



VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES AGENDA

MEETING DATE: JULY 13, 2021

AGENDA ITEM SECTION: PRESENTATION

AGENDA ITEM NO. : 2

AGENDA ITEM: PRESENTATION BY APPLICANT OF PROPOSED SITE PLAN AMENDMENT AS REFERRED BY THE BUILDING INSPECTOR FOR PROPERTY AT 100 DANFORTH AVENUE REGARDING THE EXPANSION OF AN EXISTING TERRACE WITH RELATED RETAINING WALL AND LANDSCAPING

ITEM BACKUP DOCUMENTATION:

1. MEMORANDUM DATED 7/2/2021 FROM ED MANLEY/LAND USE OFFICER TO ELIZABETH DREAPER/VILLAGE CLERK
2. PLAN SUBMITTAL FORM
3. LETTER DATED 7/1/2021 FROM BRAD SCHWARTZ/ZARIN & STEINMETZ TO MAYOR ROSSILLO AND THE BOARD OF TRUSTEES
4. SITE PLAN APPLICATION
5. AFFIDAVIT OF APPLICANT
6. SHORT ENVIRONMENTAL ASSESSMENT FORM
7. PLANS/DRAWINGS

Memo, Agenda Item

To: Liz Dreaper

From: Ed Manley

CC:

Date: 7/2/2021

Re:



Please place on the 7-13-21 BOT agenda a referral from the Building Official for the Board to review an application:

100 Danforth has submitted a Building permit application to expand an existing patio around their pool. This will require site plan review. As it is located in the CP zone, site plan final approval is required by the BOT.

Ed Manley

Land Use Officer

Plan Submittal Form



Address: 100 Danforth Ave

Application #: A2021-0305

Project: 100 Danforth Ave - expansion of existing open air tenant BBQ terrace. Includes new retaining wall with new fencing, new landscaping, and new pavers.

Name: Michael Gadaleta, R.A., AIA, NCARB

Email: michael@mgnewyorkarchitects.com

Phone: 212-674-8456

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:





ZARIN &
STEINMETZ

Brad K. Schwartz
bschwartz@zarin-steinmetz.com



July 1, 2021

Via Electronic Mail and Hand Delivery

Hon. Vincent Rossillo, Mayor
and Members of the Village Board of Trustees
Village Hall
112 Main Street
Dobbs Ferry, New York 10522

*Re: The Danforth Apartments
Site Plan Application for Expansion of Open Air Terrace
100 Danforth Avenue ("Property")*

Dear Mayor Rossillo and Members of the Village Board:

Our firm represents Lincoln Property Company ("Applicant"), the owner and operator of the multi-family residential apartment building known as The Danforth Apartments. The Applicant submits this Site Plan Application to make minor improvements to expand an existing raised, open-air tenant amenity space on the Property ("Project"). The Applicant respectfully requests placement on the BOT's next available agenda for an initial presentation and discussion, commencement of the SEQRA process, and referral to the Planning Board pursuant to Section 300-52 of the Village Code.¹

A strong demand for additional outdoor amenity and recreation space for tenants of The Danforth became apparent during the COVID-19 pandemic. To meet this demand, the Applicant is proposing to enlarge the existing open-air terrace utilized by tenants for barbecuing and as a sitting area by approximately 1,032 s.f. This enlargement would increase the impervious coverage on the Property by only .1%. As depicted on the enclosed Site Plan drawings, the proposed minor improvements will include the construction of a new retaining wall with new fencing, pavers, and landscaping.

¹ The Board of Trustees has jurisdiction over this Site Plan Application because the Property is in the Chauncey Park Zoning District.

The Applicant looks forward to working together with the Village and its consultants to process this Application as expeditiously as possible. In support of this Site Plan Application, enclosed please find a Site Plan Application Form, Short Environmental Assessment Form, and Site Plan Drawings prepared by MG New York Architects, PLLC.

Thank you for the Board's attention.

Respectfully submitted,

ZARIN & STEINMETZ

By: Brad Schwartz

Brad Schwartz
Kasey Brenner

Encls.

cc: Ed Manley, Building Official/Land Use Officer
Dan Roemer, Assistant Building Inspector
Lori Lee Dickson, Esq.
Daniel Pozin, Esq.
Valerie Monastra, AICP
Lincoln Property Company
MG New York Architects, PLLC

Village of Dobbs Ferry
Site Plan Application

RECEIVED

JUL -1 2021

VILLAGE OF DOBBS FERRY
BUILDING DEPARTMENT

Please check appropriate box:

☒ Preliminary Date _____ ☐ Final Date _____

Name of proposed development The Danforth Apartments

Applicant:

Plan Prepared By:

Name Lincoln Property Co.

Name MG New York Architects

Address 100 Danforth Avenue
Dobbs Ferry, NY

Address 11 Broadway, Suite 860
New York, NY 10004

Telephone (914) 250-1400

Telephone (212) 674-8456

Owner (if different):

If more than one owner, provide information for each:

Name _____

Address _____

Telephone _____

Ownership intentions, i.e., purchase options _____

Location of site 100 Danforth Avenue

Tax map description:

Sheet 3.180 Block 154 Lot/Parcel 3.1

Current Zoning Classification CP

Site Plan Application
Page 2 of 6

State and federal permits needed (list type and appropriate department):

N/A

Proposed uses(s) of site

Continued use of a multifamily residential apartment building
with an expansion of the open air raised terrace at the rear of the property.

Total site area (square feet or
acres) 8.33 acres

Anticipated construction time 4 weeks

Will development be staged? No

Current land use of site (agriculture, commercial, undeveloped, etc.)

Multifamily Residential Apartments

Current condition of site (buildings, rush, etc.) Residential Apartment Building

Character of surrounding lands (suburban, agriculture, wetlands, etc.) Suburban

Estimated cost of proposed improvement \$ \$50,000

Anticipated increase in number of residents, shoppers, employees, etc. (as applicable)

The proposed expansion of the open air terrace will not increase the
number of residents.

Describe the proposed use, including primary and secondary uses; ground floor area; height; and number of stories for each building:

For residential buildings, include number of dwelling units by size (efficiency, one-bedroom, two-bedroom, three or more bedrooms) and number of parking spaces to be provided.

for nonresidential buildings, include total floor area and total sales area; number of automobile and truck parking spaces.

other proposed structures.

(Use separate sheet if needed)

Continued use of a multifamily residential apartment building with an
expansion of the open air raised terrace at the rear of the property.

STATE OF NEW YORK)
COUNTY OF WESTCHESTER) ss:
VILLAGE OF DOBBS FERRY)

Victoria Milner being duly sworn, deposes
and says, that (s)he resides at _____

that (s)he is the authorized owner/representative of the owner and that the foregoing answers are true to the best of (his) knowledge and belief, that the plat if approved by the Planning Board will be filed in the Office of the County Clerk within ninety (90) days following the date approval and that all regulations of the Planning Board have been complied.

SWORN TO BEFORE ME THIS 30th DAY

OF June 2021

Brad K. Schwartz
BRAD K. SCHWARTZ
Notary Public, State of New York
No. 02SC6337897
Qualified in Westchester County
Commission Expires 02/29/2024

Site Plan Application
Page 4 of 6

Proposed Development:

Name The Danforth Apartments

Procedural Sequence

Initial contact with enforcement
Officer

Presubmission conference

Preliminary application

Fee paid: Amount \$ _____

Public hearing notice

Public hearing

Tentative action:

Approval

Approval with modification

Disapproval _____

Resubmitted _____

Lapse date for final approval

Final application

Referral

Comments returned

Final Action:

Approval

Approval with modifications

Conditions satisfied

Disapproval _____

Resubmitted _____

Building permit granted

Performance bond required

Amount _____

Period _____

Improvements covered _____

Performance bond satisfied _____

Applicant:

Name Lincoln Property Co.

100 Danforth Avenue

Address Dobbs Ferry, NY

Telephone (914) 250-1400

Date

Site Development Plan Review

Checklist (cont'd)

Technical Considerations

Item Satisfied

North arrow, scale date

Property boundary, dimensions
and angles

Easements and deed restrictions

Names, locations and widths of
adjacent streets

Land use, zoning, ownership and
physical improvement of adjacent
properties

Conformity with comprehensive plan

Impact on environs:

Land use

Transportation

Community facilities and services

Aesthetics

Environmental, i.e. air, water,
noise, etc.

Energy conservation

Historic preservation

Environmental impact statement

Existing, on-site physical improvements

Existing natural features:

Geological features

Soil characteristics

Topography

Vegetation

Hydrologic features

Proposed development:

Grading and drainage plan

Buildings and other structures

Improvements such as parking,
storage and recreation areas

Vehicular and pedestrian ways
including ingress and egress

Utility lines and appurtenances

Site Plan Application
Page 6 of 6

**Outdoor lighting and public
address systems**

Outdoor signs

Landscaping plans

Architectural plans

Materials specifications

Construction schedule

SUBDIVISION/SITE PLAN REVIEW

All requirements of Site Plan Review and/or Subdivision Ordinances must be adhered to. (Copies may be obtained from the Village Clerk's Office.)

The following information must be addressed on the plans to avoid rejection by the Village for Staff and Consulting Engineer review.

All plans are to be submitted to the Building Department for approval before being placed on the agenda.

SEWER:

1. Eight (8") PVC sewer pipe for all main line sewers. The pipe to conform to the specifications on file in the Building Department.
2. Use D.I.P. CL56 when grade is 15% or more.
3. Use concrete piers when grade is 20% or more.
4. Minimum of 4' of cover is required.
5. Maximum distance between manholes is 300 feet. Additionally, they shall be placed at every change in line or grade.
6. Manholes are to be 5' in diameter or after 9' depth.
7. Drop connection manholes must be C.I.P. or D.I.P.
8. All house connections to be 4" diameter cast iron. Each individual residence or unit to have its own individual connection.
9. All main line sewers to be a minimum of 10'0" set back of structures.
10. All manholes to be supplied with covers entitled "Sewer".
11. Length of pipe run, per cent slope, and invert and rim elevations of manholes, to be shown.
12. Show all easements.

DRAINAGE

1. Drainage calculations as required.
2. Minimum cover 2'0".
3. Pipe size and type to be indicated.

Subdivision/Site Plan Review
Page 2 of 3

4. Roof drains and leaders to be piped to dry wells or drainage system.
5. Details of Catch Basin, Manholes and Lawn Inlets.
6. Drainage arrows should be shown to indicate flow.
7. Detail design of all retention systems where applicable.
8. Length of pipe, run, per cent slope and invert, and rim elevations, to be shown.

ROADWAY IMPROVEMENTS:

1. Stone or concrete curbing detail.
2. Minimum width of roadway pavement is 35'.
3. Road grade not to exceed 10%.
4. Road grade not be less than 1.0%.
5. Grades across cul-de-sac shall not exceed 6% and not be less than 2%.
6. Guide rail must be shown on all shoulders with slopes 6 feet or greater in height.
7. Where road or drive enters State or County Roads, owner must obtain the necessary permits.
8. Detail of road and driveway sections.

NOTES TO BE PUT ON DRAWINGS:

1. All work to conform to the satisfaction of the Building Inspector.
2. Provide retaining walls on all slopes exceeding one (1) foot vertical on one and one-half (1½) feet horizontal.
3. The builder shall furnish 6" perforated CMP encased in stone wherever directed by the Building Inspector.
4. Swales to be installed as directed by the Building Inspector.
5. All grading to be performed to create positive drainage.
6. All driveways sloping down to garages shall have a drain inlet with a pipe extending beyond the rear of the house to carry rain run-off.
7. All driveways sloping down shall rise 6" the first 5' and then slope down.

8. A Code 53 to be called in.

GENERAL:

1. All drawings for cluster shall show the proposed units numbered in sequence, for reference purposes.
2. All drawings for cluster are to show the required parking spaces, and said spaces shall be NUMBERED.
3. All drawings shall have THE SIGNATURE OF THE OWNER, THE LAND SURVEYOR AND THE PROFESSIONAL ENGINEER.
4. If the application is a subdivision, applicant must review Section 268.20 Improvement of the Village of Dobbs Ferry Code.

Attachment #2

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 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 1½" reveal is required to the finished pavement.

VILLAGE OF DOBBS FERRY

SITE PLAN CHECK LIST

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

AGENCY APPROVALS

YES

NO

Westchester County Department of Health
Septic and Water.

N/A

New York State Department Environmental
Conservation Stormwater SPDES.

N/A

New York City Department Environmental
Protection Joint Septic.

N/A

New York City Department of Environmental
Protection SWPPP.

N/A

VILLAGE PERMITS/APPROVALS

Zoning Board of Appeals.

N/A

Blasting and Explosives Permit.

N/A

Fill Permit.

N/A

Freshwater Wetlands Permit.

N/A

Site Plan to comply with Subdivision

Plat approval requirements

N/A

Stormwater Pollution Prevention Plan (SWPPP)

N/A

Architectural Review

N/A

Building Permit

X

Excavation/Grading Permit

N/A

Demolition Permit

N/A

Electrical Permit

N/A

SITE PLAN INFORMATION

1. 24" x 36" maximum drawing size.

X

2. Minimum scale: (1" = 30').

X

3. Project Name.

X

4. Name and address of engineer and surveyor.

X

5. Name and address of owner of record and applicant.

X

6. Drawings signed and sealed by P.E. or R.A.

X

7. Original drawing date & revision dates.

X

8. Tax map section and lot numbers.

X

9.	Location plan with existing and adjacent zoning district.	<u>X</u>	<u> </u>
10.	Scale, north arrow, date of survey, property acreage, drawings numbered (i.e., 1 of 3, 2 of 3, etc.) & identify adjoining property owners.	<u>X</u>	<u> </u>
11.	Minimum yard setbacks.	<u>X</u>	<u> </u>
12.	Provide bulk zoning table with all existing, proposed and required conditions.	<u>X</u>	<u> </u>

AGENCY APPROVALS

12.	Estimated quantity of cut or fill to be imported or removed from site or provide note stating that A No material is to be imported or removed from this site. @	<u> </u>	<u>N/A</u>
13.	Topography at two feet maximum intervals.	<u>X</u>	<u> </u>
14.	Topography along streets adjacent to property.	<u>X</u>	<u> </u>
15.	Existing buildings, retaining walls, fences, rock outcrops, wooded areas, watercourses, water bodies, wetlands and wetland controlled areas, etc.	<u>X</u>	<u> </u>
16.	Total amount of site area disturbed	<u>X</u>	<u> </u>

DRAINAGE

1.	Collect and convey driveway runoff. Mitigate increases in site runoff due to site development.	<u> </u>	<u>N/A</u>
2.	Roof drains to discharge to existing or proposed drainage system. Mitigate increases from roof runoff.	<u> </u>	<u>N/A</u>
3.	Surface inlets provided where low points cannot be graded to drain .	<u> </u>	<u>N/A</u>
4.	Swale provided between buildings and embankment which slopes toward building.	<u> </u>	<u>N/A</u>
5.	Culverts provided where roads or driveways cross watercourses.	<u> </u>	<u>N/A</u>
6.	Catch basin spacing adequate.	<u> </u>	<u>N/A</u>
7.	All rim and invert elevations provided.	<u> </u>	<u>N/A</u>
8.	Two feet minimum cover of storm drains in roads, driveways and parking areas. 18" minimum elsewhere.	<u> </u>	<u>N/A</u>
9.	Drywells provided with emergency overflow outlet pipes to grade. Multiple drywell systems should be connected by equalization pipes with rim and invert elevations posted.	<u> </u>	<u>N/A</u>
10.	Minimum storm drain pipe size 15" diameter.	<u> </u>	<u>N/A</u>

- | | | | |
|-----|--|-------|------------|
| 11. | Headwalls or end sections provided at pipe inlets and outlets. | _____ | <u>N/A</u> |
| 12. | Rip-rap provided at headwalls and end sections. | _____ | <u>N/A</u> |
| 13. | Provide cross section for pond or detention facility. | _____ | <u>N/A</u> |

SITE INGRESS/EGRESS

- | | | | |
|----|---|-------|------------|
| 1. | Adequate sight distance at driveway intersection with road. | _____ | <u>N/A</u> |
| 2. | Site accessible to fire trucks, emergency vehicles, tractor trailers for fill deliveries, moving vans, oil trucks, etc. | _____ | <u>N/A</u> |
| 3. | Backup space for parking area. | _____ | <u>N/A</u> |
| 4. | Driveways intersecting existing road at 90E. | _____ | <u>N/A</u> |

SITE GRADING

- | | | | |
|-----|---|----------|------------|
| 1. | All proposed grading on property for house, driveway and septic. Show limit line of disturbance. | <u>X</u> | _____ |
| 2. | 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. | _____ | <u>N/A</u> |
| 3. | Driveway slope 14% maximum. | _____ | <u>N/A</u> |
| 4. | Parking area 5% maximum. | _____ | <u>N/A</u> |
| 5. | Paved areas 1% minimum grade at curb line. | _____ | <u>N/A</u> |
| 6. | Lawn area 2% minimum. | _____ | <u>N/A</u> |
| 7. | Top and bottom of retaining wall elevations provided. | <u>X</u> | _____ |
| 8. | Outside grade pitched away from residence. | _____ | <u>N/A</u> |
| 9. | Guide rail provided at steep drop offs. | _____ | <u>N/A</u> |
| 10. | Spot elevations at corners of residence and parking area where necessary to ensure positive drainage. | <u>X</u> | _____ |
| 11. | Finished floor elevations provided including basement. | _____ | <u>N/A</u> |
| 12. | Plans and calculations for walls \geq 4 feet Signed & Sealed by P.E., R.A. | _____ | <u>N/A</u> |
| 13. | Provide profiles of proposed roads with vertical geometry. | _____ | <u>N/A</u> |
| 14. | Provide horizontal geometry. | _____ | <u>N/A</u> |

GENRAL

- | | | | |
|----|---|-------|------------|
| 1. | Show existing and proposed utilities(water, sewer,etc.) | _____ | <u>N/A</u> |
| 2. | Show snow piling areas. | _____ | <u>N/A</u> |

3.	Show refuse areas with enclosures.	<u> </u>	<u>N/A</u>
4.	Show zoning map with districts(school,fire,etc).	<u> X </u>	<u> </u>
5.	Show signage.	<u> </u>	<u>N/A</u>
6.	Show landscaping.	<u> X </u>	<u> </u>
7.	Provide sections and details of wall.	<u> X </u>	<u> </u>
8.	Provide phasing plan for areas over 5ac.	<u> </u>	<u>N/A</u>
9.	Provide lighting plan.	<u> X </u>	<u> </u>
10.	Maintain low noise level at property line.	<u> X </u>	<u> </u>
11.	ADA compliance	<u> X </u>	<u> </u>
12.	-Village Construction Standard Compliance	<u> X </u>	<u> </u>

SITE PLAN NOTES

1.	General construction notes.	<u> X </u>	<u> </u>
2.	Construction Sequence shown on plans.	<u> </u>	<u>N/A</u>
3.	The following notes shall be provided on the plans: AShould 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. This should be noted on the plans as follows:	<u> </u>	<u>N/A</u>
	AThe Village Engineer may require additional erosion control measures if deemed appropriate to mitigate unforeseen siltation and erosion of disturbed soils.@	<u> X </u>	<u> </u>
	AAAs-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.@	<u> </u>	<u>N/A</u>
	AFill 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.@	<u> </u>	<u>N/A</u>
	"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".

X

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

The applicant shall notify the Building Department or 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 | <u> </u> | <u>N/A</u> |
| 2) Installation of sediment and erosion control measures. | <u> </u> | <u>N/A</u> |
| 3) Completion of site clearing. | <u> </u> | <u>N/A</u> |
| 4) Completion of rough grading. | <u> </u> | <u>N/A</u> |
| 5) Installation of SMP's. | <u> </u> | <u>N/A</u> |
| 6) Completion of final grading and stabilization of disturbed areas. | <u> </u> | <u>N/A</u> |
| 7) Closure of construction. | <u> </u> | <u>N/A</u> |
| 8) Completion of final landscaping; and | <u> </u> | <u>N/A</u> |
| 9) Successful establishment of landscaping in public areas. | <u> </u> | <u>N/A</u> |

"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".

 N/A

SITE CONSTRUCTION DETAILS

Driveway Profile

 N/A

Driveway and shoulder section	_____	<u>N/A</u>
Roadway replacement	_____	<u>N/A</u>
Pavement section	_____	<u>N/A</u>
Sidewalk Details	_____	<u>N/A</u>
Rip-rap slopes, embankments and aprons	_____	<u>N/A</u>
Paved, rip-rapped, grass gutters	_____	<u>N/A</u>
NYSDOT material item numbers	_____	<u>N/A</u>
Detention basin	_____	<u>N/A</u>
Catch basin	_____	<u>N/A</u>
Surface inlet	_____	<u>N/A</u>
Drain manhole	_____	<u>N/A</u>
Headwall	_____	<u>N/A</u>
Curb	_____	<u>N/A</u>
Drywell	_____	<u>N/A</u>
Underdrain	<u>X</u>	_____
Retaining wall	<u>X</u>	_____
Silt fence	<u>X</u>	_____
Haybales	_____	<u>N/A</u>
Inlet protection	_____	<u>N/A</u>
Anti-tracking strip	_____	<u>N/A</u>
Guiderail	_____	<u>N/A</u>
Energy dissipater	_____	<u>N/A</u>
Sediment traps or basins	_____	<u>N/A</u>

EROSION CONTROL PLAN

Erosion control measures implemented as per New York
Guidelines for Urban Erosion and Sediment Control.

_____ N/A

MISCELLANEOUS ITEMS

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

Job Location: DANFORTH AVE

Parcel Id: 3.180-154-1
(3.180-154-3.1 per town GIS)

RECEIVED

JUL -1 2021

VILLAGE OF DOBBS FERRY
BUILDING DEPARTMENT

AFFIDAVIT OF APPLICANT

I MICHAEL G. DALE being duly sworn, depose and says: That s/he does business as: ARCHITECT with offices at:
11 BROADWAY, SUITE 860, NYC NY 10004 and that s/he is:

- ☐ The owner of the property described herein.
- ☐ The _____ of the New York Corporation _____ with offices at:
_____ duly authorized by resolution of the Board of Directors, and that
said corporation is duly authorized by the owner to make this application.
- ☐ A general partner of _____ with offices _____ and that said
Partnership is duly authorized by the Owner to make this application.
- ☐ The Lessee of the premises, duly authorized by the owner to make this application.
- ☒ The Architect of Engineer duly authorized by the owner to make this application.
- ☐ The contractor authorized by the owner to make this application.

That the information contained in this application and on the accompanying drawings is true to the best of his knowledge and belief. The undersigned hereby agrees to comply with all the requirements of the New York State Uniform Fire Prevention and Building Code, the Village of Dobbs Ferry Building Code, Zoning Ordinance and all other laws pertaining to same, in the construction applied for, whether or not shown on plans or specify in this application.

Sworn to before me this 18th day of May of 2021

Tracy A. Russo
Notary Public / Commission of Deeds

TRACY A. RUSSO
Notary Public, State of New York
No. 01RU6364241
Qualified in Westchester County
Commission Expires 9/11/2021

[Signature]
Applicant's Signature

OWNER'S AUTHORIZATION

I Victoria Milmore as the owner of the subject premises and have authorized the contractor named above to perform the work under the subject application.

Owner phone number 914-250-1400. Owner email address thedanforthmgr@lincolnapts.com

Victoria Milmore I hereby acknowledge that it is my responsibility as the property owner to ensure that if the permit (if issued) receives a Final Certificate of Approval from the Building Department and further that if a Final Certificate of Approval is not obtained upon completion of the construction, a property violation may be placed on the property for which this permit is being requested.

Sworn to before me this 18th day of May of 2021

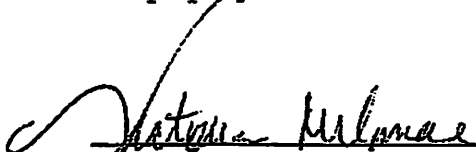
Tracy A. Russo
Notary Public / Commission of Deeds
TRACY A. RUSSO
Notary Public, State of New York
No. 01RU6364241
Qualified in Westchester County
Commission Expires 9/11/2021

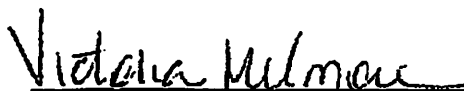
[Signature]
Applicant's Signature

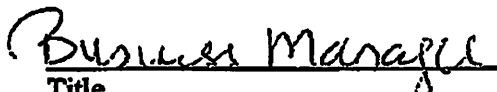
State of New York)
County of Westchester) ss:
Village of Dobbs Ferry)

OWNER AFFIDAVIT


Lincoln Dobbs Ferry LLC is the owner of the property located at 100 Danforth Avenue, S/B/L 3.180-154-3.1 in the Village of Dobbs Ferry, Town of Greenburgh, New York. I, Victoria Milmore, am a Member of Lincoln Dobbs Ferry LLC. By signing below, I authorize MG New York Architects, PLLC, as well as Zarin and Steinmetz, to apply for a Building Permit and all related Applications associated with a proposed terrace expansion at the above cited property on the behalf of Lincoln Dobbs Ferry LLC to the Village of Dobbs Ferry. I understand that any permission granted and any conditions imposed by the Village of Dobbs Ferry will accrue to the above cited property and will be the responsibility of the property owner.


Signature of Authorized Representative


Print Name


Title

Sworn to before me this 18th
day of May, 2021 :


Notary Signature

TRACY A. RUSSO
Notary Public, State of New York
No. 01RU6364241
Qualified in Westchester County
Commission Expires 9/11/2021

Short Environmental Assessment Form
Part 1 - Project Information

RECEIVED

JUL -1 2021

**VILLAGE OF DOBBS FERRY
BUILDING DEPARTMENT**

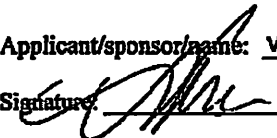
Instructions for Completing

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.

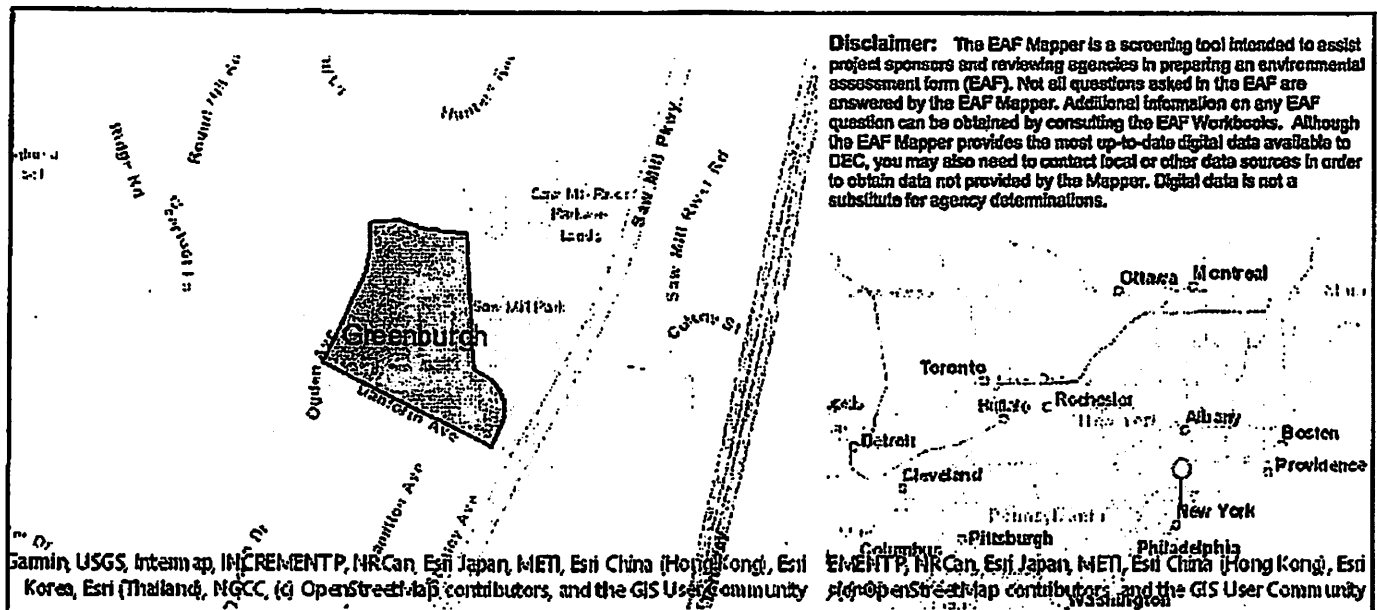
Part 1 – Project and Sponsor Information			
Name of Action or Project: The Danforth Apartments			
Project Location (describe, and attach a location map): 100 Danforth Avenue			
Brief Description of Proposed Action: Expansion of raised open air terrace at rear of multi-family apartment building.			
Name of Applicant or Sponsor: Lincoln Property Co.		Telephone: (914) 250-1400	
		E-Mail: thedanforthmgr@lincolnapls.com	
Address: 100 Danforth Avenue			
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	YES
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.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		8.33 acres	
b. Total acreage to be physically disturbed?		.02 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		8.33 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <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 checked="" type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<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? Name: Floodplains, Reason: Protect water & natural area, Agency: Greenburgh, Town of, Date: 1-30-79 If Yes, identify: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: N/A _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ N/A _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ N/A _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<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? 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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" 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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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,	NO	YES
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)? If Yes, briefly describe:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Storm water and run off will be directed to existing swale and collection point		
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 type="checkbox"/>	<input checked="" type="checkbox"/>
Prior to the development of the property, a small storage shed was found on site with stored debris and 55 gallon drums that were marked hazardous and removed.		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Victoria Milmore</u> Date: _____		
Signature: <u></u> Title: <u>16/29/21</u>		

EAF Mapper Summary Report

Monday, June 21, 2021 7:02 PM



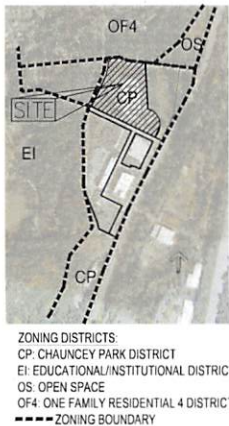
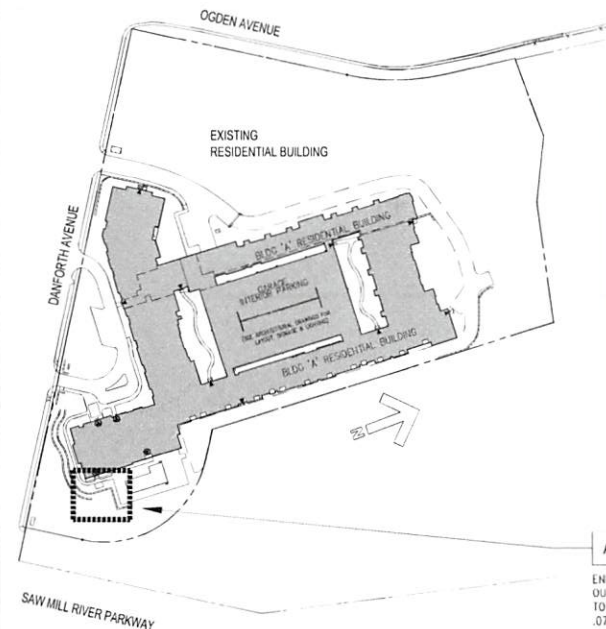
Part 1 / Question 7 [Critical Environmental Area]	Yes
Part 1 / Question 7 [Critical Environmental Area - Identify]	Name:Floodplains, Reason:Protect water & natural area, Agency:Greenburgh, Town of, Date:1-30-79
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

ALTERATION TO SITE PLAN @ THE DANFORTH APTS. 100 DANFORTH AVENUE VILLAGE OF ELMSFORD



ARCHITECTURE * HISTORIC PRESERVATION * HEALTH CARE * LANDMARKS
11 BROADWAY, SUITE 860 NEW YORK, N.Y. 10004 TEL 212.674.8456 WWW.MGNEWYORKARCHITECTS.COM
MICHAEL J. GADALETA, R.A. AIA, NCARB N.Y. LIC. 17474 N.J. LIC. 8935

SITE MAP (N.T.S.)



AREA OF WORK

ENLARGEMENT OF EXISTING
OUTDOOR TENANT AMENITY SPACE
TOTAL ENLARGEMENT = 1,032 SF
0.7% INCREASE

EXISTING ZONING DATA

TABLE OF LAND USE ZONE: CP (CHAUNCEY PARK) DISTRICT			
	DESCRIPTION	REQUIRED	PROVIDED
LOT SIZE	MINIMUM LOT AREA (ACRES)	—	8.33 ⁽¹⁾
	MINIMUM LOT SIZE PER DWELLING UNIT (S.F.)	1,800 ⁽¹⁾	1,800 FOR 202 UNITS ⁽²⁾
BUILDING HEIGHT	MAXIMUM STORIES	5	4 ⁽¹⁾
	MAXIMUM HEIGHT (FT)	65	48 ⁽¹⁾
LOT COVERAGE	MAXIMUM COVERAGE BY BUILDINGS (%)	30	20.5 ⁽¹⁾
	MAXIMUM COVERAGE BY IMPERVIOUS COVER (%)	70	36.9 (INCREASE OF 1%)
SETBACKS	FRONT YARD SETBACK (FT)	0 OR 10	20 ⁽¹⁾
	REAR YARD SETBACK (FT)	20	144 ⁽¹⁾
PARKING	SIDE YARD SETBACK (EACH) (FT)	10	21 ⁽¹⁾
	SIDE YARD SETBACK (BOTH) (FT)	20	188 ⁽¹⁾
	RESIDENTIAL PARKING	229 SPACES	360 SPACES ⁽¹⁾

NOTES

- MINIMUM LOT AREA PER DWELLING UNIT IS CALCULATED UTILIZING THE GROSS LOT AREA WHICH IS DEFINED AS THE TOTAL SQUARE FOOTAGE OF A LOT PRIOR TO ANY REDUCTIONS PURSUANT TO CHAPTER 300 ZONING. FOR THE SUBJECT 4-8.34 ACRE PROPERTY, PERMITTED DENSITY WOULD BE APPROX. 202 DWELLING UNITS. THE BOARD OF TRUSTEES MAY AWARD DENSITY BONUS ALLOWANCES UP TO A MAXIMUM OF 20% FOR PROVISION OF CERTAIN AMENITIES AND FACILITIES.
- THE MAXIMUM HEIGHT OF A STRUCTURE IN FEET IS TO BE MEASURED PERPENDICULARLY FROM THE EXISTING GRADE TO AN IMAGINARY PLANE LOCATED THE PERMITTED NUMBER OF FEET ABOVE AND PARALLEL TO THE EXISTING GRADE FOR PEAKED ROOFS. HEIGHT IS TO BE MEASURED TO THE MIDPOINT OF THE ROOF. NO PORTION OF A PEAKED ROOF BELOW THE MIDPOINT IS TO EXTEND ABOVE THE IMAGINARY PLANE. FOR FLAT ROOFS, HEIGHT IS TO BE MEASURED TO THE TOP OF THE ROOF. NO PORTION OF A FLAT ROOF IS TO EXTEND ABOVE THE IMAGINARY PLANE. PARAPETS WITH A HEIGHT OF 36" OR LESS ARE NOT INCLUDED IN DETERMINING BUILDING HEIGHT.
- A YARD OF NOT LESS THAN TEN (10) FEET IS TO BE PROVIDED ALONG ANY LOT LINE THAT BORDERS ON A RESIDENTIAL ZONE. IN THE CASE OF THE SUBJECT SITE, THIS WOULD APPLY TO THE WESTERLY AND NORTHERLY PROPERTY LINES, WHICH BORDER AN OF-4 ONE FAMILY RESIDENTIAL 4 DISTRICT.

LIST OF DRAWINGS

- A-000.00 COVER SHEET
- A-001.00 EXISTING SURVEY
- A-002.00 EXISTING SITE PLAN
- A-100.00 EXISTING PART PLAN AT AREA OF WORK
- A-101.00 ENLARGED DEMO PLAN
- A-102.00 EXISTING PHOTOS
- A-103.00 ENLARGED PROPOSED PLAN
- A-104.00 DETAILS
- A-105.00 PRELIMINARY PLANTING PALETTE

GENERAL NOTES

SECTION 1 - EXISTING AND SCOPE OF WORK

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE BOARD OF TRUSTEES AND THE BOARD OF ELDERS.
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SECTION 2 - ZONING, AGENCIES AND PERMITS

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SECTION 3 - DEMOLITION

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE BOARD OF TRUSTEES AND THE BOARD OF ELDERS.
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SECTION 4 - CUTTING AND PATCHING

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SECTION 5 - FINISHES AND PAINTING

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APPLICABLE CODES

- 2020 BUILDING CODE OF NYS
- 2020 PLUMBING CODE OF NYS
- 2020 MECHANICAL CODE OF NYS
- 2020 FIRE CODE OF NYS
- 2020 ENERGY CONSERVATION CODE OF NYS
- ICC/ANSI A117.1-2010

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REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

ISSUED TO BOARD OF TRUSTEES
06/17/2021

ARCHITECT
M-G NEW YORK
ARCHITECTS
11 BROADWAY, SUITE 860 NEW YORK, N.Y. 10004
TEL 212.674.8456 WWW.MGNEWYORKARCHITECTS.COM
N.Y. LIC. 17474 N.J. LIC. 8935



CLIENT
LINCOLN PROPERTY CO.
100 DANFORTH AVE.
VILLAGE OF DOBBS
FERRY, NY

PROJECT
THE DANFORTH APTS
100 DANFORTH AVE.
VILLAGE OF DOBBS
FERRY, NY

TITLE
COVER SHEET

ISSUE DATE
05 13 2021

PROJECT NUMBER
2021-05

DRAWING BY
AMC

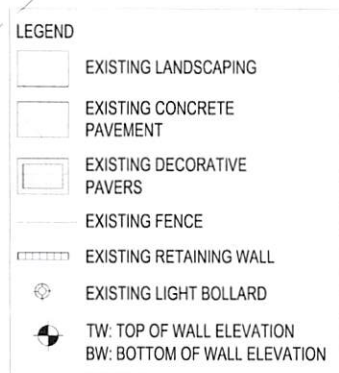
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AS NOTED

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A-000.00

PAGE
1 OF 9

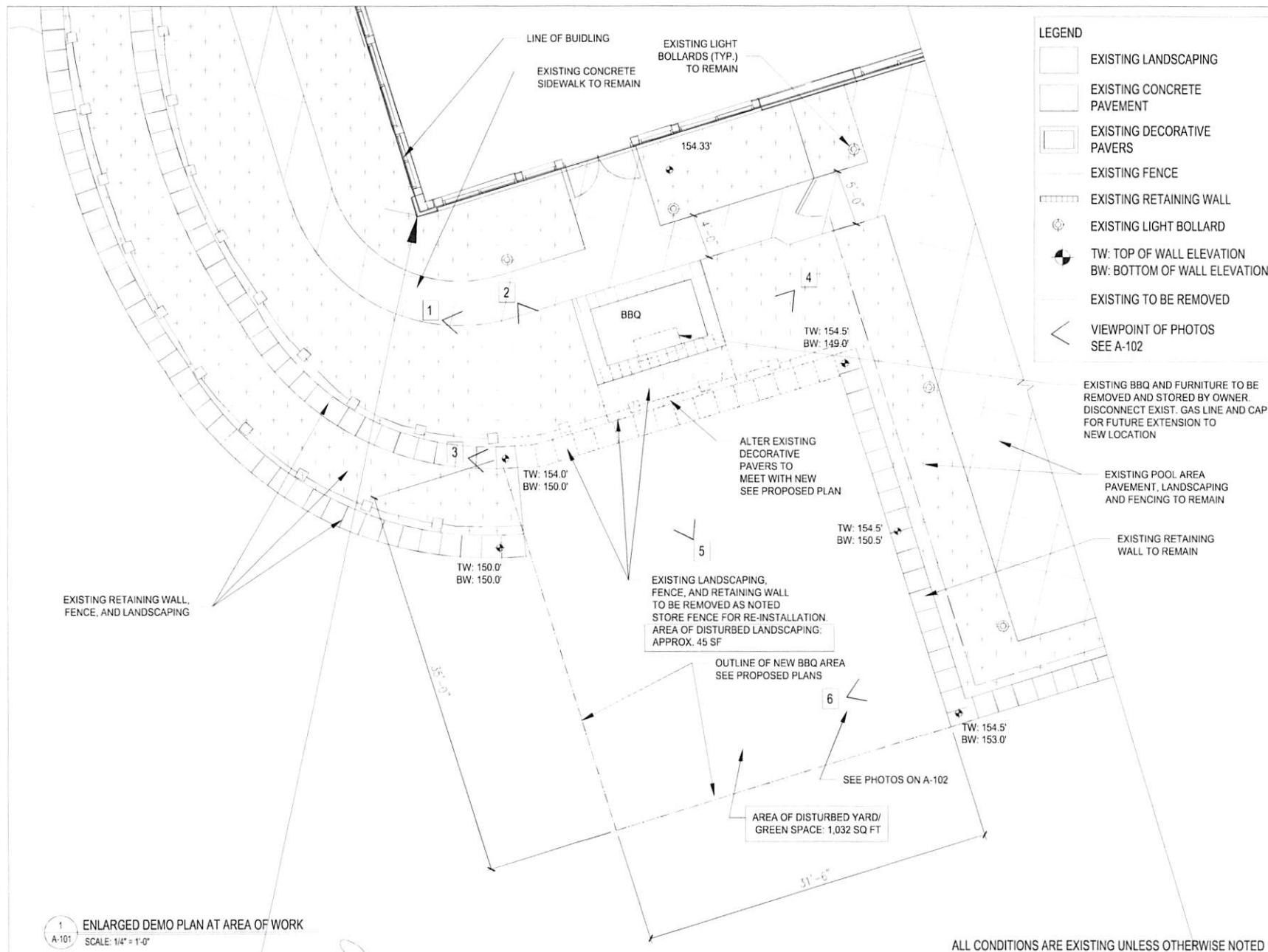
DOB SCAN STICKER

DOB APPROVAL STAMP



ALL CONDITIONS ARE EXISTING UNLESS OTHERWISE NOTED

[illegible]



LEGEND

- EXISTING LANDSCAPING
- EXISTING CONCRETE PAVEMENT
- EXISTING DECORATIVE PAVERS
- EXISTING FENCE
- EXISTING RETAINING WALL
- EXISTING LIGHT BOLLARD
- TW: TOP OF WALL ELEVATION
BW: BOTTOM OF WALL ELEVATION
- EXISTING TO BE REMOVED
- VIEWPOINT OF PHOTOS
SEE A-102

CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND REPORT TO THE PROJECT ARCHITECT ANY DISCREPANCIES OR OMISSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

REVISIONS

NO.	DATE	DESCRIPTION
1	05/13/2021	ISSUED FOR BOARD OF TRUSTEES
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NOTES

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SIGNATURE AND SEAL



CLIENT
LINCOLN PROPERTY CO.
100 DANFORTH AVE
VILLAGE OF DOBBS
PERRY, NY

PROJECT
THE DANFORTH APTS
100 DANFORTH AVE
VILLAGE OF DOBBS
PERRY, NY

TITLE
**ENLARGED DEMO PLAN AT
AREA OF WORK**

ISSUE DATE
05/13/2021

PROJECT NUMBER
2021-05

DRAWING BY
AMC

CAD FILE

SCALE
AS NOTED

DRAWING NO.
A-101.00

PAGE
5 OF 9

DOB SCAN STICKER

DOB APPROVAL STAMP

1
A-101
ENLARGED DEMO PLAN AT AREA OF WORK
SCALE: 1/4" = 1'-0"

ALL CONDITIONS ARE EXISTING UNLESS OTHERWISE NOTED



1 - EXISTING BBQ AREA



2 - VIEW OF GREEN SPACE TO BE DISTURBED (BEYOND)



3 - VIEW OF GREEN SPACE TO BE DISTURBED



4 - AREA OF LANDSCAPING BEHIND BBQ TO BE DISTURBED



5 - EXISTING RETAINING WALL WITH DRAIN AT BBQ AREA



5 - EXISTING RETAINING WALL AT POOL AREA

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

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NOTES
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CLIENT
LINCOLN PROPERTY CO.
100 DANFORTH AVE
VILLAGE OF DOBBS
FERRY, NY

PROJECT
THE DANFORTH APTS
100 DANFORTH AVE
VILLAGE OF DOBBS
FERRY, NY

TITLE
EXISTING PHOTOS

ISSUE DATE
05 13 2021

PROJECT NUMBER
2021-05

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PAGE
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DOB SCAN STICKER

DOB APPROVAL STAMP





Common Name: 'Taylor' Juniper
Botanical Name: *Juniperus virginiana* 'Taylor'



Common Name: Green Velvet Boxwood
Botanical Name: *Buxus* 'Green Velvet'



Common Name: Japanese Yew
Botanical Name: *Taxus densiformis*



Common Name: 'Purple Dome' New England Aster
Botanical Name: *Aster novae-angliae* 'Purple Dome'



Common Name: 'September Charm' Anemone
Botanical Name: *Anemone x hybrida* 'September Charm'



Common Name: 'Carlton' Daffodils
Botanical Name: *Narcissus* 'Carlton'

LEGEND

EXIST. LANDSCAPING
(TO REMAIN)

CONTRACTOR SHALL VERIFY ALL PLANTING MATERIALS WITH THE PROJECT ARCHITECT PRIOR TO DELIVERY TO THE SITE. ALL PLANTING MATERIALS SHALL BE DELIVERED TO THE SITE IN A CONDITION THAT THEY ARE READY TO BE PLANTED. ALL PLANTING MATERIALS SHALL BE DELIVERED TO THE SITE IN A CONDITION THAT THEY ARE READY TO BE PLANTED. ALL PLANTING MATERIALS SHALL BE DELIVERED TO THE SITE IN A CONDITION THAT THEY ARE READY TO BE PLANTED.

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FERRY, NY

PROJECT
THE DANFORTH APTS
100 DANFORTH AVE
VILLAGE OF DOBBS
FERRY, NY

TITLE
**PRELIMINARY
PLANTING PALETTE**

ISSUE DATE
05/13/2021

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DOB SCAN STICKER

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