



VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES
REGULAR MEETING AGENDA

MEETING DATE: February 14, 2023

AGENDA ITEM SECTION: Public Hearings

AGENDA ITEM NO. : 1

AGENDA ITEM: Consideration of site plan approval for 10 Hamilton Street

ITEM BACKUP DOCUMENTATION:

1. Draft BOT resolution
2. PB Resolution 4-2023
3. Letter dated January 12, 2023 from Mr. Padraic Steinschneider/Gotham Design to Mr. Dan Roemer/Building Inspector
4. Lombardo's Restaurant drawings



VILLAGE OF DOBBS FERRY
112 Main Street
Dobbs Ferry, New York 10522
TEL: (914) 231-8500 • FAX: (914) 693-3470

RESOLUTION -2023

**RESOLUTION OF THE BOARD OF TRUSTEES OF THE VILLAGE OF DOBBS FERRY
CONDITIONAL SITE PLAN APPROVAL**

**Property: 10 Hamilton Avenue (Lombardo's Restaurant, Rivertown Square
(Section/Block/Lot 3.180-156-2 in the "CP" Chauncey Park District)**

Background

WHEREAS, Mario Lombardo (the "Applicant") is seeking Site Plan and Architectural and Historic Review approval to construct a 859 square foot pergola with a retractable roof and walls for exterior dining for up to 58 patrons ("Project"). The property is located at 10 Hamilton Avenue, Section/Block/Lot 3.180-156-2 ("Project Site") and is located in the CP, Chauncey Park, zoning district; and

WHEREAS, this application requires Site Plan approval by the Village Board of Trustees and a referral to and recommendation from the Planning Board per Section 300-52 of the Chapter 300 "Zoning" of the Dobbs Ferry Code; and

WHEREAS, in accordance with Article 8 of the State Environmental Conservation Law and 6 NYCRR § 617, the Project is classified under the State Environmental Quality Review Act (SEQRA) implementing regulations as a Type II action;" and

WHEREAS, in compliance with Sections 239 L and M of the New York State General Municipal Law, the Village Board referred the application materials for informational purposes to the Westchester County Department of Planning; and

WHEREAS, the Village Board of Trustees has received a written recommendation from the Planning Board (Resolution 4-2023) dated January 10, 2023; and

WHEREAS, the Village Board of Trustees conducted a duly noticed public hearing on February 14, 2023, during which all those wishing to be heard were given the opportunity to be heard; and

WHEREAS, the Village Board carefully examined and considered the materials submitted by the Applicant in support of the Project, including as follows:

1. Narrative by the Applicant dated January 12, 2023
2. Site Plans prepared by Gotham Design dated January 11 2023
3. Architectural Plans prepared by Gotham Design. dated January 11, 2023
4. Coastal Assessment Form undated
5. Short Environmental Assessment Form dated May 5, 2022

WHEREAS, in addition to the Planning Board's recommendations, the Village Board also reviewed and examined all letters, reports, and memoranda from consultants and considered the testimony and comments obtained during the public hearing process; and

WHEREAS, while taking the above-mentioned into account, the Village Board has now deliberated in public on the Applicant's request for approval of the Project; and

WHEREAS, the Village Board is familiar with the Project Site and the general vicinity and has reviewed the application in accordance with Village Code Chapter 300, Zoning and Land Use; and

WHEREAS, the Village Board considered, among other things, traffic access; walkways; circulation and parking; stormwater; landscaping and screening; lighting; noise; natural and environmentally sensitive features; and whether the Project will exceed the capabilities of existing municipal roads or utility services.

Village Board Determination

NOW, THEREFORE BE IT RESOLVED, that, the Village Board of Trustees has now concluded its review of the Project and finds that the Applicant has satisfactorily addressed the criteria for granting site plan approval in accordance with Section 300-52(D) of the Village Code including consistency with the Village's Local Waterfront Revitalization Plan; and

BE IT FURTHER RESOLVED, that, the Village Board of the Village of Dobbs Ferry hereby determines that based upon the findings and reasoning set forth below the application for Site Plan approval is hereby granted subject to the following conditions:

1. Approved Plans. Except as otherwise provided herein, all work shall be performed in strict compliance with the following plans, with specific attention to compliance with item "iv."
 - a. Site Plans prepared by Gotham Design last revised January 11, 2023:
 - i. CS List of Drawings
 - ii. GN General Notes, Details, and Lighting Plan
 - iii. A-2 Site Plan
 - iv. A-2.1 ADA Compliant Proposed Floor plans
 - v. A.3.1 Pergola Elevations and Renderings
 - vi. A-3.2 Structure Details
2. The following conditions shall be met before the Mayor may sign the approved Site Plan ("Final Site Plan"):
 - a. The following Language shall be added to the plan: "Approved subject to all requirements and conditions of the February 14, 2023 resolution of the Village Board of the Village of Dobbs Ferry, New York. Any change, erasure, modification, or revision of this plan, absent re-approval from the Village Board, shall void this approval."
 - b. The Village Board's approval is conditioned upon Applicant receiving all approvals required by other governmental approving agencies without material deviation from the Approved Plans, including, if applicable, the Dobbs Ferry AHRB. Evidence of

compliance with conditions and any such approvals must be submitted to the Village Building Department.

- c. The Applicant must address to the full satisfaction of the Village Engineer, any outstanding stormwater, stormwater maintenance agreement, and engineering issues raised in the hearings and documents submitted to the Board.
 - d. The Applicant must meet all lighting regulations of §300-41(B)(1).
 - e. The Applicant shall pay all outstanding consultant review and legal fees in connection with the Planning Board and Village Board review of this application.
3. Force and Effect.
- a. No portion of any approval by the Village Board shall take effect until (1) all conditions are met, (2) the final site plan is signed by the Mayor and (3) the final site plan signed by the Mayor has been filed with the Land Use Officer.
 - b. Within 180 days after receiving approval of a site plan, with or without modifications, the applicant shall submit two paper copies and one electronic copy of the site plan to the Board of Trustees and/or the Planning Board for stamping and signing. This time frame may be extended for a maximum of two ninety-day periods.
4. Commencing Work. No work may be commenced on any portion of the site without first contacting the Building Inspector to ensure that all permits and approvals have been obtained and to establish an inspection schedule. The Project must adhere to all applicable Federal, State and Village Codes.
5. Issuance of Certificate of Occupancy. No certificate of occupancy shall be issued until all improvements shown on the site plan are installed or a sufficient performance guaranty has been posted for improvements not yet completed. The performance guaranty shall be posted in accordance with the procedures specified in Village Law §7-725-a or 7-730, as applicable. The amount and sufficiency of such performance guaranty shall be determined by the Land Use Officer. The amount of such guaranty shall be in the form of 95% surety and 5% cash.



VILLAGE OF DOBBS FERRY
112 Main Street
Dobbs Ferry, New York 10522
TEL: (914) 231-8500 • FAX: (914) 693-3470

RESOLUTION 4-2023

**VILLAGE OF DOBBS FERRY PLANNING BOARD/ARCHITECTURAL AND HISTORIC
REVIEW BOARD (AHRB) RECOMMENDATION RESOLUTION**

Property: 10 Hamilton Avenue (Section Block and Lot 3.180-156-2 and CP Zone)

Background

WHEREAS, Mario Lombardo (the "Applicant") is seeking Site Plan and Architectural and Historic Review approval to construct a 859 square foot pergola with a retractable roof and walls for exterior dining for up to 58 patrons. The property is located at 10 Hamilton Ashford Avenue, Section Block and Lot 3.180-156-2 ("Project Site") and is located in the CP, Chauncey Park, zoning district; and

WHEREAS, this application requires Site Plan approval by the Village Board of Trustees and a recommendation by the Planning Board per Section 300-52 of the Zoning chapter; and

WHEREAS, The Planning Board and AHRB has carefully examined the Application and the Applicant's materials as follows:

1. Letter to Planning Board by Gotham Design Planning And Development Ltd. dated December 18, 2022
2. Site Plans by Gotham Design Planning And Development Ltd last revised November 29, 2022

WHEREAS, the Planning Board has also reviewed and examined letters, reports, and memorandum from the Board's consulting engineer and planner; and

WHEREAS, the Planning Board deliberated in public on the Applicant's request for recommendation; and

Planning Board Determination

NOW, THEREFORE, BE IT RESOLVED, the Planning Board/AHRB recommends the application for Site Plan approval with the following additional recommendations as set forth below:

1. The Planning Board is recommending the ADA-compliant site plan shown on sheet A-2.2. This is the only plan in which the Building Department will be able to issue a Building Permit.
2. The Village Board should require the Applicant to address to the full satisfaction of the Village Engineer, all outstanding stormwater, and engineering issues, specifically the stormwater discharge of the system.
3. The Planning Board/AHRB is recommending the following colors: silver for the exterior structure and the brick for the interior roof color.

Motion By:

Seconded by:

CHAIRMAN HUNTER	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
STEPHEN BROSNAHAN	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" type="checkbox"/> ABSENT/EXCUSED
ROB LANE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ALLEN HALE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
LAURA HAUPT	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
PETER WINDER, 1ST ALTERNATE MEMBER	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	<input type="text" value="5"/> AYE	<input type="text"/> NAY	<input type="text"/> ABSTAIN	<input type="text"/> RECUSE	<input type="text" value="1"/> ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

I hereby attest that the above Resolution was approved by the Planning Board at its January 5, 2023 meeting, and that I have been authorized to sign this Resolution by decision of the Planning Board.

Chairman Hunter

Date: January 10, 2023



January 12, 2023

Dan Roemer, Building Inspector
Dobbs Ferry Board of Trustees
Village Hall - 112 Main Street
Dobbs Ferry, New York 10522

Re: Lombardo's Restaurant - 10 Hamilton Street

Dear Building Inspector Roemer, Mayor Rossilo, and Members of the Board of Trustees:

This letter is to request that the above referenced application be placed on the next available agenda of the Board of Trustees. Due to the fact that this property is located in the Chauncey Park (CP) zoning district, the Final Site Plan Approval has to be granted by the Board of Trustees. The Planning Board conducted the Site Plan Review for this application and adopted a Resolution at its January 5, 2023 Public Hearing recommending approval of this project.

Attached is the same set of Site Plan drawings that were submitted to the Planning Board for the Public Hearing. They are now submitted for consideration by the Board of Trustees.

This project consists of the proposed installation of a Pergola to provide weather cover for the Terrace area in front of Lombardo's Restaurant, which has been used for outdoor dining for the past several years. This Terrace is private property that the owner of Rivertowns Square has included in the facility leased by the owners of the Restaurant. This proposed work does not affect the public right-of-way of Hamilton Street.

The Pergola design is a system owned by Palma Pergola, which is a company founded by Emre Uzun, the engineer who designed the system. Mr. Uzun has appeared before the Planning Board and presented the qualities of the design. The Pergola has a retractable roof and glass panels on the walls that can be lowered into the lower panel of the exterior partitions. The intent of this structure for the Restaurant owner is to extend the use of the exterior dining area. Rainy and/or windy days would no longer interfere with the use of the Terrace. Similarly, while the structure is not heated, the use of the Terrace can be extended into the winter, which now seem to have a good number of days when the temperatures are in the 50s and 60s. The impetus for this structure was CoVid. While we are all eager to reach the point when CoVid is no longer an issue, the fact is that it continues to be a concern that affects the comfort of people considering public dining. Having an open plan in which people can maintain a distance from one another has proven to be key in the ability of restaurants to remain economically viable.

The Planning Board member, in their consideration of this application, also cited that they appreciate the vitality and energy that this structure and its use brings to Rivertowns Square. The review confirmed that there were no issues with parking or other requirements determined by zoning.

Letter to Building Inspector Roemer, Mayor Rossillo, and the Board of Trustees

Re: Lombardo's Restaurant Site Plan Review

January 12, 2023

Page two of two.

Additional documents were submitted to the Village for the Planning Board meeting and these are already available on the agendas of the Planning Board. If additional information or an of these documents are required for your review, please let us know and we will provide.

We look forward to meeting with you at your next available meeting.

Thanks,

Gotham Design Planning & Development Ltd.

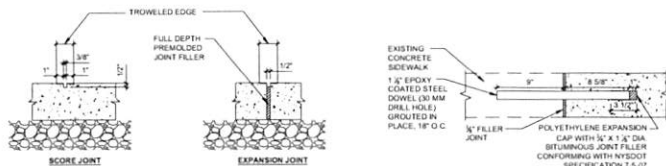
Padriac Steinschneider, President

As Agent for Peter and Mario Lombardo, Owner

- 1 THIS PROJECT CONSISTS OF THE INSTALLATION OF A PREFABRICATED PERGOLA STRUCTURE THAT WILL BE ATTACHED TO THE EXISTING BUILDING AND TO THE EXISTING CONCRETE PAVING ADJACENT TO THE EXISTING SIDEWALK. IT IS TECHNICALLY A TEMPORARY STRUCTURE IN THAT IT CAN BE REMOVED IN THE FUTURE WITH MINIMAL RESTORATION OF THE EXISTING BUILDING AND PAVING REQUIRED.
- 2 THE EXISTING PAVING AND BUILDING WILL REMAIN WITHOUT MODIFICATION EXCEPT FOR THE ATTACHMENTS OF THE PROPOSED PERGOLA.
- 3 NO LANDSCAPING OR TREE REMOVAL IS REQUIRED FOR THIS WORK.
- 4 NO CHANGES WILL BE REQUIRED TO THE EXISTING STORM DRAINAGE SYSTEM FOR THIS PROJECT.
- 5 NO CHANGES WILL BE REQUIRED TO THE EXISTING UTILITY SERVICE LINES FOR THIS PROJECT.
- 6 THE PROPOSED PERGOLA IS A PRE-ENGINEERED STRUCTURE AND IS SELF-SUPPORTING WHILE IT IS REQUIRED TO BE SECURED TO THE SITE. IT DOES NOT HAVE TO BE SECURED TO THE EXISTING STRUCTURAL LOADS ON THE EXISTING BUILDING OR OTHER STRUCTURES.
- 7 THERE ARE NO NATURAL, FISHING, WETLANDS, HYDROLOGIC FEATURES AFFECTED BY THIS PROJECT.
- 8 THE PROPOSED PERGOLA DOES NOT CHANGE THE STATUS OF THE EXISTING BUILDING OF RIVERTOWNS SQUARE TO THE FLOODPLAINS OF THE SAW MILL RIVER.
- 9 THE PROPOSED PERGOLA DOES NOT CHANGE VEHICULAR WAYS INCLUDING INGRESS AND EGRESS.
- 10 THE PROPOSED PERGOLA WILL OCCUPY AN EXISTING PAVED AREA THAT IS PART OF THE EXTERIOR DINING AREA FOR THE EXISTING RESTAURANT. IT WILL NO LONGER BE POSSIBLE FOR PEDESTRIANS TO WALK THROUGH THE EXTERIOR DINING AREA WITHOUT HAVING ACCESS TO THE DOORS TO THE PERGOLA. HOWEVER, THE PERGOLA WILL NOT AFFECT ACCESS FROM THE SIDEWALK ON HAMILTON STREET VIA THE ADA RAMP TO THE OTHER BUSINESSES ADJACENT TO THE RESTAURANT ON HAMILTON. SIMILARLY, THERE IS AN ADA RAMP ADJACENT TO THE ELEVATOR ON HAMILTON THAT PROVIDES ACCESS TO THE PARKING LOT AND THE OTHER BUSINESSES THAT ARE ON THE PARKING LEVEL. SO PEDESTRIAN INGRESS AND EGRESS WILL NOT BE AFFECTED TO THE LOT AND THOSE STORES EITHER.
- 11 THERE IS AN EXISTING REQUIRED EXIT DOOR FROM THE RESTAURANT THAT CURRENTLY ACCESSES THE EXISTING EXTERIOR DINING AREA. THIS DOOR WILL REMAIN UNCHANGED EXCEPT THAT IT WILL NOW ACCESS THE PERGOLA. THERE ARE TWO DOUBLE DOORS ENTERING TO THE PERGOLA THAT PROVIDE EGRESS AND EGRESS TO THE PERGOLA. THESE DOORS COMPLY WITH THE EXIT REQUIREMENTS FROM THE RESTAURANT. THE EGRESS UNITS IN COMPLIANCE WITH THE NEW YORK STATE BUILDING CODE HAS BEEN INCLUDED IN A TABLE ON THE CONSTRUCTION DOCUMENTS.
- 12 THE PROPOSED PERGOLA PROVIDES 60 SEATS, WHICH MATCHES THE EXISTING EXTERIOR DINING AREA. THERE IS NO CHANGE TO THE PARKING REQUIREMENTS AS A RESULT OF THE PROPOSED PERGOLA. NO EXISTING PARKING SPACES WILL BE AFFECTED BY THE PROPOSED PERGOLA.
- 13 THE EXISTING SIGNAGE ON THE BUILDING WILL NOT BE AFFECTED BY THE PROPOSED PERGOLA. ANY ADDITIONAL SIGNAGE WILL BE HANDLED BY SEPARATE APPLICATION. NO NEW SIGNAGE IS INCLUDED FOR THE PROPOSED PERGOLA.
- 14 NEW LIGHTING FIXTURES COMPLIANT WITH NIGHT SKY POLLUTION AND LIGHT TRESPASS REQUIREMENTS IN SECTION 300-114 IN THE DOBBS FERRY VILLAGE CODE WILL BE PROVIDE ADJACENT TO THE TWO EXIT DOORS ON THE PERGOLA STRUCTURE.
- 15 NO PUBLIC ADDRESS SYSTEM IS PROPOSED FOR THE PERGOLA.
- 16 IN THE EVENT THAT THE PROPOSED WORK AFFECTS AN EXISTING SIDEWALK OR CONCRETE PAVED AREA, EACH SLAB OF CONCRETE CUT OR DAMAGED SHALL BE REPLACED BY NEW CONCRETE AND NO REPAIRING WILL BE PERMITTED. A DETAIL FOR CONCRETE SIDEWALK REPAIR HAS BEEN INCLUDED ON THE CONSTRUCTION DOCUMENTS.
- 17 THIS PROJECT DOES NOT ANTICIPATE ANY WORK BEING DONE ON OR IN THE VICINITY OF THE EXISTING PAVED ROADWAY, EXISTING CURBS, OR THE EXISTING PAVED PARKING AREA.
- 18 SITE INGRESS AND EGRESS WILL NOT BE AFFECTED BY THIS PROJECT.
- 19 NO SITE GRADING IS PROPOSED BY THIS PROJECT.
- 20 NO WORK ON OR IN THE VICINITY OF THE EXISTING UTILITIES IS PROPOSED BY THIS PROJECT.
- 21 THIS PROJECT DOES NOT AFFECT THE EXISTING SNOW PLAINING AREAS, THE EXISTING REFUSE AREAS WITH ENCLOSURES, ANY EXISTING TREES OR LANDSCAPING, OR RETAINING WALLS.
- 22 THE PROPOSED PROJECT DOES NOT INCLUDE ANY LANDSCAPING OR CHANGE TO EXISTING GRADING AND STORM WATER DRAINAGE.
- 23 THE PROPOSED PROJECT WILL NOT INCREASE THE NOISE LEVEL OF THE EXISTING PROPERTY USE.
- 24 THE PROPOSED PROJECT IS FULLY ADA COMPLIANT.
- 25 NO SWPPP IS REQUIRED FOR THIS PROJECT.

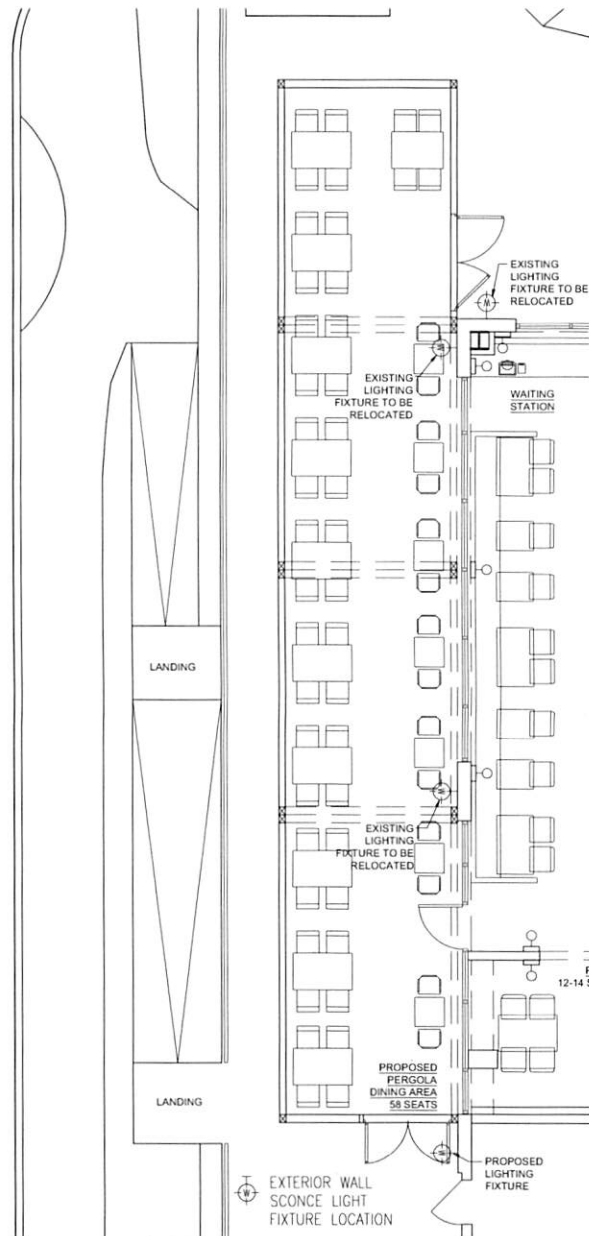
- A. WHILE THE PROJECT W/NOT REQUIRE ANY ROCK BLASTING, IT IS UNDERSTOOD THAT: SHOULD ROCK BLASTING BE REQUIRED, A PERMIT APPLICATION IN ACCORDANCE WITH CHAPTER 125- BLASTING AND EXPLOSIVES OF THE VILLAGE OF DOBBS FERRY CODE MUST BE SUBMITTED TO THE VILLAGE BY THE APPLICANT FOR REVIEW/APPROVAL.
- B. THE VILLAGE ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES, IF DEEMED APPROPRIATE TO MITIGATE UNFORESEEN SILTATION AND EROSION OF DISTURBED SOILS.
- C. WHILE NO WORK ON DRIVEWAYS OR DRAINAGE IMPROVEMENTS IS PROPOSED FOR THIS PROJECT, BUILT PLANS OF THE DRIVEWAY AND DRAINAGE IMPROVEMENTS, IF THEY ARE CHANGED IN ANY WAY SHALL BE SUBMITTED TO THE VILLAGE ENGINEER FOR REVIEW PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- D. WHILE NO FILL MATERIAL IS ANTICIPATED AS BEING REQUIRED FOR THIS PROJECT, IF FILL MATERIAL IS IMPORTED TO THE SITE, IT SHALL BE CERTIFIED IN WRITING BY A NEW YORK LICENSED PROFESSIONAL ENGINEER AS CLEAN, NON-CONTAMINATED FILL SUITABLE FOR THE INTENDED USE.
- E. 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.

1. PRIOR TO INITIATING ANY WORK ON THE SITE, THE GENERAL CONTRACTOR SHALL CONDUCT A SITE MEETING WITH THE CONSTRUCTION MANAGER, PROJECT ENGINEER, AND BUILDING INSPECTOR TO DISCUSS THE SCHEDULE AND CONFIRM SITE CONDITIONS.
2. INSTALL A CHAIN LINK CONSTRUCTION FENCE AROUND THE WORK AREA TO PREVENT UNAUTHORIZED PEOPLE FROM ENTERING THE WORK AREA. THE FENCING SHALL BE SECURED WITHOUT DISTURBING THE EXISTING CONCRETE SIDEWALKS AND PAVED AREAS. WEIGHTED STAKES SHALL BE USED.
3. ESTABLISH A CONSTRUCTION STAGING AREA FOR THE STORAGE OF CONSTRUCTION MEASURES.
4. THE BUILDING INSPECTOR AND VILLAGE ENGINEER MAY REQUIRE ADDITIONAL SITE PROTECTION MEASURES, IF DEEMED NECESSARY TO MITIGATE SITE CONDITIONS.
5. MAINTAIN THE SITE FREE OF DEBRIS AT ALL TIMES. REMOVE DUMPSTERS WITHIN 24 HOURS OF BEING FILLED.
6. SURVEY AND MARK THE FOOTPRINT OF THE PROPOSED STRUCTURE.
7. WHILE THIS IS A TEMPORARY PERGOLA STRUCTURE, IT SHALL BE SECURED TO THE EXISTING CONCRETE PAVING AND WALKWAY.
8. DRILL REQUIRED HOLES FOR THE INSTALLATION OF THE ANCHORS THAT WILL SECURE THE PERGOLA STRUCTURE. CARE SHALL BE TAKEN TO PRESERVE THE EXISTING CONCRETE PAVING AND WALKWAYS. IN THE EVENT THAT ANY OF THE EXISTING PAVING IS CRACKED OR OTHERWISE DAMAGED, THE DAMAGED AREA SHALL BE CUT OUT WITH A CONCRETE SAW AND REPLACED WITH STEEL REBAR ANCHORED TO THE EXISTING CONCRETE AND POLISHED COLORED TO MATCH THE EXISTING IN STRENGTH, FINISH, COLOR AND PATTERN.
9. INSTALL THE BASE STRUCTURE WITH A GASKET SEALING THE JOINT BETWEEN THE BASE STRUCTURE AND THE CONCRETE PAVING TO BE.
10. PROCEED WITH THE INSTALLATION OF THE PERGOLA STRUCTURE, NOT SECURING THE FRAMING TO THE EXISTING BUILDING AS REQUIRED. CARE SHALL BE TAKEN TO ATTACH THE STRUCTURE MEMBERS OF THE PERGOLA TO THE EXISTING BUILDING WITHOUT DAMAGE TO THE BUILDING, INCLUDING ADJACENT AREAS. THE CONNECTION OF THE PERGOLA STRUCTURE TO THE EXISTING BUILDING SHALL INCLUDE A GASKET SEALING TO CREATE A WEATHER-TIGHT CONNECTION.
11. INSTALL THE ELECTRICAL WORK REQUIRED FOR THE PERGOLA ROOM. ALL ELECTRICAL WORK SHALL BE US INSPECTED PRIOR TO BEING COMPLETED.
12. COMPLETE THE INSTALLATION OF THE PERGOLA STRUCTURE INCLUDING ALL FLASHING, FINISHED MATERIALS, AND GLASS ROOF AND WINDOW PANELS.
13. CONFIRM PROPER OPERATION OF ALL RETRACTABLE PANELS AND ADJUST AS REQUIRED FOR PROPER OPERATION.
14. FOLLOWING COMPLETION OF THE PERGOLA CONSTRUCTION, HAVE AN AS-BUILT SURVEY PREPARED FOR SUBMISSION TO THE BUILDING INSPECTOR'S OFFICE.
15. AFTER CONSTRUCTION IS COMPLETE REMOVE ALL CONSTRUCTION FENCING.
16. RESTORE ANY ADJACENT AREAS OF PAVING AND THE EXISTING BUILDING AFFECTED BY THE CONSTRUCTION TO PRE-CONSTRUCTION CONDITION TO THE SATISFACTION OF THE VILLAGE BUILDING INSPECTOR AND THE OWNER.
17. SUBMIT AS-BUILT DRAWINGS OF THE COMPLETED WORK INCLUDING ALL SITE IMPROVEMENTS TO THE BUILDING DEPARTMENT.
18. OBTAIN THE CERTIFICATE OF OCCUPANCY FOLLOWING FINAL INSPECTION BY THE BUILDING INSPECTOR.



CONCRETE
SIDEWALK DETAIL
NOT TO SCALE

CONCRETE SIDEWALK
REPAIR DETAIL
NOT TO SCALE



TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT OF THE UNDERSIGNED, THE PLANS AND SPECIFICATIONS REFLECTED ON THESE DRAWINGS ARE IN COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE CURRENTLY IN EFFECT.

IT IS A VIOLATION OF THE NEW YORK STATE EDUCATIONAL LAW AND/OR THE REGULATION FOR ANY PERSON, UNLICENSED OR OTHERWISE, ACTING UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ARCHITECT, ENGINEER OR LAND SURVEYOR TO ATTEMPT TO SEAL ANY



PROJECT TITLE: **LOMBARDO'S
RESTAURANT**
10 HAMILTON ST.
DOBBS FERRY, NY, 10522
PROJECT NO. **2203**

**GOTHAM
DESIGN**
PLANNING AND
DEVELOPMENT LTD

329 Broadway
Dobbs Ferry, N.Y. 10522
Phone: (914) 693-5093
Fax: (914) 693-5390
email: arch329@gmail.com

ISSUED / REVISIONS

12-16-2022	REVISED
LIGHTING PLAN UPDATED WITH	
SMALLER PERGOLA	

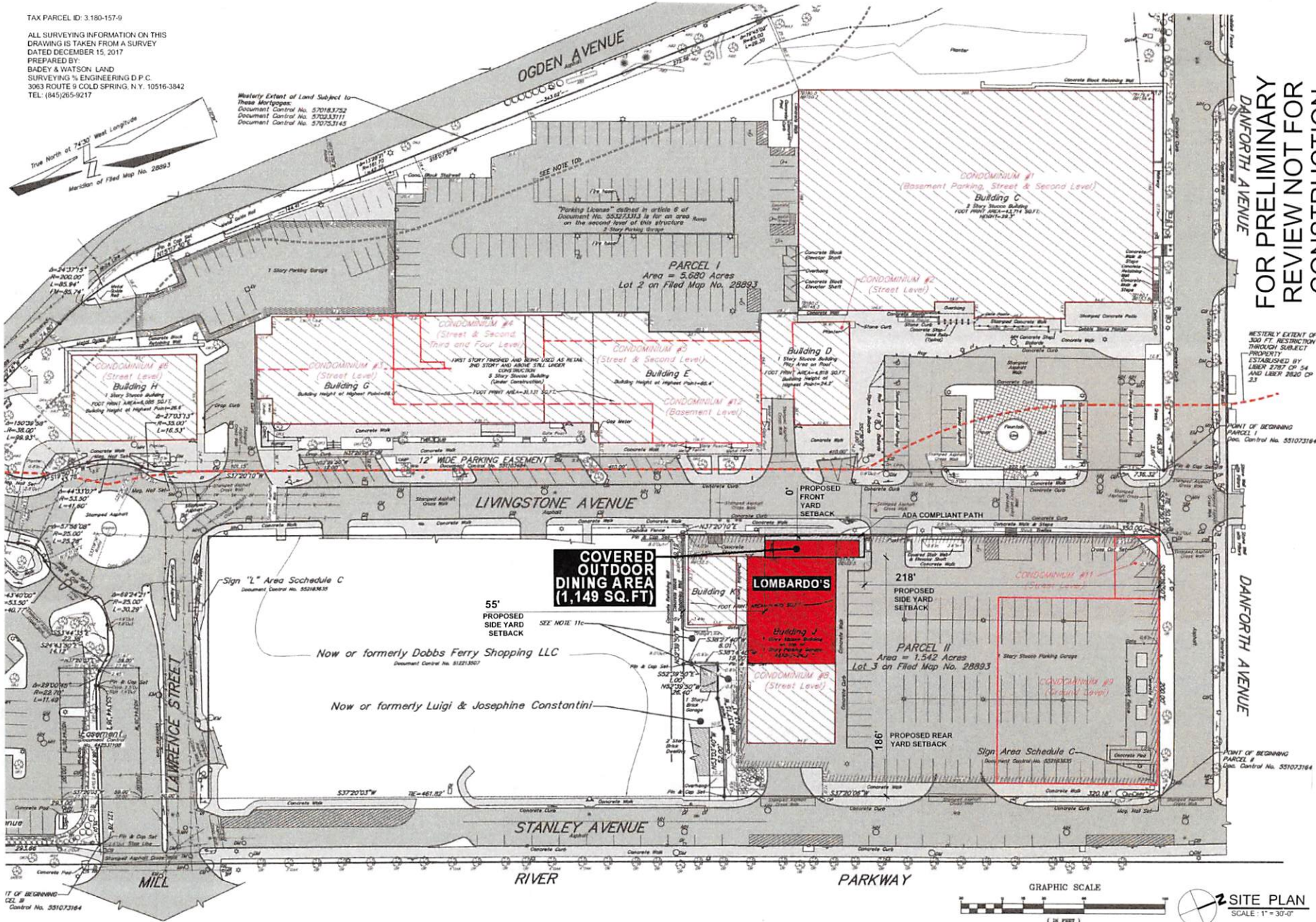
SHEET TITLE:	
GENERAL NOTES LIGHTING PLAN AND DETAILS	
DATE: 07/27/2022	DRAWN BY: SSJ
SCALE: AS NOTED	CHECKED BY:

GN

TAX PARCEL ID: 3.180-157-9

ALL SURVEYING INFORMATION ON THIS
DRAWING IS TAKEN FROM A SURVEY
DATED DECEMBER 15, 2017
PREPARED BY
BADEY & WATSON LAND
SURVEYING % ENGINEERING D.P.C.
3063 ROUTE 9 COLD SPRING, N.Y. 10516-3842
TEL: (945)265-9217

Westerly Extent of Land Subject to
These Mortgages:
Document Control No. 570183752
Document Control No. 570233777
Document Control No. 570753145



FOR PRELIMINARY
REVIEW NOT FOR
CONSTRUCTION



TO THE BEST OF MY KNOWLEDGE, BELIEF
AND FAITHFUL DISCHARGE, I HAVE
PREPARED THIS DRAWING IN ACCORDANCE
WITH THE PROFESSIONAL STANDARDS
AND ETHICS OF THE PROFESSION OF
LAND SURVEYING AND ENGINEERING
IN THE STATE OF NEW YORK.

JES Integral
Engineering
Services
JES ENGINEERING SERVICES
1000 E. 10th St.
Suite 100
Tulsa, Oklahoma 74103
www.jes-engineering.com

PROJECT TITLE
**LOMBARDO'S
RESTAURANT**
10 HAMILTON ST.
DOBBS FERRY, N.Y. 10522
PROJECT NO. 2203

**GOTHAM
DESIGN**
PLANNING AND
DEVELOPMENT LTD

329 Broadway
Dobbs Ferry, N.Y. 10522
Phone: (914) 693-5093
Fax: (914) 693-5390
email: arch329@gmail.com

ISSUED / REVISIONS
07/28/2022 ADDED YARD SETBACKS
12/18/2022 REVISOR
SITE PLAN UPDATED WITH
REVISOR PERIODIC DIMENSIONS

SHEET TITLE
**PROPOSED
SITE PLAN**
DATE: 4/7/2022 DRAWN BY: SSJ
SCALE: AS NOTED CHECKED BY:

A-2

HAMILTON ST.

CONCRETE CURB

CONCRETE WALK

RAMP

RAMP

EXISTING PLANTER

ADA COMPLIANT PATH

PROPOSED OUTDOOR COVERED DINING AREA (PERGOLA):
859 SQ.FT
58 SEATS

EXISTING RESTAURANT
5,508 SQ.FT (135 SEATS)

LOMBARDO'S EGRESS TABLE				
EGRESS COMPONENT	OCCUPANT LOAD	COMPONENT WIDTH (IN)	CALC. WIDTH	REQUIRED WIDTH (IN)
(2) DOORS	195	144 INCHES	195 X .2IN	39
aisle	195	42 INCHES	195 X .2IN	39

LOMBARDO'S PLUMBING FIXTURES TABLE		
	TOILETS	LABORATORY
MALE	2 150 PATRONS	2 400 PATRONS
FEMALE	2 150 PATRONS	2 400 PATRONS



FLOOR PLAN
SCALE: 1/4" = 1'-0" GRAPHIC SCALE IN FEET

FOR PRELIMINARY REVIEW
NOT FOR CONSTRUCTION



NOTED:
IT IS A VIOLATION OF THE NEW YORK STATE BUILDING CODE AND ANY OTHER APPLICABLE CODES TO REQUIRE THE ARCHITECT TO SIGN AND SEAL ANY SET OF PLANS FOR A PROJECT THAT IS NOT A PROJECT OF THE ARCHITECT'S FIRM OR FOR WHICH THE ARCHITECT IS NOT A LICENSED ARCHITECT IN THE STATE OF NEW YORK.



PROJECT TITLE
LOMBARDO'S RESTAURANT
10 HAMILTON ST.
DOBBS FERRY, N.Y. 10522
PROJECT NO. 2203

GOTHAM DESIGN
PLANNING AND DEVELOPMENT LTD

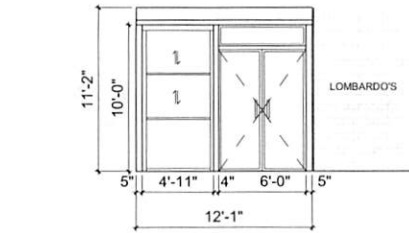
329 Broadway
Dobbs Ferry, N.Y. 10522
Phone: (914) 693-5093
Fax: (914) 693-5390
email: arch329@gmail.com

ISSUED / REVISIONS:
11.29.22
CHANGED THE DIMENSION OF THE PROPOSED PERGOLA TO CREATE ADA PATH FROM PARKING LOT TO URGENT CARE

SHEET TITLE
PROPOSED FLOOR PLAN

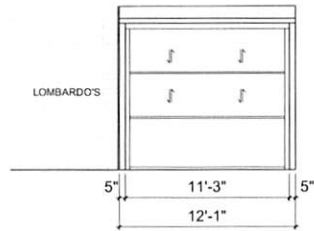
DATE: 11/29/2022
SCALE: AS NOTED
DRAWN BY: SSJ
CHECKED BY:

A-2.2



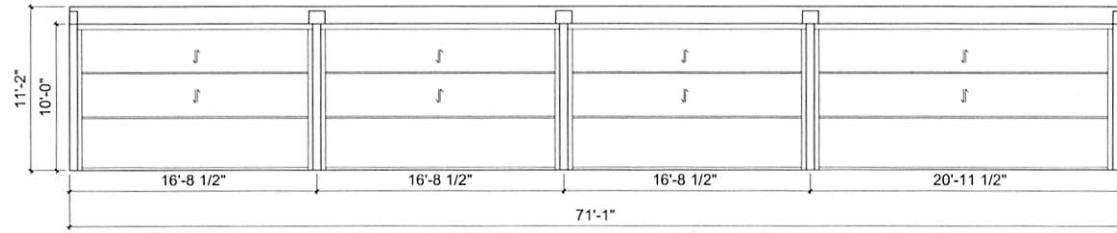
NORTH ELEVATION

SCALE : 1/4" = 1'-0" GRAPHIC SCALE IN FEET
0 1 2 4 8



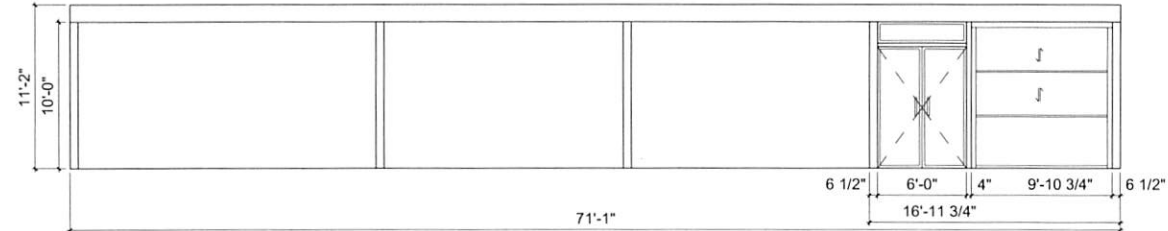
SOUTH ELEVATION

SCALE : 1/4" = 1'-0" GRAPHIC SCALE IN FEET
0 1 2 4 8



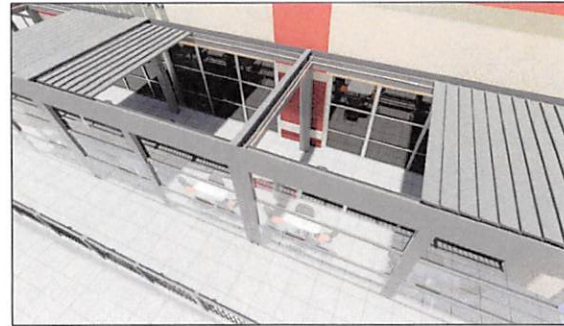
WEST ELEVATION

SCALE : 1/4" = 1'-0" GRAPHIC SCALE IN FEET
0 1 2 4 8



EAST ELEVATION

SCALE : 1/4" = 1'-0" GRAPHIC SCALE IN FEET
0 1 2 4 8



**FOR PRELIMINARY REVIEW
NOT FOR CONSTRUCTION**



TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THE PLANNING AND DESIGN OF THE PROJECT SHOWN ON THESE DRAWINGS ARE IN COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND THE NEW YORK STATE EARTHQUAKE CONSTRUCTION CODE CURRENTLY IN EFFECT.



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ISSUED REVISIONS
12.14.22
REVISED ELEVATIONS TO REFLECT UPDATED PLAN THAT REDUCES THE SIZE OF THE PERGOLA AND UPDATED RENDERINGS

SHEET TITLE
PROPOSED ELEVATIONS AND RENDERINGS
DATE: 4/7/2022 DRAWN BY: SSJ
SCALE: AS NOTED CHECKED BY:

A-3.1



RENDERINGS OF STRUCTURE BY DESIGNER.
COLOR SI-9006 "FINE STRUCTURE MATT"

CLOSELY MATCHES THE EXISTING COLOR
OF THE ALUMINUM STOREFRONT.
ROOF COLOR MATCHES THE EXISTING
COLOR OF THE STONE FACADE.



ROOF COLOR FROM
EXAMPLE BY DESIGNER



PICTURE OF EXISTING
CONDITIONS

The image was taken outdoors in daylight.
It may differ 20% with the actual appearance.



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TO THE BEST OF MY KNOWLEDGE AND BELIEF, I HAVE PREPARED AND SUBMITTED THE FOLLOWING DOCUMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF NEW YORK, AND I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN.



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email: arch329@gmail.com

ISSUED / REVISIONS

SHEET TITLE
**STRUCTURE
DETAILS**
DATE: 12/19/2022 DRAWN BY: SSJ
SCALE: AS NOTED CHECKED BY:

A-3.2