-4	Multi-Family 4

Downtown Districts:

DB	Downtown Business
DT	Downtown Transition
DG	Downtown Gateway

Special Districts:

WF-A	Waterfront District A
WF-B	Waterfront District B
CP	Chauncey Park
EI	Educational / Institutional District
OS	Open Space

Village of Dobbs Ferry

Town of Greenburgh
Westchester County, New York



Source: Dobbs Ferry GIS Data
Phillips Preiss Shapiro Associates, Inc.
Adopted September 28, 2010