

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

DF Building Dept.

Memo, Agenda Item

To: Liz Dreaper

From: Ed Manley

CC:

Date: 7/2/2021

Re:



by the Village Clerk Village of Dobbs Ferry, NY

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

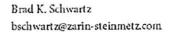


Address: 100 Danforth Ave
Application #:
100 Danforth Ave - expansion of existing open air tenant BBQ terrace. Includes reject:
Name:
Email: michael@mgnewyorkarchitects.com
Phone: 212-674-8456
Plans attached are being submitted for:
 □ Building permit application 1 PDF copy & 2 paper copies ¼ scale □ 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:



JUL -1 2021

VILLAGE OF DOBBS FERRY **BUILDING DEPARTMENT**





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JUL -1 2021

VILLAGE OF DOBBS FERRY BUILDING DEPARTMENT

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.

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.

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

·Please check appropriate box:

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VILLAGE OF DOBBS FERRY BUILDING DEPARTMENT

X Preliminary Date	Final Date
Name of proposed development The Danfor	th Apartments
Applicant: NameLincoln Property Co. Address100 Danforth Avenue Dobbs Ferry, NY Telephone(914) 250-1400	Plan Prepared By: NameMG New York Architect Address11 Broadway, Suite 860 New York, NY 10004 Telephone(212) 674-8456
Owner (if different): If more than one owner, provide information for Name	
Telephone Ownership intentions, i.e., purchase options	
Location of site_ 100 Danforth Avenue	
Tax map description: Sheet 3.180 Block 154 Current Zoning Classification	Lot/Parcel3.1

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 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
\$50,000 stimated cost of proposed improvement \$
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.

Site Plan Application Page 3 of 6

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 build	ing 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 Milmere being duly si	wom, deposes
and says, that (s)he resides at	
that (s)he is the authorized owner/representative of the owner and that	
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 ni	nety (90) days
following the date approval and that all regulations of the Planning Boa	ırd have been
complied.	·
SWORN TO BEFORE ME THIS 300 DAY	
of Jone 2021	
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	. Applicant:
Name The Danforth Apartments	Name Lincoln Property Co. 100 Danforth Avenue
	Address Dobbs Ferry, NY
	Telephone(914) 250-1400
Procedural Sequence	<u>Date</u>
Initial contact with enforcement Officer	
Presubmission conference	
Preliminary application	•
Fee paid: Amount \$	
Public hearing notice	
Public hearing	•
Tentative action:	
Approval	
Approval with modification	•
Dîsapproval	
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	

Site Development Pian Review

Checklist (cont'd)

<u>Technical Considerations</u>	<u>Item Satisfied</u>
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	<u> </u>
Historic preservation	
Environmental impact statement	
Existing, on-site physical improvements	
m a st	
Existing natural features:	
Geological features	
Soli 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	
Littliv lines and appurtenances	_

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.LP. or D.LP.
- 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.
- 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. ...
- Minimum width of roadway pavement is 35'.
- 3. Road grade not to exceed 10%.
- 4. Road grade not be less than 1.0%.
- Grades across cul-de-sac shall not exceed 6% and not be less than 2%.
- 6. Guide rall 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 (11/2) 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.

Subdivision/Site Plan Review Page 3 of 3

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 <u>NUMBERED.</u>
- 3. All drawings shall have <u>THE SIGNATURE OF THE OWNER</u>, <u>THE LAND SURVEYOR AND THE PROFESSIONAL ENGINEER</u>,
- 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 repayed 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 11/2" 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.

<u>AG</u>	ENCY APPROVALS	YES	<u>NO</u>
We	stchester County Department of Health		
	tic and Water.		N/A
_	v York State Department Environmental		
	servation Stormwater SPDES.		N/A
Nev	v York City Department Environmental		
Prot	ection Joint Septic.		N/A
Nev	v York City Department of Environmental		
Prot	tection SWPPP.		N/A
VII	LAGE PERMITS/APPROVALS		
Zon	ing Board of Appeals.		N/A
	sting and Explosives Permit.		N/A
Fill	Permit.		N/A
Fres	hwater Wetlands Permit.		N/A
	Plan to comply with Subdivision		NT/A
	at approval requirements		N/A
	mwater Pollution Prevention Plan (SWPPP)		N/A
	hitectural Review		N/A
	lding Permit	X	77/4
	avation/Grading Pernit		N/A
	nolition Permit		N/A
Elec	etrical Permit		<u>N/A</u>
<u>SIT</u>	E PLAN INFORMATION	•	
1.	24" x 36" maximum drawing size.	<u> </u>	
2.	Minimum scale: (1" = 30').	X	
3.	Project Name.	X	
4.	Name and address of engineer and surveyor.	X	<u> </u>
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.	$\frac{x}{x}$	
8.	Tax map section and lot numbers.	<u> </u>	

9. 10.	Location plan with existing and adjacent zoning district. Scale, north arrow, date of survey, property acreage, drawings numbered (i.e., 1 of 3, 2 of 3, etc.)	<u>x</u>	
11. 12.	& identify adjoining property owners. Minimum yard setbacks. Provide bulk zoning table with all existing, proposed and required conditions.	<u>x</u> <u>x</u>	_
<u>AGE</u>	NCY APPROVALS		
12.	Estimated quantity of cut or fill to be imported or removed from site or provide note stating that ANo		N/A
13. 14. 15.	material is to be imported or removed from this site.@ Topography at two feet maximum intervals. Topography along streets adjacent to property. Existing buildings, retaining walls, fences,	<u>x</u>	
16.	rock outcrops, wooded areas, watercourses, water bodies, wetlands and wetland controlled areas, etc. Total amount of site area disturbed	X	
DRA	INAGE		
1.	Collect and convey driveway runoff. Mitigate increases in site runoff due to site development.		· N/A
2.	Roof drains to discharge to existing or proposed drainage system. Mitigate increases from roof runoff.		. N/A
3.	Surface inlets provided where low points cannot be graded to drain.		N/A
4.	Swale provided between buildings and embankment which slopes toward building.		<u>N/A</u>
5.	Culverts provided where roads or driveways cross watercourses.		N/A N/A
6.	Catch basin spacing adequate.		N/A
7.	All rim and invert elevations provided.		N/A
8.	Two feet minimum cover of storm drains in roads, driveways and parking areas. 18" minimum elsewhere.		NIA
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.		N/A
10.	Minimum storm drain pipe size 15" diameter.		N/A

11.	Headwalls or end sections provided at pipe inlets and outlets.		N/A
12.	Rip-rap provided at headwalls and end sections.		N/A
13.	Provide cross section for pond or detention facility.		N/A
SITI	E INGRESS/EGRESS		
1.	Adequate sight distance at driveway intersection with road.		N/A
2.	Site accessible to fire trucks, emergency vehicles, tractor trailers for fill deliveries,		N/A
	moving vans, oil trucks, etc.		37/4
3.	Backup space for parking area.		N/A
4.	Driveways intersecting existing road at 90E.		<u>N/A</u>
SITE	E GRADING		
1.	All proposed grading on property for house, driveway and septic. Show limit line of disturbance.	x	
2.	Driveway platform sloped at 4% maximum within 25 feet of centerline of street or within 35 feet from		N/A
_	the Right-of-Way, whichever is the greater distance.		N/A
3.	Driveway slope 14% maximum.		N/A
4. e	Parking area 5% maximum. Paved areas 1% minimum grade at curb line.		N/A
5. 6.	Lawn area 2% minimum.		N/A
0. 7.	Top and bottom of retaining wall elevations provided.	X	
7. 8.	Outside grade pitched away from residence.		N/A
o. 9.	Guide rail provided at steep drop offs.		N/A
10.	Spot elevations at corners of residence and parking area where necessary to ensure positive drainage.	X	
11.	Finished floor elevations provided including basement.		N/A
12.	Plans and calculations for walls ≥ 4 feet Signed & Sealed by P.E., R.A.		N/A
13.	Provide profiles of proposed roads with vertical geometry.		N/A
14.	Provide horizontal geometry.		N/A
GEN	RAL		
1.	Show existing and proposed utilities(water, sewer,etc.)		N/A
2.	Show snow piling areas.		N/A

3. 4. 5. 6. 7. 8. 9. 10. 11.	Show refuse areas with enclosures. Show zoning map with districts(school, fire, etc). Show signage. Show landscaping. Provide sections and details of wall. Provide phasing plan for areas over 5ac. Provide lighting plan. Maintain low noise level at property line. ADA compliance —Village Construction Standard Compliance	X	N/A N/A N/A
SITI	E PLAN NOTES		
1. 2. 3.	General construction notes. Construction Sequence shown on plans. 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	<u>x</u>	N/A
	Ferry Code must be submitted to the Village by the applicant for review/approval. This should be noted on the plans as follows:		_N/A
	AThe Village Engineer may require additional erosion control measures if deemed appropriate to mitigate unforeseen siltation and erosion of disturbed soils.	<u>x</u>	
	AAs-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.	-	N/A
	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.		N/A
	"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".	<u>x</u>		
4.	The follo	owing notes shall be provided on plans that involve SWPPP	's:		
	Villa	applicant shall notify the Building Department or ge's Consulting Engineer in writing at least 48 hours before f the following so that any inspection may be performed.	_		
	1)	Start of construction			N/A
	2)	Installation of sediment and erosion control measures.			N/A
	3)	Completion of site clearing.			N/A
	4)	Completion of rough grading.			N/A
	5)	Installation of SMP's.			N/A
	6)	Completion of final grading and stabilization of distured areas.			<u>N/A</u>
	7)	Closure of construction.			N/A
	8)	Completion of final landscaping; and			N/A
	9)	Successful establishment of landscaping in public areas.			N/A
	inspec sedin at lea	owner or operator shall have a qualified inspector of and document the effectiveness of all erosion and mentation control practices and prepare inspection reports ast once a month. These reports must be kept on site and able for review".			N/A
SIT	E CONS	TRUCTION DETAILS			
n-i-	vewav Pro	office		N/A	

Dri	iveway and shoulder section		N/A
	adway replacement		N/A
	vement section		N/A
	lewalk Details		N/A
	p-rap slopes, embankments and aprons		N/A
_	ved, rip-rapped, grass gutters		N/A
	SDOT material item numbers		N/A
	tention basin		N/A
	tch basin		N/A
	rface inlet —		N/A
-	ain manhole		N/A
	adwall		N/A
Cur	rb		N/A
Dry	ywell		N/A
•	derdrain	X	
Ret	aining wall	$\frac{\frac{X}{X}}{X}$	
	t fence	<u>X</u>	
Hay	ybales		N/A
	et protection		N/A
	ti-tracking strip		N/A
Gui	iderail		N/A
Ene	ergy dissipater		N/A
Sedi	liment traps or basins		N/A
ER	OSION CONTROL PLAN		
	sion control measures implemented as per Ne		37/A
Gui	delines for Urban Erosion and Sediment Con	trol.	N/A
MIS	SCELLANEOUS ITEMS		
1.	Proposed easements		N/A
	a) Temporary construction		
	b) Drainage		N/A
	c) Sight		N/A
	d) Slope		N/A
	e) Driveway access		N/A
2.	Existing sanitary disposal system in the v		N/A
	of construction activity protected with ten	nporary	
	fencing.		

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JUL -1 2021

Job Location:

DANFORTH AVE

Parcel ld: 3.180-154-1

3.180-154-3.1 per town GIS) VILLAGE OF DOBBS FERRY

Applicant's Signature

AFFIDAVIT OF APPLICANT BUILDING DEPARTMENT CADALE heing duly swom, depose and says: That s/he does business as: ARCHTEL with offices at: BROADWOV SUITE 360 NYCHY. 1000 fand that s/he is: The owner of the property described herein. 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 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 Tracy A. Russo
Notary Publical Commission of Deeds Applicant's Signature TRACY A. RUSSO Notary Public, State of New York No. 01RU6364241 Qualified in Westchester County Commission Expires 9/11/2021 OWNER'S AUTHORIZATION ASTIC BUT 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 the danforthmgr@lincolnapts.com 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

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

Notary Public / Commission of Deeds

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.

MATRIC MI PARKE

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

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JUL -1 2021

VILLAGE OF DOBBS FERRY BUILDING DEPARTMENT

Instructions for Completing

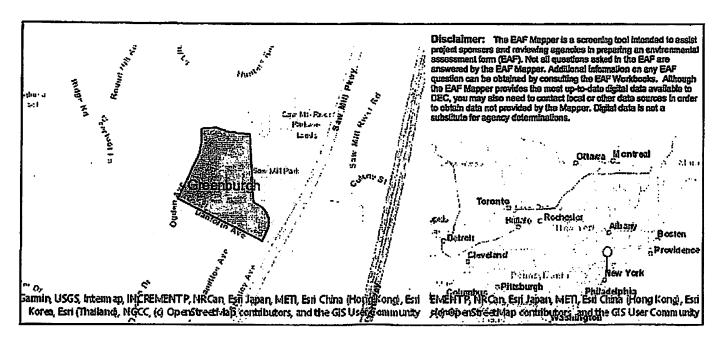
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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:	T-11-		
	Telephone: (914) 250-1400		
Lincoln Property Co. E-Mail: thedanforthmgr@lincolnag			
Address: 100 Danforth Avenue			
City/PO: Dobbs Ferry		Zip Code: 0522	
Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? 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. 2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 8.33 acres 8.33 acres 8.33 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action: 5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercia ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Special ☐ Parkland		oan)	

5.	Is the proposed action,	NO	YES	N/A
	a. A permitted use under the zoning regulations?		V	
	b. Consistent with the adopted comprehensive plan?		V	
6.	Is the proposed action consistent with the predominant character of the existing built or natural landsc	ape?	МО	YES
		•••	Ш	V
	Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Are Name:Floodplains, Reason:Protect water & natural area, Agency:Greenburgh, Town of, Date:1-30-79		NO	YES
IFY	Yes, identify:			V
8.	a. Will the proposed action result in a substantial increase in traffic above present levels?		№	YES
	b. Are public transportation services available at or near the site of the proposed action?		H	7
	c. Are any pedestrian accommodations or bicycle routes available on or near the site of the propose action?	:d		V
9.	Does the proposed action meet or exceed the state energy code requirements?		NO	YES
	he proposed action will exceed requirements, describe design features and technologies:			
NA.			V	Ш
10.	Will the proposed action connect to an existing public/private water supply?		NO	YES
	If No, describe method for providing potable water:			
N/A			V	╽└┵
11.	Will the proposed action connect to existing wastewater utilities?		NO	YES
	If No, describe method for providing wastewater treatment:			
N/A				
12.	a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or d	listrict	NO	YES
Co	ich is listed on the National or State Register of Historic Places, or that has been determined by the mmissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing of the Register of Historic Places?	n the	V	
1	b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for chaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?			
13.	a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, conta wetlands or other waterbodies regulated by a federal, state or local agency?	in	NO	YES
	b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?			盲
If	Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:			
<u> </u>				
			1	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
Shoreline Forest Agricultural/grasslands Early mid-successional		
□ Wetland □ Urban ☑ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or	NO	YES
Federal government as threatened or endangered?	V	
16. Is the project site located in the 100-year flood plan?	NO	YES
	V	
17. Will the proposed action create storm water discharge, either from point or non-point sources?	МО	YES
If Yes,		V
a. Will storm water discharges flow to adjacent properties?	V	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:		V
Storm water and run off will be directed to existing swale and collection point		1
18. Does the proposed action include construction or other activities that would result in the impoundment of water	250	3/20
or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:		П
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste	NO	YES
management facility?		
If Yes, describe:		
	الناا	
20.Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or	NO	YES
completed) for hazardous waste? If Yes, describe:		
		1
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 BE	ST OF	
MY KNOWLEDGE		
Applicant/sponsor/pane: Victoria Milmore Date:		
Signatured:		



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



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MICHAEL J. GADALETA, R.A. A.I.A., NCARB N.Y. LIC.: 17474 N.J. LIC.: 8935

SITE MAP (N.T.S.) OGDEN AVENUE OF4 EXISTING RESIDENTIAL BUILDING EI M. MORTHUR MARKET ZONING DISTRICTS CP: CHAUNCEY PARK DISTRICT EI: EDUCATIONAL/INSTITUTIONAL DISTRICT OS: OPEN SPACE OF4: ONE FAMILY RESIDENTIAL 4 DISTRICT ---ZONING BOUNDARY AREA OF WORK ENLARGEMENT OF EXISTING SAW MILL RIVER PARKWAY OUTDOOR TENANT AMENITY SPACE TOTAL ENLARGEMENT = 1,032 SF .07% INCREASE

EXISTING ZONING DATA

	DESCRIPTION	REQUIRED	PROVIDED
	MINIMUM LOT AREA (ACRES)	-	8.33*
LOT SIZE	MINIMUM LOT SIZE PER DWELLING UNIT (S.F.)	1,800 (1)	1.800 FOR 202 UNITS*
BUILDING (2)	MAXIMUM STORIES	5	4"
HEIGHT	MAXIMUM HEIGHT (FT)	65	48*
LOT	MAXIMUM COVERAGE BY BUILDINGS (%)	30	20.5*
COVERAGE	MAXIMUM COVERAGE BY IMPERVIOUS COVER (%)	70	36.9 (INCREASE OF
	FRONT YARD SETBACK (FT)	0 OR 10	20*
	REAR YARD SETBACK (FT)	20	144*
SETBACKS	SIDE YARD SETBACK (EACH) (FT)	10	21*
	SIDE YARD SETBACK (BOTH) (FT)	20	188*
PARKING	RESIDENTIAL PARKING	229 SPACES	360 SPACES

1) 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 +/- 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.

2) 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 RODES, HEIGHT IS TO BE MEASURED TO THE TOP OF THE RODE, 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. 3) A YARD OF NOT LESS THAN TEN (IO) 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

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

NOTES

REVISIONS

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ALL SWINSS, SWINSS AND REPORT OF THE SWINSS OF THE CONTRACTOR TO ACCUSED THE BODY. BUT ALL ACCUSTOMY MAKES FOR HIGHER PARTY OF ALL CONTRACTORS AND CONTRACTOR TO ALL RECOUNTED AS MANGETS, AND PROMISES, SHOWER, AND ALL APPLICABLE SUPPLIED COURS.

HELEANGAE WAS HARESTON SONIC ACTOR TO PROPERTY OF THE ACCRECATE ANY HEADERS

GENERAL NOTES

THE CONTRACTOR, BEFORE SUBMITTING A PROPOSAL SHALL VISIT THE PRINCESS FAMILARISMS HERSELF AS THE NATURE AND SCORE OF THE MORE AND STREET, HAT ATTEMD ITS EXECUTION

THE CONTRACTOR SHALL REVEN THESE CONJUNENTS TO RESURE A FULL INDICESSANDING OF THE SCOPE OF MERK THE ARCHITECT OR PROJECT MANAGER SHALL BE AVAILABLE TO HEVER AND CLARITY ANY LINGUISM.

5 IF ANY UNIORISED CONDITIONS AND DURING ANY POSITION OF MODING THE CONTRACTOR SHALL STOP IMMEDIATELY AND NOTIFY SHE ARCHITECT AT DWG.

THE CONTRACTOR SHALL CHECK AND VERFY ALL DIMENSIONS AND CONCINCING AT THE JOH STE

THE DENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DIVERALL COORDINATION WITH ALL SUBCONTRACTORS, WHI THER UNDER CONTRACT

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 ALL WORK SHOWN ON THE CONSTRUCTION EXCLUENTS SHALL BE FURNISHED AND INSTALLED BY THE CONSTANT CONTINUED WILLIAM STANDARD. TO THE CEMERAL CONTRACTOR IS RESPONDED FOR PROTECTION OF MORNAULA, PURIC AND PROPERTY.

11 ALL REQUIRED CUES AND EXIT APPROACHES, SHALL BE CONTINUOUSLY MANUACION FOR CONTINUE THROUGHOUT THE CONSTRUCTION.

12 DURAS THE CATTRE CONSTRUCTION PLROD, ALL EXSTRE LIGHTAG. FIRE PROTECTION DEVICES AND ALARMS SHALL BE CONTRIDUCTS !

19 WHERE DRAWING CALL FOR A SPECIAL WARRACTURING TO SERCICIAN CO. THE OTHERS CONTRICTOR SHALL BY ON GATE TO GO THESE WARRACTURING ON SURCEINNESTORS. THE CHARLACTURING SHALL STORE SHALL STORES AND CONTRICTORS AND WARRACTURING HAR OTHERS OF SHALL CONTRICTORS AND WARRACTURING HE WITH OTHERS AND WARRACTURING HE WAS AND WARRACTURING HE W

I TO DRAWINGS STALL NOT BE SCRED, LARSEN SCALL DRAWINGS SHALL A WAYS DOVERN OVER SMALLER SCALE DRAWINGS 17 THE A LA CEMERAL CONDITIONS, LATEST FORDON, SHALL BE BRONG ON THE MORE

SECTION 2 - SOVERNING AGENCIES AND PERMITS

2.1 Her CINERA CONTRACTO SWILL SE RESPONSED TO DEPAR ALL NECESSARE RESPONSED PROVIDED TO SCIENCE TO DEPAR ALL NECESSARE RESPONSED CONTRACTOR CONTRACTOR CONTRACTOR CHIEFCAN OF OCCUPANCY NEINED AS RECORDS THE GC SWILL SWAT THE COSTS OF ALL THE ARREST TOOL TO THE GC SWILL SWAT THE COSTS OF ALL THE ARREST TOOL TO THE GC SWILL SWAT THE COSTS OF ALL THE ARREST TOOL TO THE GC SWILL SWAT THE COSTS OF ALL THE ARREST TOOL TO THE GC SWILL SWAT THE COSTS OF ALL THE ARREST TOOL TO THE GC SWILL SWAT THE COSTS OF ALL THE ARREST TOOL TO THE GC SWILL SWAT THE COSTS OF ALL THE ARREST TOOL TO THE GC SWILL SWAT THE COSTS OF ALL THE ARREST TOOL TO THE GC SWILL SWAT THE COSTS OF ALL THE ARREST TOOL TO THE GC SWILL SWAT THE COSTS OF ALL THE ARREST TO THE GC SWILL SWAT THE COSTS OF ALL THE ARREST TO THE GC SWILL SWAT THE COSTS OF ALL THE ARREST TO THE GC SWILL SWAT THE COSTS OF ALL THE ARREST TO THE GC SWILL SWAT THE COSTS OF ALL THE ARREST TO THE GC SWILL SWAT THE COSTS OF ALL THE ARREST TO THE GC SWILL SWAT THE COSTS OF ALL THE ARREST TO THE GC SWILL SWAT THE COSTS OF ALL THE ARREST TO THE GC SWILL SWAT THE COSTS OF ALL THE ARREST TO THE GC SWILL SWAT THE COSTS OF ALL THE SWAT THE ARREST TO THE GC SWILL SWAT THE COSTS OF ALL THE SWAT THE ARREST TO THE GC SWILL SWAT THE COSTS OF ALL THE SWAT THE COSTS OF THE SWAT THE COSTS OF THE COSTS OF THE COSTS OF THE SWAT THE COSTS OF THE COSTS OF

2 FIG DEMEAL CONTRACTOR SIMIL COMPLY WITH ALL APPROPRIATE MUNICIPAL MAD RESIDENCES AGENCIES CODES HAVING ARRESTED.

2.3 ALL WATERALS, ASSEVELES, CONTRICTION AND EQUIPMON SHALL CONTRIVE TO ALL CONTRIVE SULENC COSTS, FEDERAL, SIATY, AND LOCAL AND SHALL CONTRIVE TO CENTRALLY ACCEPTED STAMBARDS.

2.4 ALL WOOD SHALL BE FIRE-PROOFED AS REQUIRED BY THE BUILDING DOLE.

2.5 F HE CONTRACTORS VOLATE ANY RECORD DEPARTMENT COXES OF SECULATIONS, SEE SHALL AT HIS DONE THE SESS BEAT THE COSTS OF ALL FRAN DES AND CORRECTION WARRIESS, AND HOLD PROMEEDS THE DOWER ACANST MAY DAWARDS WHICH WAR RESULT FROM SUCH VOLATIONS.

SECTION 4 - MORNING-IF

+2 ANY PATCHING AND THISPHAG RECESSARY TO PHISH ANY WORK, BUT CALLED BUT ON THISE DIGMINOS IS CONSIDERED TO BE WITHIN THE SCOPE OF THE WORK.

4.3 THE GINERAL CONTRACTOR SHALL CONTROL CLEANING TO PREVINE DRIV AND DUST FROM LEAVING THE JOH SITE AND INFLITRATING AREAS NOT INVOLVED IN THE PROJECT.

45 AL WORK SHALL BE PERFORMED IN A FIRST CLASS MANAGE AND IN ACCORDANCE WITH BEST PRACTICES WITH FART CLASS WATERS IS

46 HE STATEM CONTRACTOR MARRIANTS THAT MORE BUT EXPERIENCED MORNAMY SHALL SC EMPLOYED ON THE PROJECT

NO NERFOR WIRK OF WATERA, SHALL BY ACCEPTED IN THE PRO-MICHIGAT THEY ARE DISCOURSED AT THE TIME OF HETALLATION OF ATTEMPROS, THE WORK WILST BY HEMOTIO AND WAS CONNECT.

48 ANY SUBSTITUTION THE SEVERAL CONTRACTOR WIGHES TO WALF OTHER THAN THOSE CLASS ON THIS PROPERTY WHILL BE SUBJECTED IN WRITING MITH THE COST DIFFERENCE BEFORE IT IS ACCOUNT.

AY THE CENERAL CONTRACTOR AT HIS DWG EFFERSE, SHALL EMPLOY A EDWERTENT, FELLTIME SUPERMITTHOUGHT TO SUPERMITE AND EDORDMATE THE WORK OF HIS DWG MEN AND SUPERMITTHOUGH.

SECTION S. SHOP DRAWNOS

THE GENERAL CONTRACTOR SHALL SUBMIT CUTS OF ALL FORLINGS, EQUIPMENT AND FINSHES FOR APPROXIC

BY APPROVING AND SUBMITTING SHOP DIABNOS AND SAMPLES THE ULBERAL CONTRACTOR REPRESENTS THAT HE MAS VEHICLE FILL MINISTERNATION OF THAT SUBMISSION.

SECTION 6 - CHANCE DIGERS AND TIELD DIGERS.

62 NO DITHIS WILL BE PERWITED UNITED SUBMITTED IN WRITING BY THE DINIER CONTRACTOR TO DINIER AND WEST NOTICE THE FOLLOWING

- DATE AND CHANCE DRIVER NUMBER.

THE LOCATION AND COMPLETE EXCLUSIVES OF THE MORK TO BY

THE CHANCE OF THE COST INCLUSIVES A COMPLETE WHATCHOOL TO

THE CHANCE OF COST INCLUSIVES A COMPLETE WHATCHOOL TO

THE SPECIAL OF WORK TO BE DONE AND COMPLETE OR THE

THE SPECIAL OF WORK THE PROBLET OWN THE COST.

SECTION 7 - CUTTING AND PATCHING

THE GENERAL CONTRACTOR SHALL DO ALL CUITING AND PARCHAGE HEQUIRED HOW ALL SUBCONTRACTORS TO COMPLETE THEIR MORK.

ALL PENETRATION THROUGH FIRE PARTITIONS SHALL BE FRESTOFFED ON TRAILS WITH ADMICINALISTICS WATERIAS TO PRIVATE THE PASSAGE OF TAMP, SHOPE, TAMPS AND HOT CASSES. TRAVMIRLE WATERIAS ARE NOT PERMITTED AS INSULATION OF FILE.

ALL EXPONENTS AND PROPERTY OF MICHAELE COMMINE ARE TO BE MEDITAL COMMINE AND THE MEDITAL COMMINE AND THE MEDITAL COMMINE AND MEDITAL COMMINE ADMINISTRATION OF MEDITAL COMMINERS AND THE MEDITAL COMMINERS AND THE MEDITAL COMMINERS OF THE MEDITAL COMMINERS OF MEDI SCHOOLE - PROTECTION OF MORE AND PROPERTY

THE CENERAL CONTRACTOR SHALL PROTECT AND BE RESPONSIBLE FOR THE DESIRED STRUCTURES, FACILITIES AND INTROVINENT ALLOHAGE THE AREA SHOULD THIS CONTRACT. AND DISTURBANCES FROM THE GO'S SPERATIONS SHALL BE PROMITED RESPONSI

BJ THE GE SHALL BE RESPONSING FOR THE SECURITY OF THE CONSTRUCTION AREAS UNTIL THE SPACE OF TARRED OVER TO THE OWNER.

8.3 THE CE SHALL REVOVE ALL RESISTENCE AND BASTE WATERALS FROM BOTH HIS EMPERED AND DIVER SUBCOMMENDES.

SECTION 9 - SERS WATER, COMPLETION

92 WHEN THE GO CONSIDERS THAT THE WORK IS ACCEPTABLE HE SHOULD NOTIFY THE ARCHITECT TO CONSUCT A PEACH LIST. UPON WYNERATON THAT THE WORK IS SUBSTIMILIARY COMPLETE.

9.3 SCFORE FINAL PAYMENT IS ISSUED THE FOLLOWING ITEMS MUST BE SUBMITTED BUT NOT LIMITED TO THESE ITEMS.

34C16N 10 - ASSESTOS

ID 1 IF THE CONTRACTOR ENCOUNTERS ASSESSED HE SHALL NORTY THE DWARTS PREJECT MANAGER WAS DATELY AND TAKE PREDICTIONS TO NOT SETURES THE ASSESSED UNIT, PROPER VIADURES TOO ITS REMOVE HAVE BETS WORK.

DEMOLEDY NOTES

THE SENSIAL CONFACTOR RESPONSIBLE FOR THE DIRECTION FORTON OF THIS BORK SHALL AS TRAIT OF THIS BORK SURVEY AND/OR HAVESCARE ALL REQUESTS SHIPLOWS FOR ELECTRICAL MECHANICAL AND PLEMENT BORK PRIOR TO DEBOLION OF THISE MEAS

2. THE CONTRACTOR SHALL DEADLY SOURCES OF ALL ELECTROAL TOWER REQUESTS TO BE RECOGNED AS EAST OF THIS WORK OF FULLAR

3 THE GENERAL CONTRACTOR SHALL PROVIDE AND MAKE AVAILABLE TO THE ARCHITECT THE RECORD DRAWNESS OF ALL SUCH ANY CHEMICALS CONTRACTOR SHALL OSTAIN ALL REQUIRED APPROVALS PROF TO SECUND

5 ALL BORK SIMEL BE A STREET COMPLIANCE WITH THE TERMS AND CONDITIONS OF ALL APPROVALS.

6. CONTRACTOR STALL DETAN ALL NECESSARY PERMITS AND SHALL MANTAN SHEM DISTRICTURE UPO SITE IN ADDITIONANCE WITH APPLICABLE MEDITATIONS.

/ THE CONTRACTOR SIVEL WANTAM A COP OF THE APPROVED PLANS ON THE JUB SITE AT ALL TIMES.

8 CONSTRUCTION MORK SHALL NOT BLOCK HALLMAYS OR USERFACE SAVE SORESS FROM ANY SPACE WITHIN THE FREMENT OF BLICCHES 9 THE BUILDING IS TO REMAN UNDOCUMED DURING DEMOLITICAL

TO ALL WORK SHALL BE PERFORMED AS PER CODE AND AS PER ALL GOVERNING ACTIONS HAVING APPROPRIED.

11 THE CONTRACTOR SHALL OSDAY PERMITS WHERE REQUIRES FOR CONTRACTOR SHIDS AND OTHER ELIMENTS OF THE DIMOLITICAL

12 HE CONTRACTOR SHALL WANTAN ALL INSURANCES HEQUINES BY THE BREING CHAIR AND BY REQUIREDRY AUTHORIES. HE CONTROLLOR SHALL BE RESPONSIBLE FOR PROFESSION AS BREIGHT ELEVENTS WHICH ARE NOT DESCRIPTOR FOR REMOVAL, AND SHALL REPORT ANY BURDING STURYING BRANCH DRIVERS.

THE CONTRACTOR SHALL DESAN REQUIRED FIRMATS FOR REWOVAL OF TILLWOOD COUPMENT AND SHALL DESAN SOACHT OF THOSE PERMITS WITH THE WORK OF COMMETTER.

CONTIAL REQUIREMENTS FOR A FERMION.

THE CONTRACTOR SHALL VERFY DWEWLONS AND CONDITIONS DW THE JOS SO THAT ALL WORK WILL PROPERTY JON THE LESTING WORK, BLYON COMMERCIAN GROWN HE SHALL FLAMENT ALL FOR CONTRACTORS

ALTERATIONS ARE TO BE PERFORMED AS REQUIRED BY DRAWINGS AND/OR SPECIFIED AND AS REQUIRED BY COMPILIONS ENCOUNTRIES.

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6 CONTRACTORS SHALL CHECK AND VERIFY ALL EMPINSIONS AND CONDITIONS AT THE JOB SITE. IN THE EVENT OF CONFECTS, THEY SHALL BE DROUGHT TO ARCHITECT'S ATTENDON INVESTIGATION.

9 CONTRACTOR TO RESAN STORED TEMS IN AN UNDOLLY ARRANGIANT ALLOWING MACHINE ACCESS, NOT MIREDING TRAFFIC AND PROVIDE HEQUINE

M·G NEW YORK ARCHITECTURE HEALTH CARE HISTORIC

PRESERVATION & FOOD SERVICE 11 BROADMAY SUITE BIO NEW YORK, N.Y. 10094 TEL 212 614 8456 WWW MIGHEWYORKARCH/TECTS COM-

SIGNATURE AND SEAL



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

THE DANFORTH APTS VILLAGE OF DOBBS FERRY, NY

COVER SHEET

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2021-05

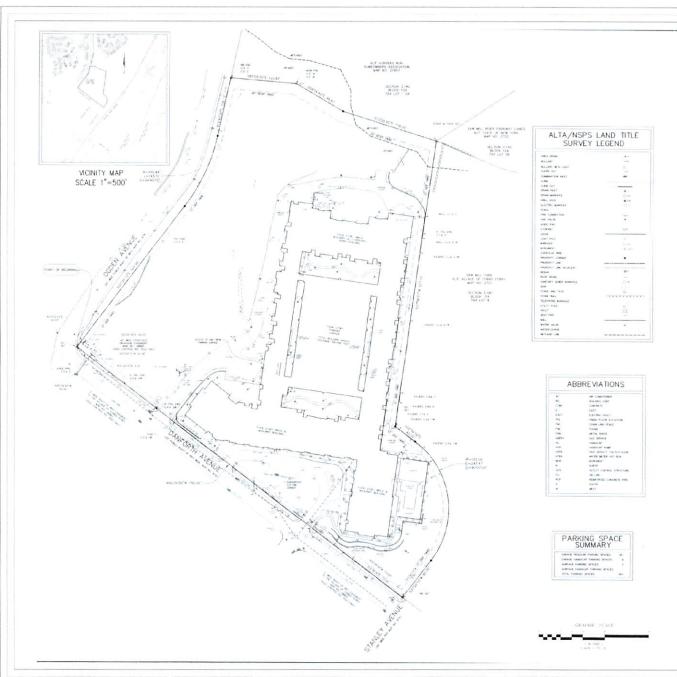
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SURVEYOR'S CERTIFICATE

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REVISIONS

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ARCHITECT

M.G NEW YORK

ARCHITECTURE, HEALTH CARE, HISTORIC PRESERVATION & FOOD SERVICE

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MY U.C. 1747 M A JU C. 838 CT U.C. 8751

NY LIG 17474 NU LIG BK SIGNATURE AND SEAL



CLIENT

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

PROJECT

THE DANFORTH APTS 100 DANFORTH AVE VILLAGE OF DODUS FERRY, NY

TITLE

EXISTING SURVEY

ISSUE DATE O

DATE 05 13 2021

PROJECT NUMBER 2021-05

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SCALE

AS NOTED

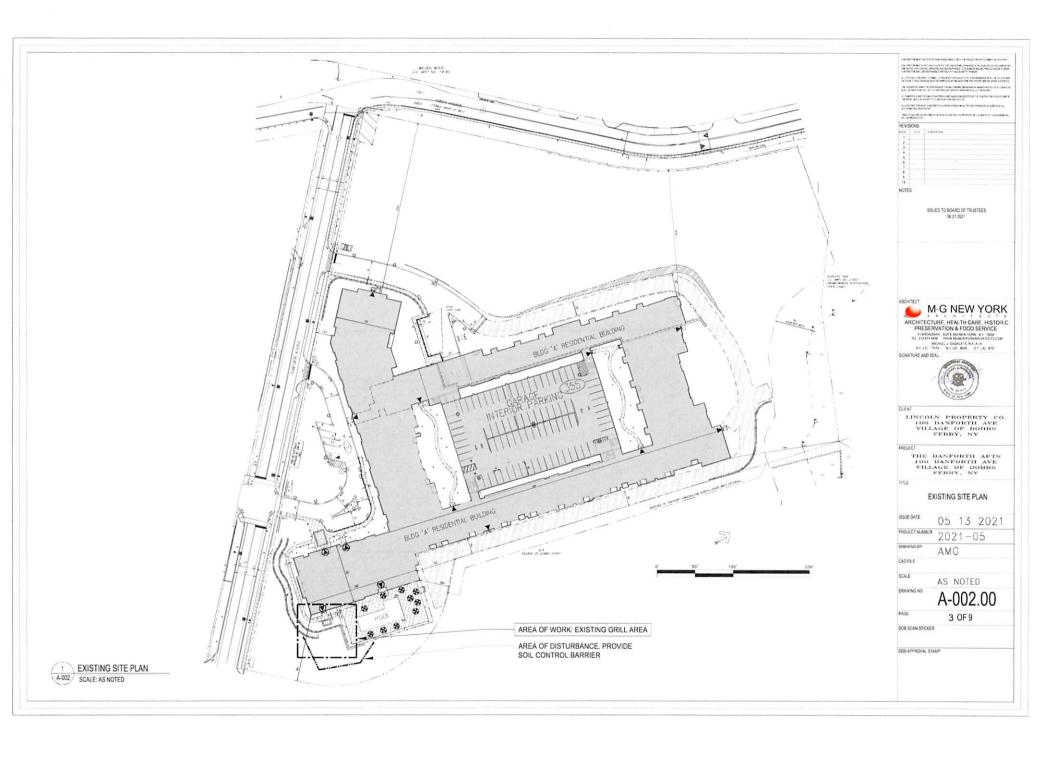
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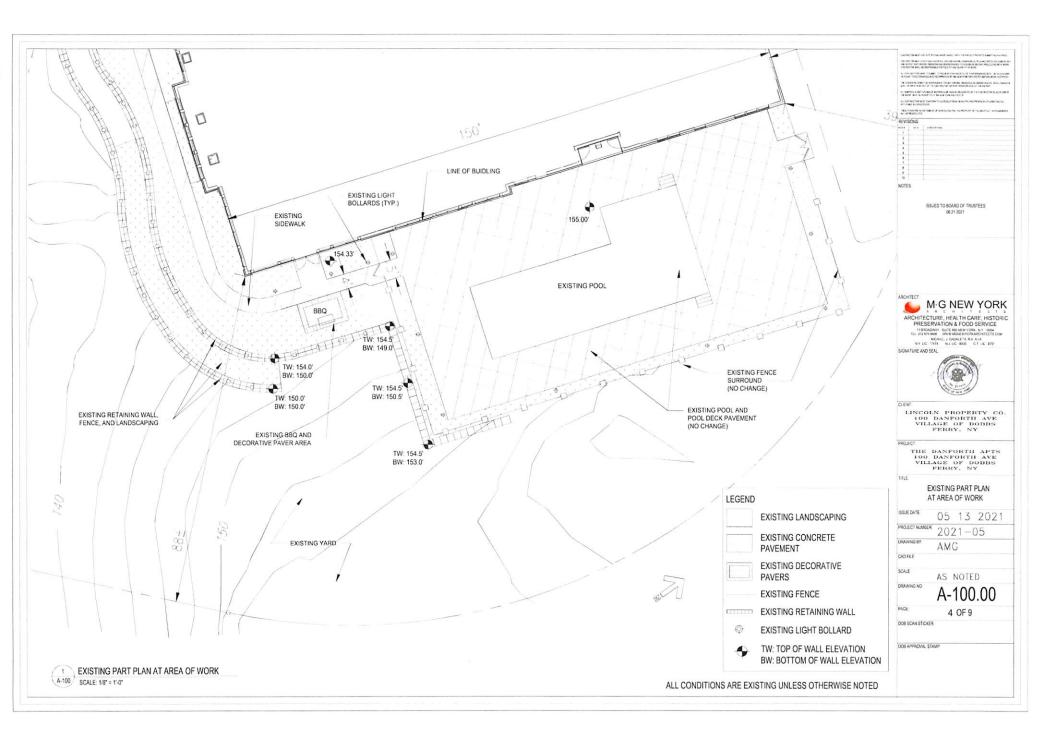
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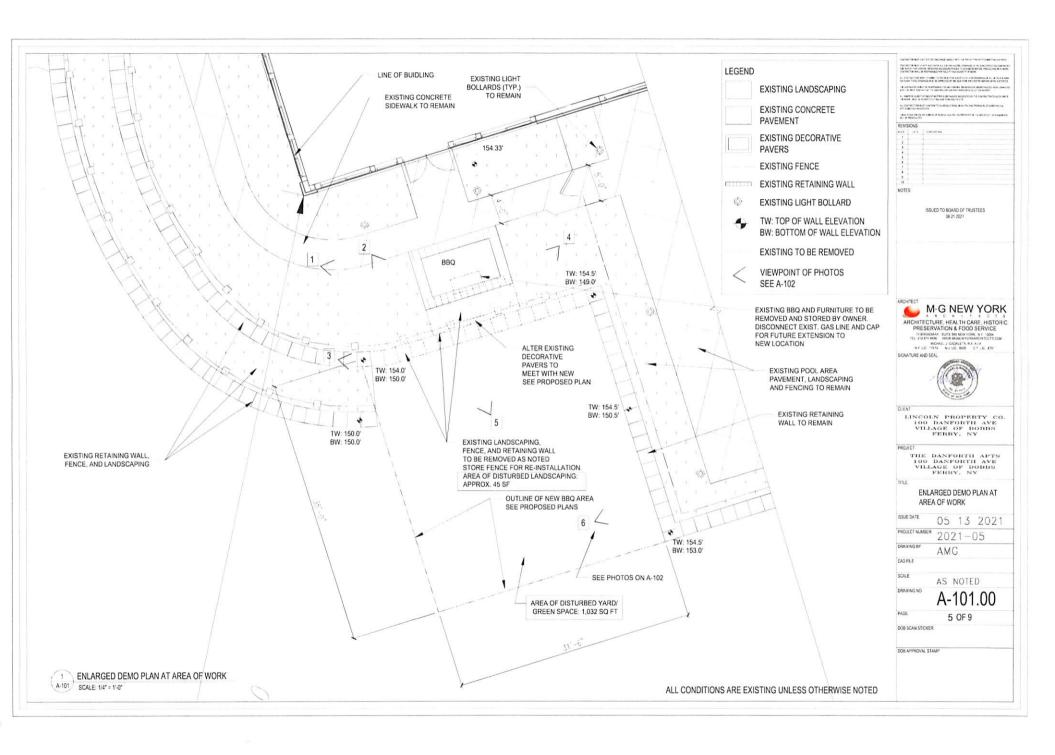
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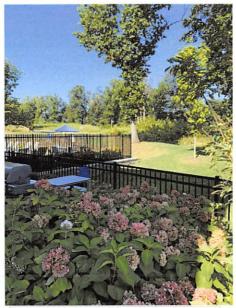




1 - EXISTING BBQ AREA



4 - AREA OF LANDSCAPING BEHIND BBQ TO BE DISTURBED



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



5 - EXISTING RETAINING WALL WITH DRAIN AT BBQ AREA



3 - VIEW OF GREEN SPACE TO BE DISTURBED



5 - EXISTING RETAINING WALL AT POOL AREA

NOTES

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A R C H I T E C T S

ARCHITECTURE, HEALTH CARE, HISTORIC
PRESERVATION & FOOD SERVICE

11 8/CACAVAY, SUITE 800 MBW YORK, NY 1000A

12 372 47 8 MW WWW BANGWYTORAMCHTECTS COM
MICHAEL JADALET & RA I A

NY UC. 1747 & NU UC. 8850 C T J.C. 8551

SIGNATURE AND SEAL



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

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

EXISTING PHOTOS

ISSUE DATE

05 13 2021

PROJECT NUMBER 2021-05

AMG

CADFILE

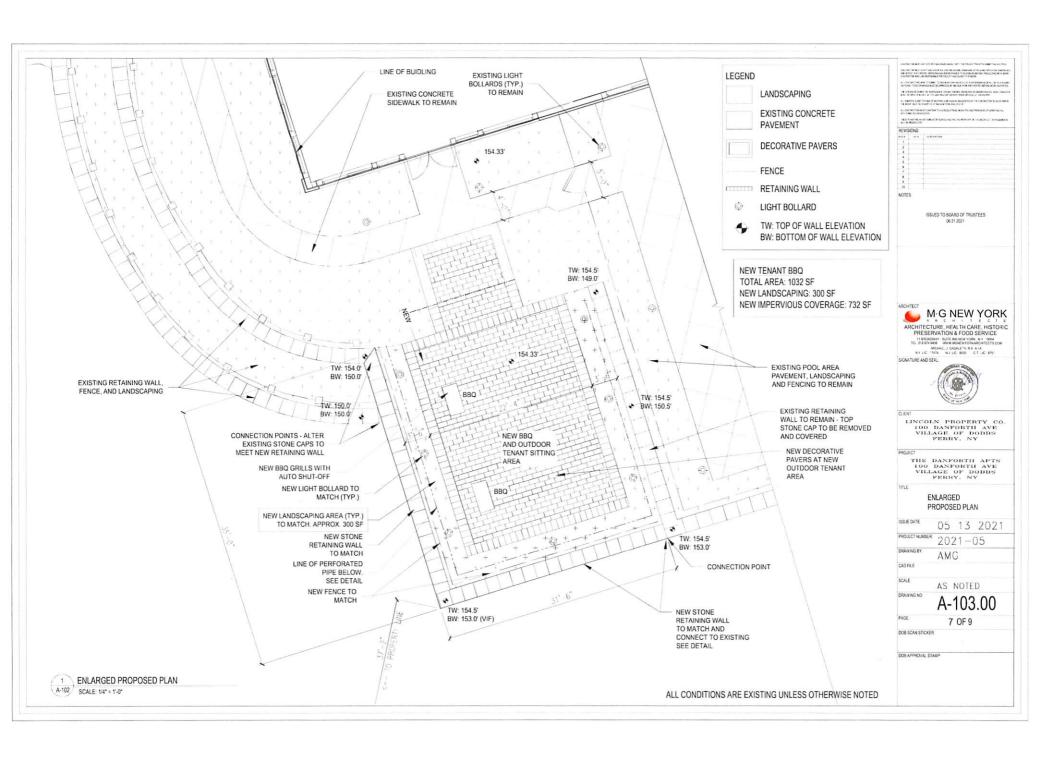
SCALE

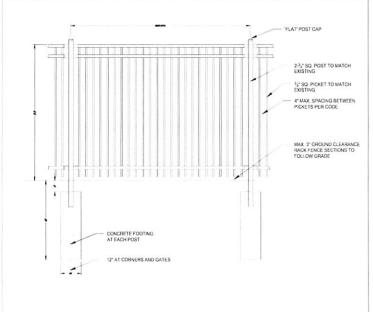
AS NOTED

A-102.00

6 OF 9

DOB APPROVAL STAMP



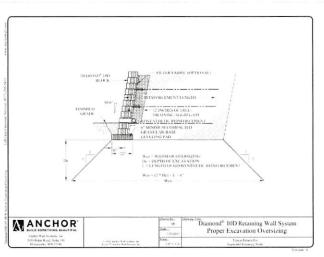


LED Garden and pathway bollard - Umheided light BEGA



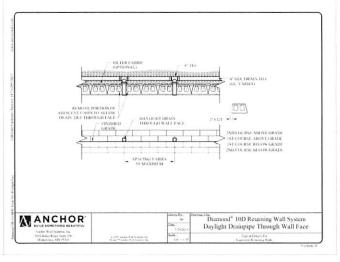
NEW BOLLARDS TO MATCH EXISTING

NEW DECORATIVE PAVERS TO MATCH EXISTING



1 ALUM. PICKET FENCE DETAILS - MATCH EXISTING

A-104 SCALE: 3/4" = 1'-0"



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A-104.00 8 OF 9

DOB SCAN STICKER

DOB APPROVAL STAMP

RETAINING WALL DETAILS

