



VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES AGENDA

MEETING DATE: MAY 25, 2021

AGENDA ITEM SECTION: PRESENTATIONS

AGENDA ITEM NO. : 2

AGENDA ITEM: INITIAL PRESENTATION OF CONCEPTUAL PROJECT ON REFERRAL FROM THE LAND USE OFFICER TO THE BOARD OF TRUSTEES ON AN APPLICATION TO CONSTRUCT 8 TOWNHOUSES ON A VACANT LOT WHICH EXCEEDS 1 ACRE IN AREA, AT 19 LIVINGSTON AVENUE

ITEM BACKUP DOCUMENTATION:

1. MEMORANDUM DATED MAY 20, 2021 FROM VALERIE MONASTRA/AICP-VILLAGE'S PLANNING CONSULTANT TO MAYOR ROSSILLO AND THE BOARD OF TRUSTEES
2. PLAN SUBMITTAL FORM
3. LETTER DATED MAY 14, 2021 FROM CHRISTINA GRIFFIN/ARCHITECT TO MAYOR ROSSILLO AND THE BOARD OF TRUSTEES
4. 19 LIVINGSTON BOT SUBMISSION 5-14-2021
5. 19 LIVINGSTON BOT SUBMISSION CIVIL ENGINEERING DRAWINGS 5-14-2021



MEMORANDUM

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

FROM: Valerie Monastra, AICP

SUBJECT: 19 Livingston Avenue Process Memo

DATE: May 20, 2021

CC: Richard Leins Esq., Village Administrator
Lori Lee Dickson Esq., Village Attorney
Ed Manley, Building Official and Land Use Officer

Livingston Development Group LLC., (the "Applicant" and "Owner") is seeking Site Plan approval to construct eight (8) townhomes. The property is located at 19 Livingston Avenue, Section Block and Lot 3.12-104-1 ("Project Site"). The property is located in the MDR-1, Mixed Density Residential zoning district.

This Application will be before the Village Board for preliminary review. A more detailed planning review will be undertaken after the initial presentation before your Board. I am providing you initial process comments to assist in the initial coordination of this application.

Process Comments

- 1) County Board Referrals: This project will require a referral 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 as it is greater than 5,000 square feet and within 500 feet of state or county road right-of-way.
- 2) SEQR: The Applicant has not provided a Short Environmental Assessment Form and one needs to be provided before the SEQR process can commence.
- 3) Site Plan Approval: This application requires Site Plan approval by the Village Board of Trustees per Section 300-52 of the Zoning code because it is located on a property that is over one acre.
- 4) Planning Board Recommendation: This application will require a recommendation from the Planning Board per Section 300-52 of the Zoning code.
- 5) Architectural and Historic Review Board: This application will require Architectural and Historic Review Board Approval and the Residential Design Guidelines would be applicable to this project.
- 6) Tree Commission: Based upon the aerial photographs of the site, it is anticipated a Tree Removal Permit will be required.

Plan Submittal Form



Address: 19 Livingston Avenue, Dobbs Ferry, NY 10522

Application #: A2020-0561

Project: Townhouses at 19 Livingston Avenue

Name: Christina Griffin Architect p.c.

Email: cg@cgastudio.com

Phone: 914-478-0799

Plans attached are being submitted for:

- ☐ Building permit application 1 PDF copy & 2 paper copies ¼ scale
- ☐ Amendment to an application or permit, 2 sealed copies
- ☐ Final As Built to close permit, 1 sealed copy
- ☐ Final survey to close permit, 1 sealed copy

Plans attached are submitted at the direction of the Building Inspector for review by the following board:

- ☒ BOT- 1 PDF copy + 5 paper copies ¼ scale
- ☐ PB - 1 PDF copy + 7 paper copies ¼ scale
- ☐ ZBA - 1 PDF copy + 4 paper copies ¼ scale
- ☐ AHRB - 1 PDF copy + 2 paper copies ¼ scale

Received Stamp:



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

10 Spring Street, Hastings-on-Hudson, New York 10706

May 14, 2021

Village of Dobbs Ferry
Mayor and Board of Trustees
Village Hall
112 Main Street
Dobbs Ferry, NY 10522

RECEIVED

MAY 20 2021

by the Village Clerk
Village of Dobbs Ferry, NY

RECEIVED

MAY 17 2021

Village of Dobbs Ferry
Building Department

Re: Proposed Townhouses at 19 Livingston Avenue
Submission to the Board of Trustees

Dear Mayor and Members of the Board of Trustees:

As the architect for the proposed Townhouses at 19 Livingston Avenue, I am pleased to submit the attached preliminary architectural and civil engineering drawings, dated 5-14-21, for your review. Please note that the townhouses will have individual lots, which will be shown on a subdivision map that will be submitted at a later date.

I look forward to introducing you to the project and presenting the preliminary drawings at the May 25th meeting of the Board of Trustees.

Thank you for your time and effort to review and consider our proposal.

Sincerely,



Christina Griffin AIA LEED AP CPHC
Principal
Christina Griffin Architect P.C.

cc: Livingston Development Group LLC
Paul J. Petretti P.E.
Linda B. Whitehead

TOWNHOUSES AT 19 LIVINGSTON AVENUE

19 LIVINGSTON AVENUE, DOBBS FERRY, NY 10522

CHRISTINA GRIFFIN ARCHITECT PC

12 Spring Street, Hastings-on-Hudson, NY 10706



BOT SUBMISSION 5-14-2021

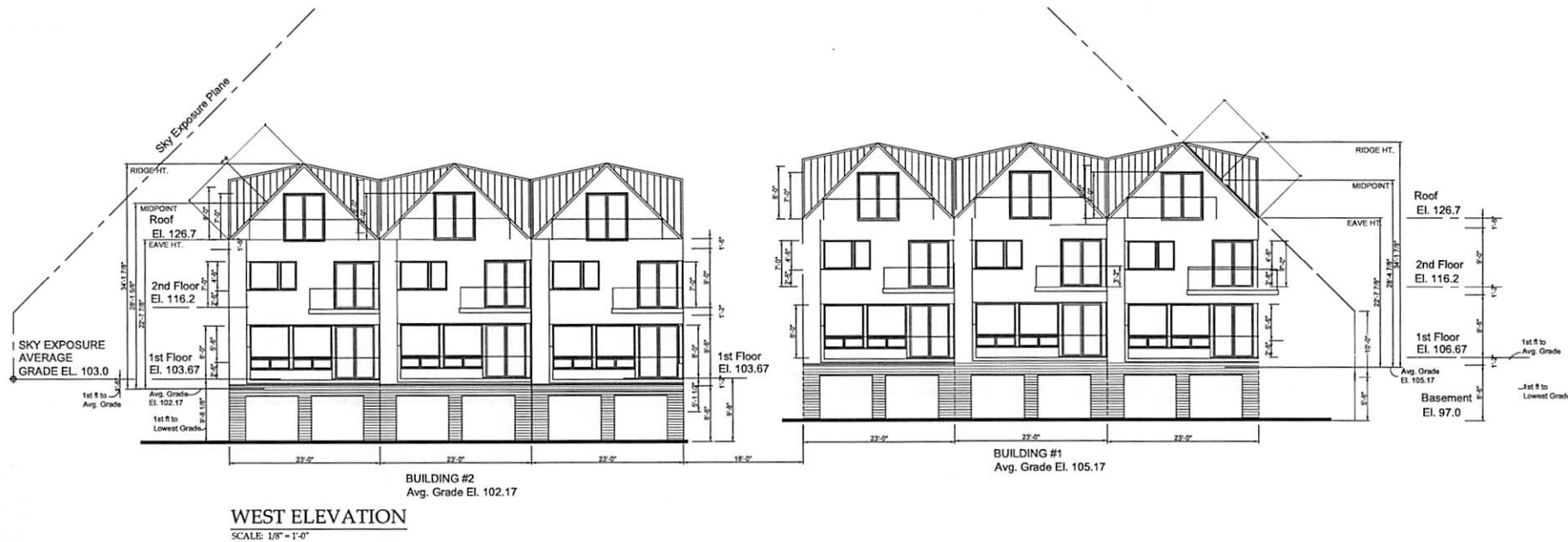
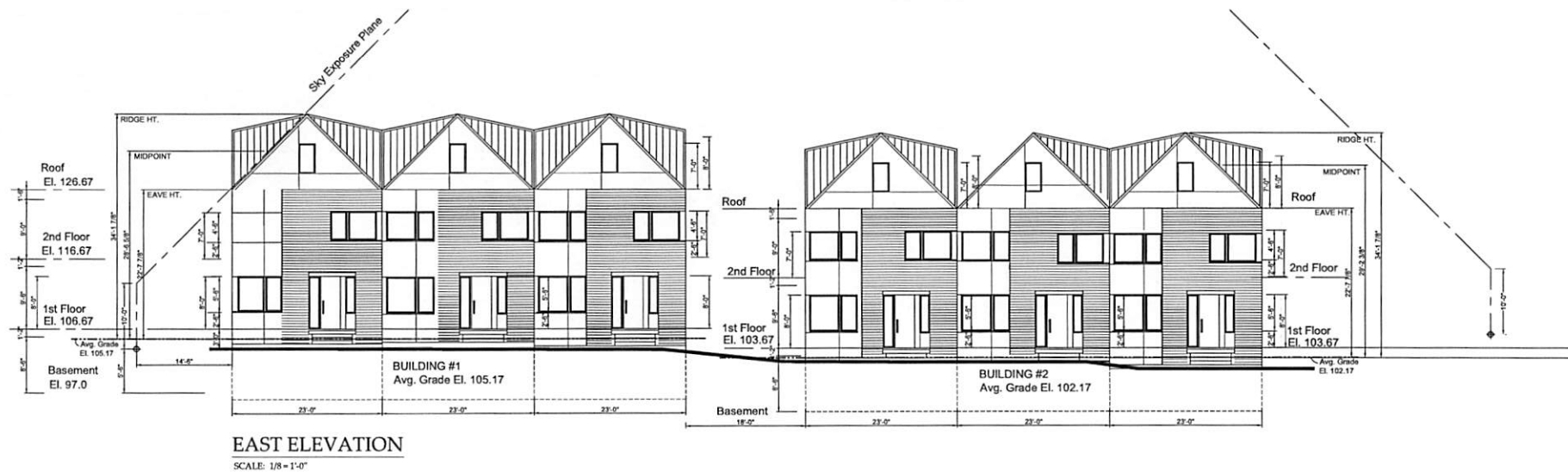
OWNER	ARCHITECT	ENGINEER	DATES		LIST OF DRAWINGS
LIVINGSTON DEVELOPMENT GROUP, LLC 19 LIVINGSTON AVENUE DOBBS FERRY NY 10520	CGA STUDIO ARCHITECTS CHRISTINA GRIFFIN AIA LEED AP CPHC 12 SPRING STREET HASTINGS-ON-HUDSON, NY 10706 914.478.0799 CG@CGASTUDIO.COM	PAUL J. PETRETTI CIVIL ENGINEER & LAND SURVEYOR 30 GOULD AVENUE DOBBS FERRY, NY 10522 914.672.1518 PJPCELS@AOL.COM	BOT SUBMISSION	12-22-2020	A-0 TITLE SHEET, EAST ELEVATION, DATES, LIST OF DRAWINGS
			ZBA SUBMISSION	03-24-2021	S-1 ZONING COMPLIANCE, SITE PLAN
			BOT SUBMISSION	05-14-2021	A-1 3-UNIT ATTACHED TOWNHOUSE BASEMENT, FIRST FLOOR, SECOND FLOOR & ROOF PLANS
					A-2 2-UNIT ATTACHED TOWNHOUSE BASEMENT, FIRST FLOOR, SECOND FLOOR & ROOF PLANS
					A-3 EXTERIOR ELEVATIONS
					A-4 EXTERIOR ELEVATIONS
					A-5 PHOTOS OF VIEW CORRIDORS, LOCATION MAP
					A-6 PHOTOS OF NEIGHBORING PROPERTIES



SITE PLAN

S-1





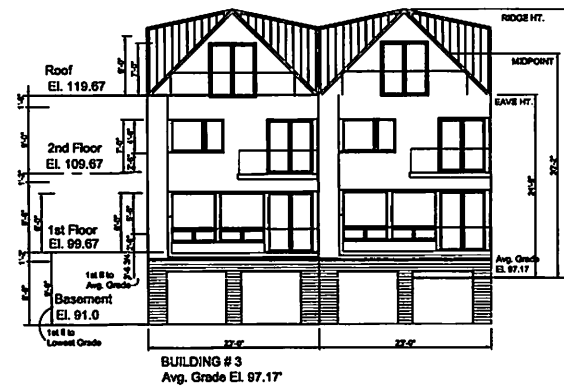
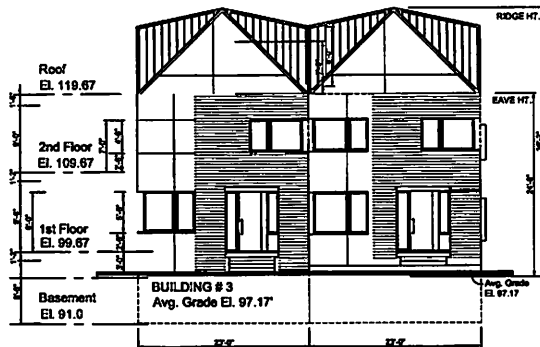
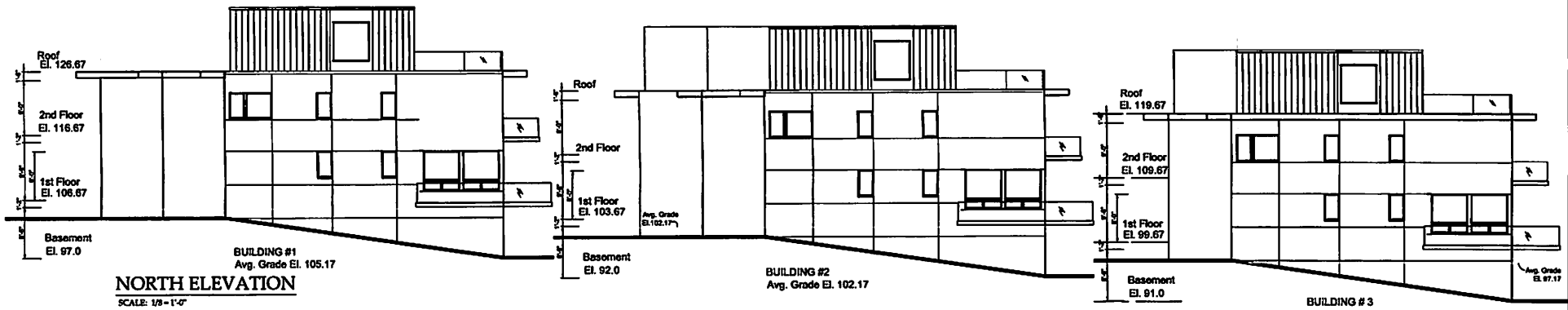
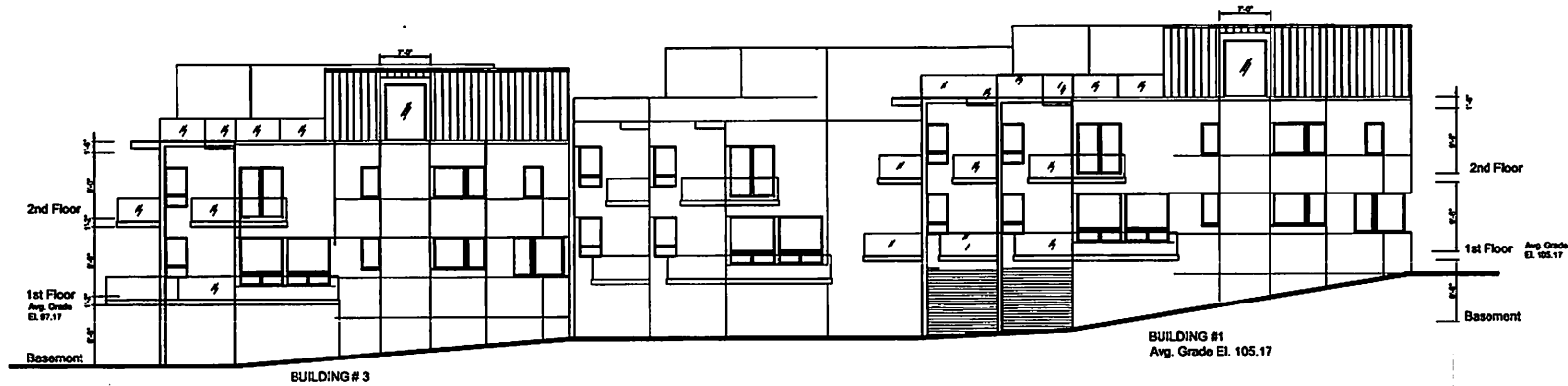
TOWNHOUSES AT 19 LIVINGSTON AVENUE
DOBBS FERRY, NY 10522

CHRISTINA GRIFFIN ARCHITECT PC
12 Spring Street
Hastings-on-Hudson, NY 10706
www.christinagriffinarchitect.com

Drawing Title	Date
BOT SUBMISSION 12-22-92	
EASTMAN'S ELEVATIONS OF LAKETOWNHOUSE	
ZBA SUBMISSION	
BOT SUBMISSION 05-14-21	
Name _____	



A-3



TOWNHOUSES AT 19 LIVINGSTON AVENUE
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Hastings-on-Hudson, NY 10706
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Project No. 1001
SOUTH LIVINGSTON TOWNHOUSES
DATE & WEST ELEVATION OF
JANUARY 2010
ALL SHOWN

A-4



VP-1



VP-2



VP-3



VP-4

VIEW from TRAFFIC ISLAND

PHOTOGRAPHS of the SITE
SCALE: NTS



LOCATION MAP
SCALE: NTS

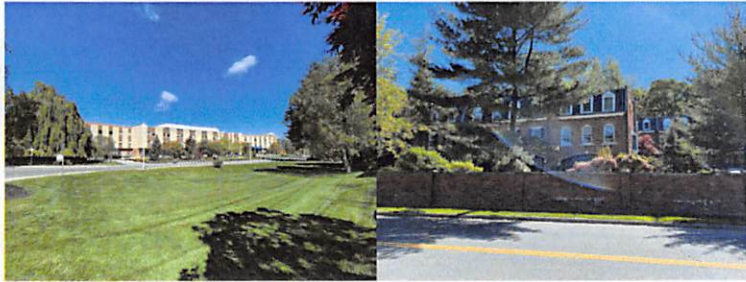


TOWNHOUSES AT 19 LIVINGSTON AVENUE
DOBBS FERRY, NY 10522

CHRISTINA GRIFFIN ARCHITECT PC
12 Spring Street
Hastings-on-Hudson, NY 10706
www.christinagriffinarchitect.com

Date: NOT SUBMITTED 12.22.20
PHOTOGRAPHS of the SITE
NOT SUBMITTED 12.14.21
Drawing the
Name: AJ BRONKH

A-5



BROADWAY



HIGHVIEW CIRCLE



WEST SIDE of LIVINGSTON



EAST SIDE of LIVINGSTON

PHOTOGRAPHS of NEIGHBORING PROPERTIES

SCALE: N.T.S.



TOWNHOUSES AT 19 LIVINGSTON AVENUE
DOBBS FERRY, NY 10522

CHRISTINA GRIFFIN ARCHITECT PC
12 Spring Street
Hastings-on-Hudson, NY 10706
www.christinagriffinarchitect.com

Drawn by: BOY SUBMISSION: 12-22-22
PROJECT: TOWNHOUSES AT 19 LIVINGSTON AVENUE
LOCATION MAP: 12-22-22
DATE: 12-22-22
SCALE: AS SHOWN

A-6

LEGEND

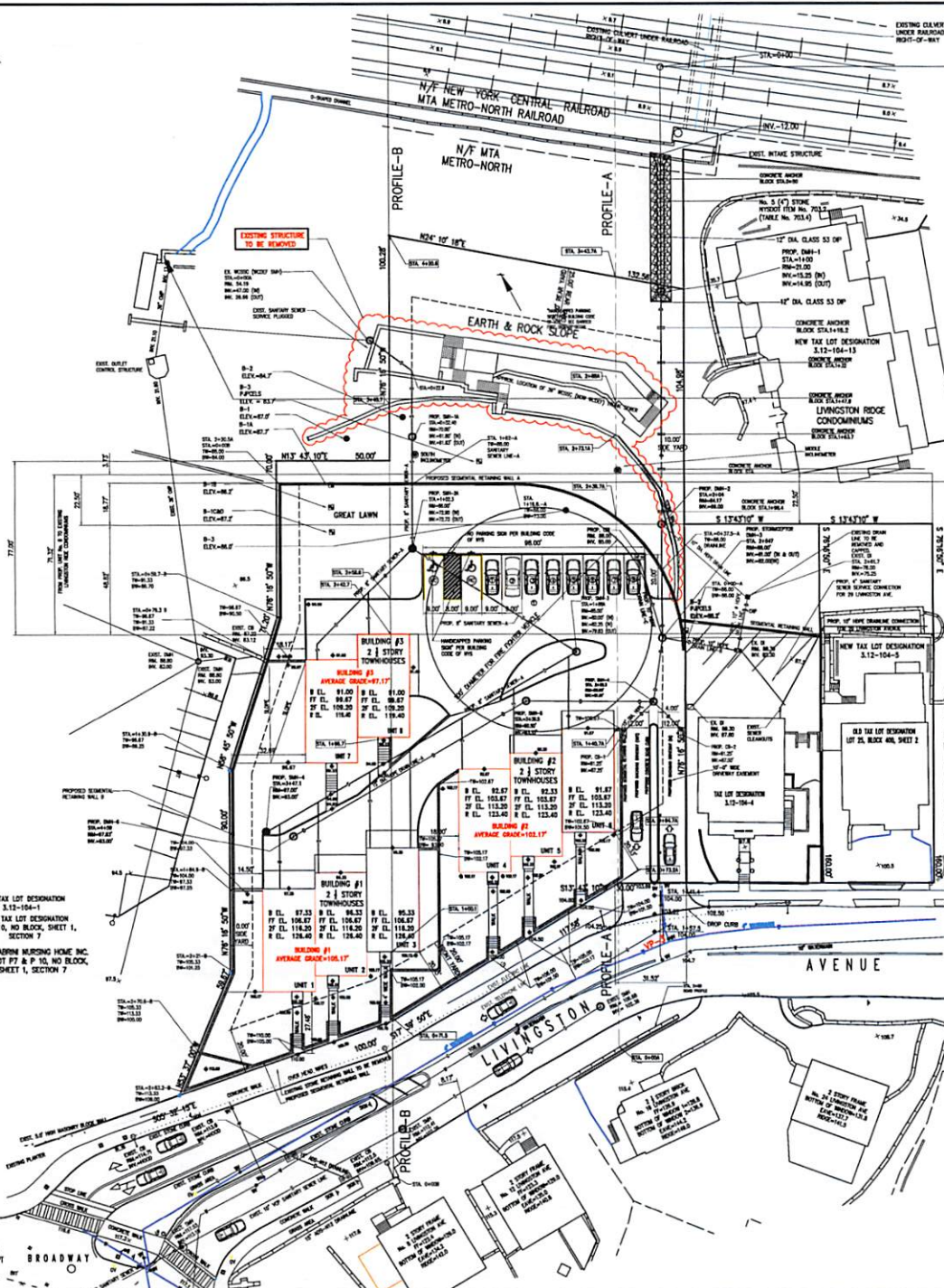
TEST BORINGS TAKEN AUGUST 8, 2004, BY SOIL TESTING, INC. FOR PUPCELLS.
TEST BORINGS TAKEN JUNE 7, 8 AND 9, 2005 BY WARREN GEORGE, INC.
FOR VACHS ENGINEERING.

TEST BORINGS TAKEN AUGUST 8,
2004, BY SOIL TESTING, INC. FOR
PUPCELLS.

TEST BORINGS TAKEN JUNE 7, 8 AND
9, 2005 BY WARREN GEORGE, INC.
FOR VACHS ENGINEERING.

INCLINOMETER

SPOT ELEVATION



SCALE 1" = 20'
DATUM NGVD 88

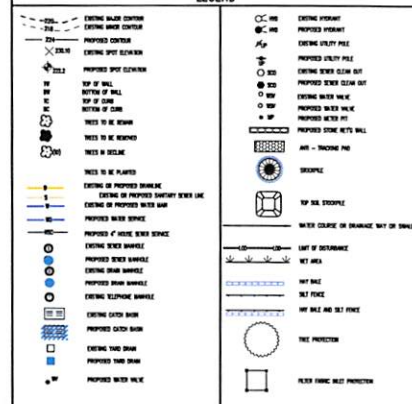


SITE LOCATION MAP
N.T.S.

VILLAGE OF DOBBS FERRY GENERAL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL PUBLIC AND PRIVATE UTILITIES AND SURFACE UTILITIES AND STRUCTURES AT OR ADJACENT TO THE SITE OF THE CONSTRUCTION WORKS AT ANY TIME THAT BE OBTAINABLE BY THE OPERATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES AT OR ADJACENT TO THE PROJECT LOCATION AND NOT GUARANTEED UNDER THE INFORMATION IS OBTAINED FROM THE BEST AVAILABLE SOURCE, AND IN ANY EVENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES AT OR ADJACENT TO THE PROJECT LOCATION OR REPLACE OR RECONSTRUCT UTILITIES THAT ARE DAMAGED AND SHALL BE RESPONSIBLE FOR THE COSTS TO PREVENT DAMAGE TO UTILITIES AND STRUCTURES.
- THE CONTRACTOR SHALL NOTIFY THE LOCATION OF UTILITIES LOCATED NEARBY AND/OR UNDERGROUND AND OVERHEAD AND LOCATED IN TRENCH, BORINGS AND OPERATING CONDITIONS OF UTILITIES OF EXISTING UTILITIES CONSTRUCTION SERVICES ARE REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES AT OR ADJACENT TO THE PROJECT LOCATION AND NOT GUARANTEED UNDER THE INFORMATION IS OBTAINED FROM THE BEST AVAILABLE SOURCE, AND IN ANY EVENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES AT OR ADJACENT TO THE PROJECT LOCATION OR REPLACE OR RECONSTRUCT UTILITIES THAT ARE DAMAGED AND SHALL BE RESPONSIBLE FOR THE COSTS TO PREVENT DAMAGE TO UTILITIES AND STRUCTURES.
- THE CONTRACTOR SHALL CONTACT ALL OF THE APPROPRIATE AGENCIES WITH JURISDICTION OVER THE UTILITIES INTERFERED ON OR NEAR THE PROJECT AREA PRIOR TO THE INITIATION OF CONSTRUCTION WORKS.
- THE CONTRACTOR'S RESPONSE IS DIRECTED TO THE STATE OF NEW YORK DEPARTMENT OF LABOR, BUREAU OF CONSUMER AND APPEALS (BOLCA) AND THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) AND THE NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE (DTF) AND THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (DOT) AND ANY OTHER AGENCY WITH JURISDICTION OVER THE PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED BY THE RELEASE OF DOWNSIDE FERRY, THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (DOT) AND ANY OTHER AGENCY WITH JURISDICTION OVER THE PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL ARRANGEMENTS FOR ALL NECESSARY OPERATIONS REQUIRED BY THE RELEASE OF DOWNSIDE FERRY AT THE PROJECT LOCATION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE RESTORATION OR REPLACEMENT OF ALL LEFT-SPREAD AND ROADWAY FEATURES DESTROYED BY (DEC) CONSTRUCTION ACTIVITIES INCLUDED UNDER THE PROPOSED PLAN OR INCORPORATED IN THE FIELD. IT IS THE FIELD OF THE CONTRACTOR TO SHOW ANY DAMAGE CAUSED BY THE PROJECTS, RESTORED OR REPLACED, HOWEVER, OTHER PUBLIC PLACES AND QUALITY MAY BE DAMAGED BY THE PROJECTS.
- THE CONTRACTOR SHALL NOTIFY ALL OF THE FIELD CONDITIONS AND OVERSIGHTS AND SHALL BE RESPONSIBLE FOR FIELD ITEMS AND QUALITY OF WORK, NO ALLOWANCES SHALL BE MADE ON THE BASIS OF THE CONTRACTOR FOR ANY OTHER OR NEGLIGENCE OF HIS/HER.
- I HEREBY ACKNOWLEDGE THAT SUPERVISOR/INSPECTORS AND BOWING HAVE BEEN WITH PERSONNEL. SUPERVISOR/INSPECTORS ARE NOT RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES AT OR ADJACENT TO THE PROJECT LOCATION AND NOT GUARANTEED UNDER THE INFORMATION IS OBTAINED FROM THE BEST AVAILABLE SOURCE, AND IN ANY EVENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES AT OR ADJACENT TO THE PROJECT LOCATION OR REPLACE OR RECONSTRUCT UTILITIES THAT ARE DAMAGED AND SHALL BE RESPONSIBLE FOR THE COSTS TO PREVENT DAMAGE TO UTILITIES AND STRUCTURES.
- I HEREBY ACKNOWLEDGE THAT SUPERVISOR/INSPECTORS FOR CONSTRUCTION HAVE NOT BEEN WITH PERSONNEL. SUPERVISOR/INSPECTORS HAVE NOT BEEN WITH PERSONNEL FOR CONSTRUCTION WORKS AT ANY TIME THAT BE OBTAINABLE BY THE OPERATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES AT OR ADJACENT TO THE PROJECT LOCATION AND NOT GUARANTEED UNDER THE INFORMATION IS OBTAINED FROM THE BEST AVAILABLE SOURCE, AND IN ANY EVENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES AT OR ADJACENT TO THE PROJECT LOCATION OR REPLACE OR RECONSTRUCT UTILITIES THAT ARE DAMAGED AND SHALL BE RESPONSIBLE FOR THE COSTS TO PREVENT DAMAGE TO UTILITIES AND STRUCTURES.
- PAVEMENT FROM EXISTING DRIVEWAY SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF PROJECT STANDARD SPECIFICATIONS (LAW 2, 2002 OR THE LATEST REVISION THEREOF) SECTION 408 BITUMINOUS PAVEMENT.
- NO DESTRUCTION MATERIAL TO BE BURIED ON SITE.

LEGEND



OWNER/APPLICANT
LIVINGSTON DEVELOPMENT GROUP, LLC
P.O. BOX 331
CENTEX STATION, YONKERS
NEW YORK 10710
PHONE No. 1-814-865-3222

TAX LOT DESIGNATION
3.120-104-2 & 3
DEED LIBER 8272 CP 140

SITE PLAN

REVIEWS		CONSTRUCTION PLAN PREPARED FOR LIVINGSTON DEVELOPMENT GROUP, LLC 18 LIVINGSTON AVENUE, VILLAGE OF DOBBS FERRY TOWN OF GREENWICH WESTCHESTER COUNTY, NEW YORK	<div style="text-align: center; font-size: 2em;">2 / 2</div>
NO.	DATE DESCRIPTION		
1	12.15.12 BOT SHEETWORK		

W. S. F. No. 0001

DATE: 06/01/00

PAUL J. PETRETTI

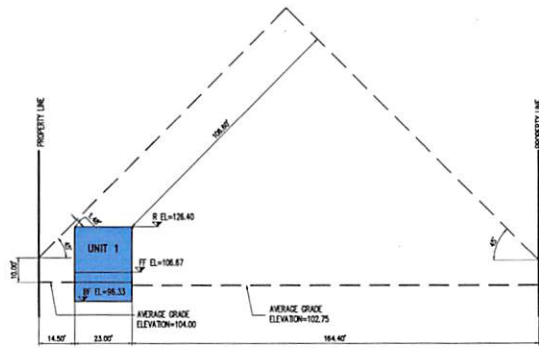
CIVIL ENGINEER & LAND SURVEYOR

30 GULL AVENUE, DOBBS FERRY, N.Y. 10923

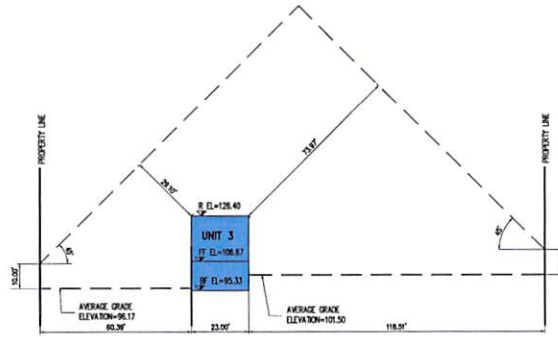
CIVIL ENGINEERING - LAND SURVEYING & MAPPING - SITE DESIGN & PLANNING

ENVIRONMENTAL & GEOTECHNICAL - DRAINAGE & STORMWATER GULCH

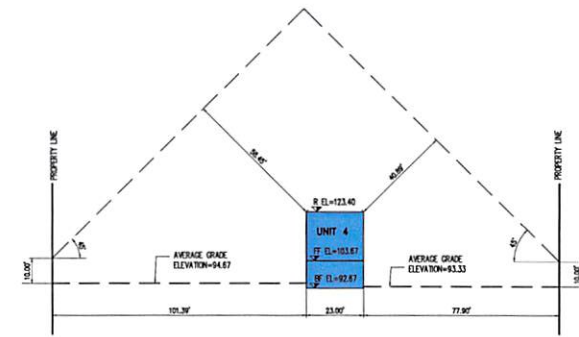
DESIGN & SEWAGE CONTROL, STORMWATER POLLUTION PREVENTION PLANS



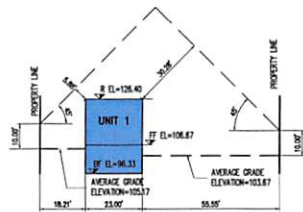
SKY EXPOSURE PLAN
BUILDING UNIT 1 WEST
SCALE 1"=20'



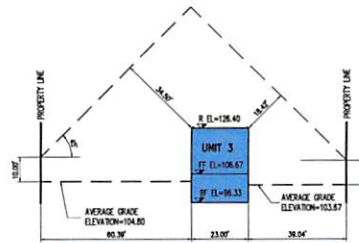
SKY EXPOSURE PLAN
BUILDING UNIT 3 WEST
SCALE 1"=20'



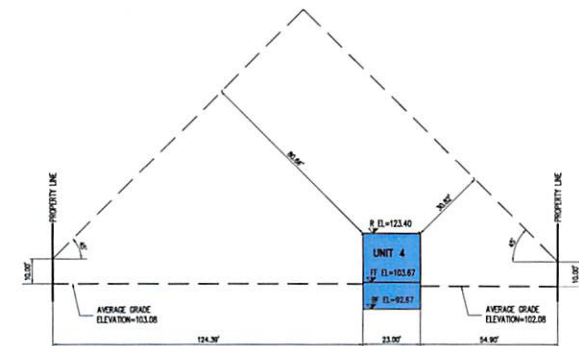
SKY EXPOSURE PLAN
BUILDING UNIT 4 WEST
SCALE 1"=20'



SKY EXPOSURE PLAN
BUILDING UNIT 1 EAST
SCALE 1"=20'



SKY EXPOSURE PLAN
BUILDING UNIT 3 EAST
SCALE 1"=20'



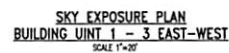
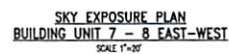
SKY EXPOSURE PLAN
BUILDING UNIT 4 EAST
SCALE 1"=20'

ENCLOSURES BELOW GRADE AND OR SUB-GRADE FEATURES, IF ANY, NOT LOCATED OR SHOWN HEREIN.
ANY ALTERATION OR ADDITIONS TO THE PLANS AND SPECIFICATIONS SHOWN HEREIN IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PER SECTION 7209, SUBSECTION 2.

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

SKY EXPOSURE

REVISION		CONSTRUCTION PLAN		SK-2
NO.	DATE	DESCRIPTION	PREPARED FOR	
1	12.15.20	1ST SUBMISSION	LIVINGSTON DEVELOPMENT GROUP, LLC	
			18 LIVINGSTON AVENUE, VILLAGE OF DOBBS FERRY	
			TOWN OF GREENWICH	
			WESTCHESTER COUNTY, NEW YORK	
			PAUL J. PETRETTI	
			CIVIL ENGINEER & LAND SURVEYOR	
			30 SQUID AVENUE, DOBBS FERRY,	
			NEW YORK 10322	
			Phone Number 914-478-0807	
			CAD 914-478-0808	
			E-MAIL: PJP@SKM.COM	
			CIVIL ENGINEERING - LAND SURVEYING & MAPPING - SITE DESIGN & PLANNING	
			ENVIRONMENTAL & GEOTECHNICAL - DRAINAGE & STORMWATER QUALITY	
			DESIGN & STORMWATER CONTROL - STORMWATER POLLUTION PREVENTION PLANS	
			NEW YORK 10322	



SK-4