



VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES AGENDA

MEETING DATE: MAY 24, 2022

AGENDA ITEM SECTION: PRESENTATIONS

AGENDA ITEM NO. : 2

DEPARTMENT: BUILDING DEPARTMENT

AGENDA ITEM:

PRESENTATION ON 72 COLONIAL SITE PLAN

RESOLUTION: CONSIDER A RESOLUTION FOR 72 COLONIAL AVENUE SITE PLAN

ITEM BACKUP DOCUMENTATION:

1. MEMORANDUM DATED MAY 19, 2022 FROM DAN ROEMER/BUILDING INSPECTOR TO MAYOR ROSSILLO AND THE BOARD OF TRUSTEES
2. MEMORANDUM DATED MAY 5, 2022 FROM VALERIE MONASTRA, AICP/VILLAGE CONSULTING PLANNER TO MAYOR ROSSILLO AND THE BOARD OF TRUSTEES
3. DRAFT RESOLUTION
4. PERMIT APPLICATION
5. ORIGINAL SUBMISSION
6. SURVEY
7. REVISED LANDSCAPING

Memo, Agenda Item

To: Mayor and Board of Trustees
CC: Melissa Ferraro, Village Administrator
Elizabeth Dreaper, Village Clerk
From: Dan Roemer
Date: 5/19/2022
Re: Requested review of proposed site plan improvements at 72 Colonial Ave.

The Building Department is in receipt of an application submitted by Architect, Niall Cain, on behalf of the owner, Robert Dickey, for proposed site plan improvements to 72 Colonial Avenue, which is located in the OF-5 Zoning District. A portion of the application includes a request to construct a retaining wall on the Village Right of Way, which requires review and approval from the Board of Trustees because it is located on Village property. The proposed retaining wall will be a loose, rubble retaining wall between 3'-4' in height and 90' long. The full proposed application consists of a new driveway, aforementioned retaining wall, renovation of an existing deck landscaping and deer fencing and will also require approval from both the Planning Board and Architectural and Historical Review Board.

Upon my review as Building Inspector, you may consider that if approved, the proposed work on the Village's Right of Way could offer an opportunity to install some of the necessary sidewalks at the same time.

I ask that this item be placed on the May 10 Board of Trustees Agenda for your consideration.



MEMORANDUM

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

FROM: Valerie Monastra, AICP

CC: Melissa Ferraro, Village Administrator
Elizabeth Dreaper, Village Clerk

DATE: May 5, 2022

RE: 72 Colonial Avenue

Niall Cain (the “Applicant”) is seeking Site Plan approval for renovation of an existing deck and railings, a six-foot-tall perimeter deer fence, and landscaping including new plantings, paving, retaining walls and pervious driveways. The property is located at 72 Colonial Avenue, Section Block and Lot 3.120-113-10 (“Project Site”) and is in the OF-5, One Family Residential 5 zoning district.

GENERAL AND PROCEDURAL COMMENTS

1. **County Board Referral.** This Project requires a notification to the Westchester County Planning Board per section 239 L, M, and N of the New York State General Municipal Law and section 277.61 of the County Administrative Code because the project is within 500 feet of the Old Croton Aqueduct State Park.
2. **SEQR.** This application is categorized as a Type II action under SEQR because it consists of the “construction, expansion or placement of minor accessory/appurtenant residential structures.” No additional SEQR review is necessary.
3. **Site Plan Approval.** This application requires Site Plan approval by the Planning Board per Section 300-52 of the Zoning chapter. A public hearing conducted by the Planning Board will be required.
4. **Village Board Approval.** This application will require approval from the Village Board for an encroachment onto the Village right-of-way due to the construction of the proposed retaining wall.
5. **Zoning.** The project site is in the One Family Residential 5 zoning district. The Applicant has provided a bulk table.

6. **Architectural and Historic Review Board.** This application will require Architectural and Historic Review Board approval.
7. **Local Waterfront Revitalization Consistency.** The Village Board will need to make a consistency determination with the Village's LWRP per §300-52 (D) as part of its final Site Plan approval. The Applicant has not provided a Coastal Consistency Form and needs to submit one.

SUBMISSION MATERIALS

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

- Permit Application by Niall Cain dated February 18, 2022
- Site Plans by Niall Cain/ Architects dated January 28, 2022
 - A001 General Notes, Legends
 - L100 Landscape Plan, Stormwater Management (last revised April 19, 2022)
 - A100 Construction Plans
 - A200 Exterior Elevations, Site Sections
 - A500 Exterior Details
 - A501 Exterior Details

72 COLONIAL AVENUE – NIALL CAIN – CONSIDERATION OF PERMISSION FOR ENCROACHMENT INTO THE PUBLIC RIGHT-OF-WAY

WHEREAS, at the meeting on May 24, 2022 the Board of Trustees of the Village of Dobbs Ferry acknowledged a referral by the Building Inspector serving as Land Use Officer of certain application materials related to proposed improvements to property located at 72 Colonial Avenue in the OF-5 (“One Family Residential 5”) Zoning District which will require site plan approval by the Planning Board for proposed renovation of an existing deck, a six-foot deer fence and landscaping, including a retaining wall, a portion of which will encroach onto the Village right-of-way; and

WHEREAS, with the understanding that the Planning Board has jurisdiction for approval of the site plan, the applicant, Niall Cain presented an overview of the project with specific focus on the proposed encroachment so that the Village Board was able to provide comments and ask questions as a pre-requisite to making its determination as to the encroachment.

NOW, THEREFORE, BE IT RESOLVED, that, the Board of Trustees of the Village of Dobbs Ferry has considered the request by the Applicant for permission to complete certain improvements which will encroach into the Right-of-way and hereby _____

BE IT FURTHER RESOLVED that, _____



VILLAGE OF DOBBS FERRY

Building Department
112 Main Street, Dobbs Ferry, NY 10522
Phone: (914) 231-8509 | Fax: (914) 693-3470

Ed Manley
Building Inspector



Permit Application

Application Number A2022-0042

Date 02/04/2022

Job Location 72 COLONIAL AVE Lot # 3.120-113-10

Owner: ROBERT W. DICKEY
72 COLONIAL AVE
DOBBS FERRY, NY 10522

Applicant: Niall Cain
5 Atilda Avenue
Dobbs Ferry, NY 10522
914-478-3448 ncain@nccstudio.com

Application Type: Exterior alteration or Estimated Cost of Construction: \$150000

Description of Work: Landscaping including new pervious driveways, retaining walls, paving and planting.
Also includes renovation of existing deck and railings and 6 ft perimeter deer fence

Form Questions:

Are you utilizing pre-engineered wood or timber?	Yes
Are you utilizing truss type construction?	No
Construction Type	2C - Unprotected
Is the building sprinkled or will the addition be sprinkled?	No
Occupancy Classification	One or Two family
Please specify location of Truss	NA- Not using Trusses

Application Parcel Owner Contact:

Parcel Owner Email	diane.mckay@gmail.com
Parcel Owner Phone	914-693-4716

Job Location: 72 COLONIAL AVE

Parcel Id: 3.120-113-10

RECEIVED

FEB 18 2022

VILLAGE OF DOBBS FERRY
BUILDING DEPARTMENT

AFFIDAVIT OF APPLICANT

I NIAL CAIN being duly sworn, depose and says: That s/he does business as: ARCHITECT with offices at:
5 ATLANTA AVE, DOBBS FERRY NY 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 11th day of February of 2022


Notary Public / Commission of Deeds

REGINA K HOUGHTLING
NOTARY PUBLIC-STATE OF NEW YORK
No. 01HO6379161
Qualified In Westchester County
My Commission Expires 08-06-2022


Applicant's Signature

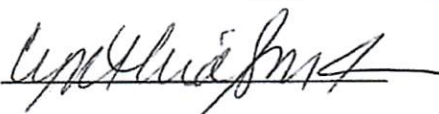
PROPERTY OWNER'S AUTHORIZATION

I Robert Dickey 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 914-693-4716. Owner email address diane.mckay@gmail.com

Robert Dickey 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 17 day of Feb of 2022


Notary Public / Commission of Deeds

CYNTHIA R MCINTOSH
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01MC5060403
Qualified in Bronx County
Commission Expires 07. 2022


PROPERTY OWNER's SIGNATURE

**VILLAGE OF DOBBS FERRY**

Building Department
112 Main Street
Dobbs Ferry, NY 10522

Ed Manley

Building Inspector

Phone: (914) 231-8512

Phone: (914) 231-8513

Fax: (914) 693-3470

Hours:

M - TH 8:30 AM - 4:00 PM

F 8:00 AM - 12:00 PM

PAYMENT RECEIPT

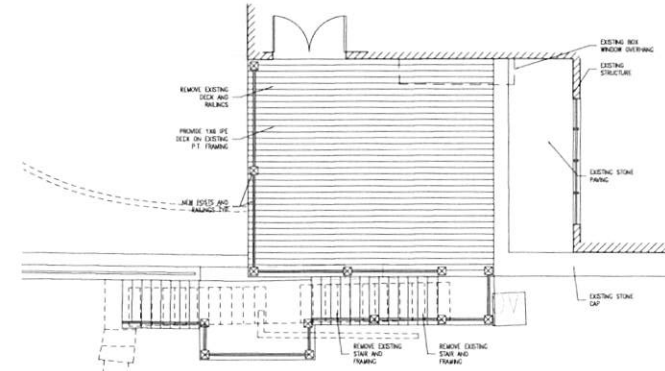
Receipt Number	R-2022-0232	Application No.	A2022-0042
Payment Date	02/18/2022	Applicant	Niall Cain
Payment Total	\$85	Property Owner	ROBERT W. DICKEY
Method of payment	CHECK	Job Location	72 COLONIAL AVE
Check Number	546		
Fee Type	Application fee		

Description of Work

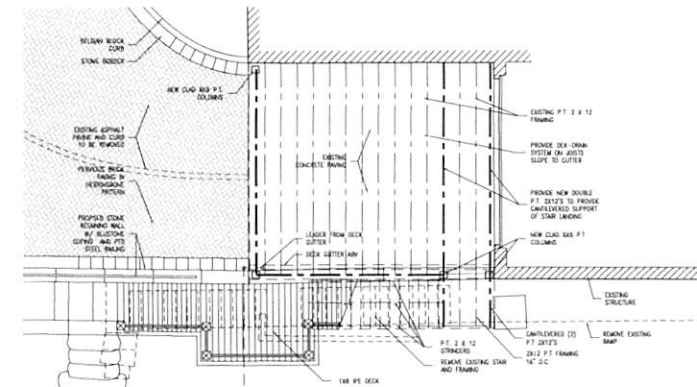
This receipt does not constitute a permit or permission to begin any work



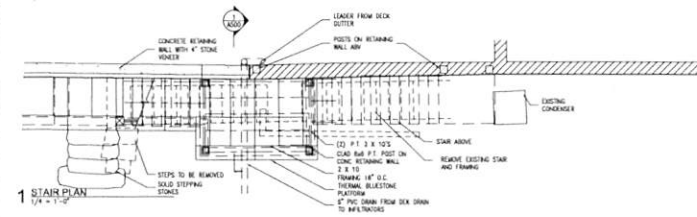
4 NORTH ELEVATION
1/4" = 1'-0"



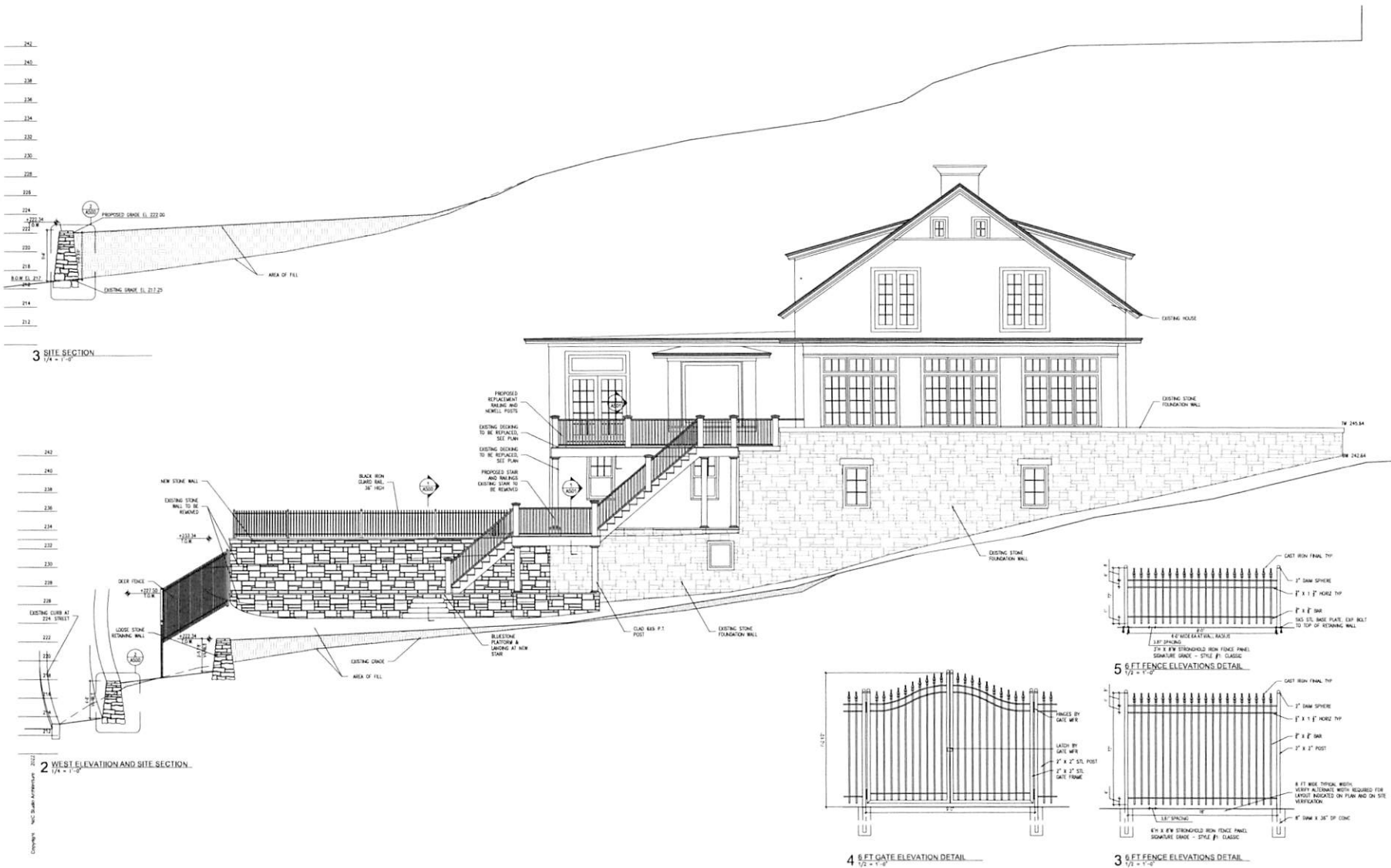
2 DECK PLAN - FIRST FLOOR LEVEL
1/8" = 1'-0"

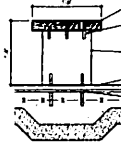


2 DECK PLAN - GARAGE LEVEL
1/4" = 1'-0"

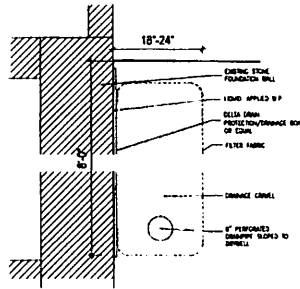


1 STAIR PLAN
1/4" = 1'-0"

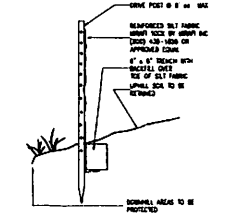




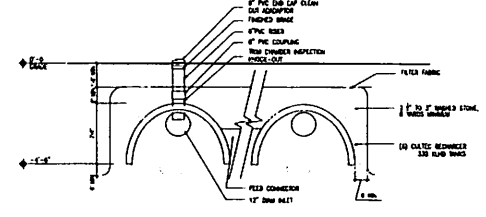
6 SECTION AT FIREPIT



9 EXISTING FOUNDATION WALL WATER PROOFING

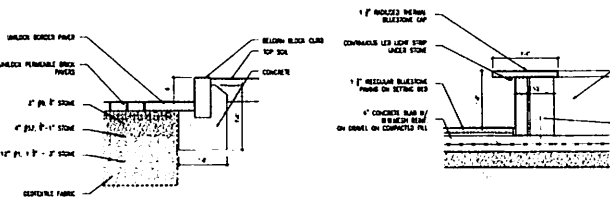


8 SILT FENCE CONSTRUCTION LIMIT

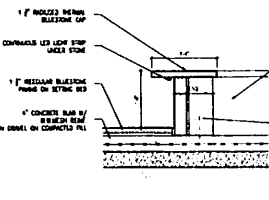


7 SECTION DETAIL AT INFILTRATORS

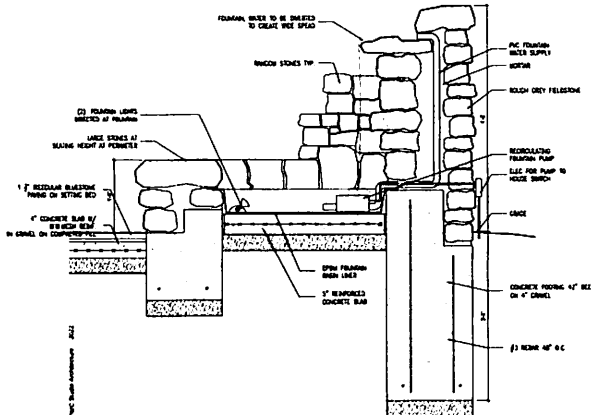
10 STABILIZED CONSTRUCTION ACCESS



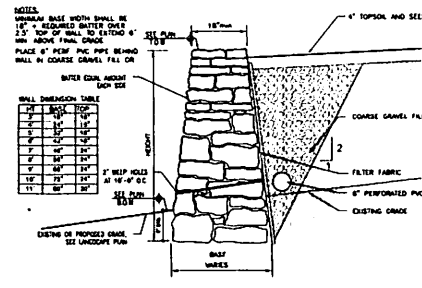
5 SECTION AT PAVING/CURB



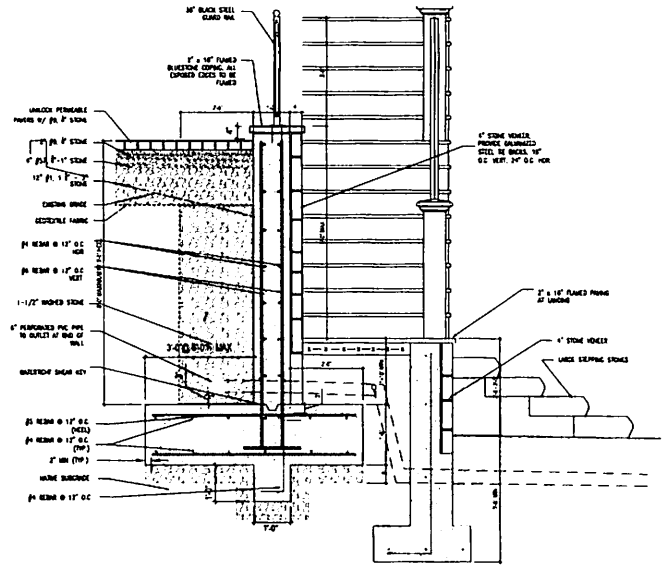
4 SECTION AT FIREPIT



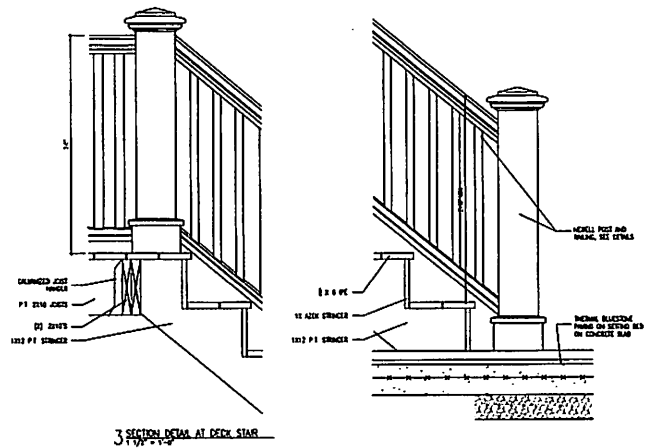
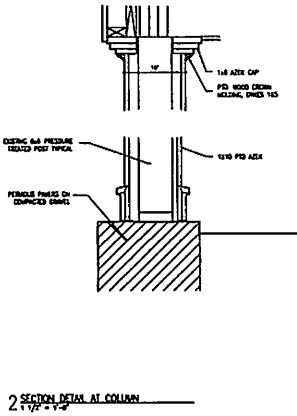
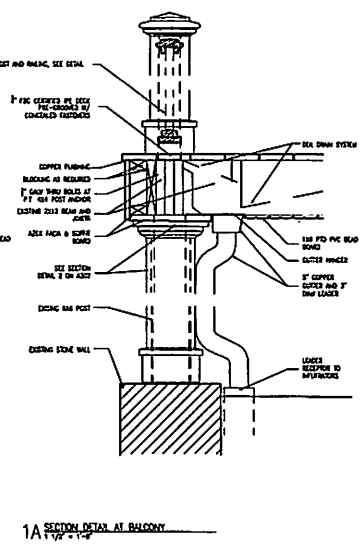
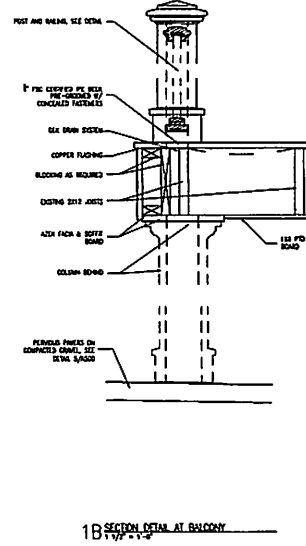
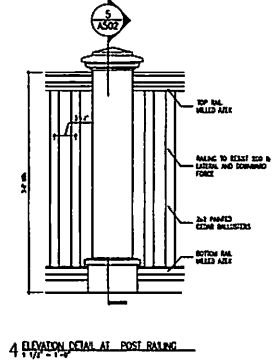
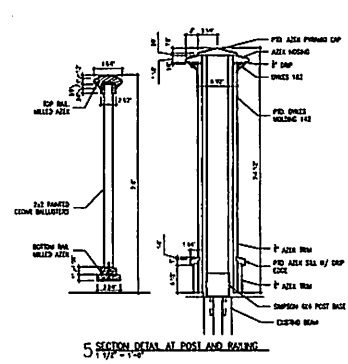
3 SECTION AT FOUNTAIN



2 SECTION AT RUBBLE STONE WALL



1 CONCRETE RETAINING WALL SECTION



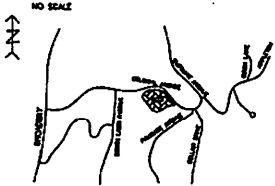
Landscape
72 Colonial Avenue
Dobbs Ferry, NY

100% CONSTRUCTION
DRAWINGS
JANUARY 28, 2022

DECK DETAILS

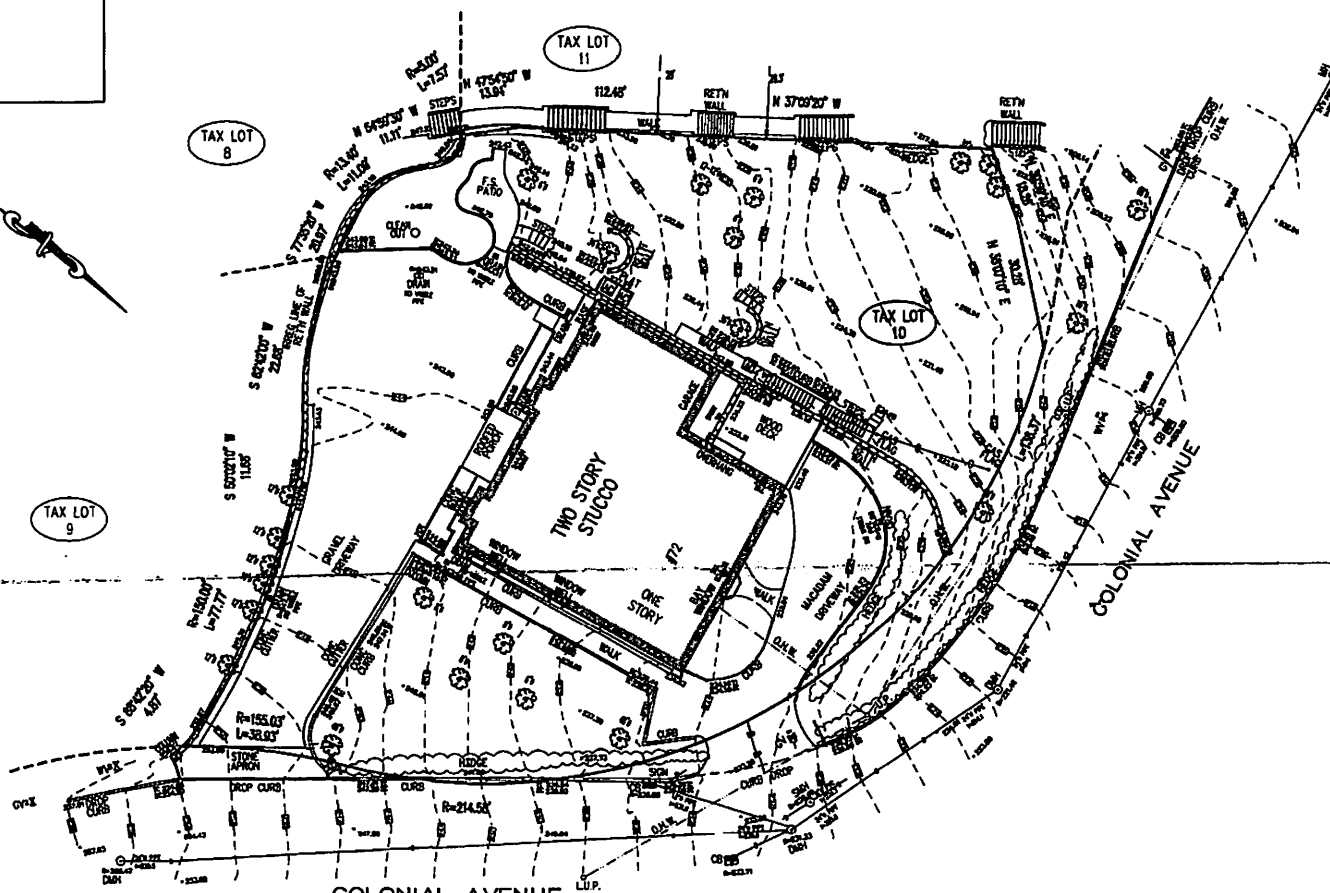
A501

AREA MAP



LEGENDS AND ABBREVIATIONS

- 87.33 EXISTING ELEVATION
 TREE
 DRAINAGE INLET
 LIGHT POLE
 HYDRANT
 CONCRETE RETN WALL
 BUILDING
 CONCRETE CURB
 TOP CURB
 BOTTOM CURB
 TOP WALL
 BOTTOM WALL
 DROP CURB
 UTILITY POLE
 LIGHT
 HYDRANT
 LIGHT POLE
 WATER VALVE
 TRAFFIC SIGN
 GAS VALVE
 DRAINAGE INLET
 CATCH BASIN
 SEWER MANHOLE
 ELECTRIC MANHOLE
 WATER MANHOLE
 WATER MAIN
 SEWER
 ELECTRIC LINE
 GAS LINE
 OVERHEAD WIRES
 (CLP)
 TOP OF CURB
 BOTTOM OF CURB
 TOP OF WALL
 BOTTOM OF WALL
 LEGAL GRADE
 (WLF)
 UNH- UTILITY MANHOLE



RECEIVED

FEB 18 2022

VILLAGE OF DOBBS FERRY
BUILDING DEPARTMENT

TOPOGRAPHICAL SURVEY OF
TAX LOT 10 IN BLOCK 113, SECTION 3.120
AS SHOWN ON THE OFFICIAL TAX MAPS OF
VILLAGE OF DOBBS FERRY

LOCATED AT
VILLAGE OF DOBBS FERRY
TOWN OF GREENBURGH
WESTCHESTER COUNTY NEW YORK

DATE: JANUARY 04, 2021.

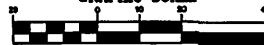
SCALE: 1"=20.0'
MEASURED IN U.S. STANDARD.

JOB NUMBER
WCR0202-04000000

COPYRIGHT ©2021 SUMMIT LAND SURVEYING P.C.

- ELEVATIONS SHOWN HEREON REFER TO NAVD83 VERTICAL DATUM.
- THE INFORMATION GIVEN ON THIS SURVEY PERTAINING TO UTILITIES AND OR SUBSTRUCTURES IS NOT CERTIFIED TO ACCURACY OR COMPLETENESS.
- SEWER MANHOLE FOUND IN THE ROADWAY.
- GAS AND ELECTRIC INFORMATION SHOWN HEREON TAKEN FROM THE FIELD MARKINGS.
- CONSULT THE APPROPRIATE UTILITY COMPANY PRIOR TO DESIGNING IMPROVEMENTS.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.
- CODE 753 (UTILITY MARKINGS). NO UTILITY MARKINGS WERE FOUND ON THE DAY OF FIELD TRIP.
- CALL BEFORE YOU DIG.
PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION CALL 1800-272-4430.

GRAPHIC SCALE



(1" = 20.0')
1 inch = 20.0 ft.

REVISIONS

DATE	DESC.	BY

NOTE: THERE WAS AT LEAST 6" OF SNOW ON GROUND, THE OF FIELD PROCESS.

LOT AREA = ±23,100 Sq Ft OR ±0.53 Ac.

UNAUTHORIZED ALTERATION OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS VIOLATION OF THE REGISTRATION ACT, OF NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S PHOTO SEAL OR SIGNED SEAL NOT BE CONSIDERED TO BE A TRUE AND FAITHFUL COPY.

BELOW SIGNATURE REQUIREMENTS ARE NOT KNOWN, THE RESIDENCE OF EIGHT OF MANY ANOTHER MARKINGS OF RECORD, IF ANY, NOT KNOWN, AND NOT OCCURRED.

A TITLE REPORT OF THIS SURVEY PROPERTY WAS NOT PROVIDED, A DEED OF THE SURVEY PROPERTY WAS NOT PROVIDED.

Certification indicated on this survey was prepared and on file as per below to the site owner, governmental agency and building foundation for the title number listed herein. The certification are not transferable.

Not for Title Transfer.

Summit Land Surveying P.C.

21 Drake Lane
White Plains NY 10607

Tel. 914-629-7758

This is to certify that this map and the survey on which it is based were made in accordance with the "Professional Seal" Requirements for the New York State Association of Land Surveyors.

Michael E. Tobolski, L.S., New York State License Number 005066.

