

VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES REGULAR MEETING AGENDA

MEETING DATE: March 12, 2024

AGENDA ITEM SECTION: Presentations

AGENDA ITEM NO.: 1

AGENDA ITEM:

99 Main Street Renovation; and Consider a resolution to commence SEQRA and Refer the Site Plan application for a Project at 99 Main Street

ITEM BACKUP DOCUMENTATION:

- 1. Draft resolution
- Memorandum dated March 1, 2024 from Dan Roemer/Building Inspector to Mayor Rossillo and the Board of Trustees
- Memorandum dated March 6, 2024 from Valerie Monastra, AICP and Sam Justiniano/Planning Analyst to Mayor Rossillo and the Board of Trustees
- 4. Memorandum and attachments dated February 15, 2024 from Michael B. Lewis, AIA to the Board of Trustees

SITE PLAN APPLICATION – 99 MAIN STREET - REFERRAL(S) & SEQRA

WHEREAS, at a meeting on March 12, 2024 the Board of Trustees of the Village of Dobbs Ferry acknowledged receipt of an application by 99 Main Street Corporation for site plan review which was referred in accordance with Dobbs Ferry Zoning Code §300-52(B)(2) by the Building Inspector serving as Land Use Officer, for property at 99 Main Street (SBL 3.80-40-9) in the DB Zoning District for a proposed project to include renovations to the first floor of an existing structure and the addition of three floors with 4 dwelling units above with no alteration of the existing footprint ("Project"); and

WHEREAS, following presentation of the Project by the applicant's representatives, the Board of Trustees acknowledged its obligation to take certain actions prior to conducting further review of the site plan application in compliance with applicable laws, such as the New York State Environmental Quality Review Act and the corresponding regulations thereto ("SEQRA"), the Dobbs Ferry Zoning Code and NYS General Municipal Law.

NOW, THEREFORE, BE IT RESOLVED, that, the Board of Trustees of the Village of Dobbs Ferry hereby declares its intent to serve as Lead Agency for the environmental review of the Project in accordance with SEQRA; and

BE IT FURTHER RESOLVED, that, following review of the application materials, the Board of Trustees of the Village of Dobbs Ferry hereby determines the proposed Project, classified as an Unlisted Action, will require a coordinated SEQRA review with other involved agencies; and

BE IT FURTHER RESOLVED, that, as an essential precondition to further review of the proposed project, the Board of Trustees of the Village of Dobbs Ferry hereby directs the matter to be referred for comment and recommendation on the site plan application to the Dobbs Ferry Planning Board as required by the Zoning Code §300-52(B)(3), and referred to the Westchester County Planning Board in accordance with General Municipal Law §239.

DF Building Dept.

Memo, Agenda Item

To: Mayor and Board of Trustees

CC: Robert Yamuder, Village Administrator

Elizabeth Dreaper, Village Clerk

From: Dan Roemer

Date: 3/1/2024

Re: 99 Main St.

The Building Department is in receipt of an application submitted by Architect, Michael Lewis on behalf of the owner of 99 Main St, Jac Zadrima, for a proposed renovation the 1st floor and addition of 3 floors with a 4th story set back 12' from the front. The foot print of the building will remain the same, however, the project does not have the required parking. The project would require 5 additional parking spaces. As per village code, the Board may waive this requirement, or charge a PILOP fee for the parking deficiency.

I ask that this item be placed on the next available Board of Trustees agenda for your consideration.



MEMORANDUM

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

FROM: Valerie Monastra, AICP

Sam Justiniano, Planning Analyst

CC: Robert Yamuder, Village Administrator

Lori Lee Dickson, Esq., Village Attorney

Dan Roemer, Building Inspector

DATE: March 6, 2024

RE: 99 Main Street

Michael Lewis Architects P.C. (the "Applicant" and "Contract Vendee") is seeking Site Plan approval for improvements to the existing basement and first floor in addition to the construction of three (3) additional floors of apartments above the existing footprint. The property is located at 99 Main Street, Section Block and Lot 3.80-40-9 ("Project Site") and is in the DB, Downtown Business, zoning district.

GENERAL AND PROCEDURAL COMMENTS

 County Board Referral. This Project requires a referral to the Westchester County Planning Board per section 239 L, M, and N of the New York State General Municipal Law because the Project is within 500 feet the Old Croton Aqueduct State Trailway and is proposing over 5,000 sf of new or renovated floor area.

2. Zoning.

a. Bulk requirements. According to the bulk requirements outlined in Table B-8: Downtown Districts Dimensional Standards, the Applicant appears to comply with all required bulk requirements (see comment 2c for increased height allowance), except for minimum unit size. The minimum residential unit size permitted in the DB district is 600 sf. The Applicant is currently proposing a noncompliant studio apartment on the second floor with an interior floor area of 487 sq. ft. The Applicant will need to request a variance from the Zoning Board of Appeals or a waiver from this requirement, which the Village Board of Trustees may issue in accordance with §300-52E if they believe the waiver will be consistent with the purpose of promoting the health, safety or general welfare of the community and the purposes of the zoning code.

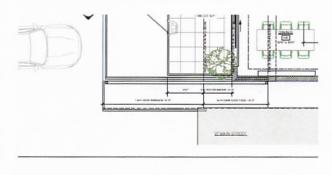
- b. Uses. The Project is located in the DB, Downtown Business zoning district. While the zoning code notes, "a mix of uses, including residential uses above nonresidential establishments, is encouraged," the Applicant should provide more information related to the commercial use of the basement and first floor. The site plan shows office space in the basement, which is permitted in the DB zoning district. The first floor appears to also be an office use, which the Applicant should confirm and appropriately reference in the site plan. "Commercial use" is too vague because some commercial uses require a special permit in the DB district.
- c. Fourth Floor. According to §300-36E(1), the Board of Trustees has the discretion to permit a building higher than 40 feet but no higher than 45 feet in the DB zoning district only after a reasoned judgment setting forth the public benefits of the development. This judgment takes into account recommendations of the Planning Board/AHRB and consistency with the character of the individual building and surrounding buildings. The code also states the Project must meet the following two additional requirements:
 - i. To recede from the front facade, either within a sloping roof form or as a setback volume and the Applicant must use available techniques to minimize the visual impact of any such fourth story or increased height. The Applicant is proposing a 12-foot setback of the proposed 4th floor.
 - ii. The liveable floor area of the fourth story, if permitted, shall not comprise more than 50% of the total floor area of the story below. It appears that the Applicant is not compliant with this requirement. The fourth floor has a proposed interior floor area of 812 sq.ft., which translates to approximately 80% of the total floor area of the third story (1,022 sq.ft.). The Applicant may need to seek a variance from the Zoning Board of Appeals or request a waiver from this requirement, which the Village Board of Trustees may issue in accordance with §300-52E if they believe the waiver will be consistent with the purpose of promoting the health, safety or general welfare of the community and the purposes of the zoning code.
- 3. **SEQR.** This application is categorized as an Unlisted Action under SEQR because it consists of the construction of apartments on top of an existing commercial use, establishing the building as a mixed-use building. It is recommended that the Village Board declares its Intent to be Lead Agency. The Applicant has submitted a Part 1 Short Environmental Assessment Form.
- 4. Site Plan Approval. This application requires Site Plan approval by the Village Board of Trustees and a recommendation from the Planning Board as per Section 300-52 of the Zoning and Land Use chapter.



- 5. **Architectural and Historic Review Board.** This application will require Architectural and Historic Review Board approval. The application will need to be consistent with the Downtown Design Guidelines provided in Appendix F of the Zoning Chapter.
- 6. 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 provided a Coastal Consistency Form, although one will need to be submitted with a signature.
- 7. **Ownership.** The Applicant and owner are not the same for this application. Please provide an owner's endorsement of the proposed Project.

SITE PLAN COMMENTS

- 1. **Plot Plan.** On sheet T-002.00 the Applicant has provided an annotated plot plan that appears to be from an original survey of the property. Please provide the survey this is from.
- 2. **Lighting.** Is the Applicant proposing any outdoor lighting? A lighting plan has not been provided.
- 3. **Payment in Lieu of Parking.** The Applicant has provided a parking analysis indicating the need for five (5) additional parking spots for the proposed residential additions. The Applicant may request a payment in lieu of parking per Section 300-48(H)(4). We also note the Applicant indicated two existing spots for the existing commercial use.
- 4. **Skylight.** The location of the skylights identified on the fourth floor and the roof do not seem to align. Please clarify.
- 5. **Fence and gate.** It appears the proposed fence and gate at the rear of the alley may be located on the adjoining property at 97 Main Street. Please clarify the location of the fence/gate in reference to the property line. See below.





SUBMISSION MATERIALS

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

- Land Use Approval Application, dated February 14, 2024
- Short Environmental Assessment Form Part 1, dated February 14, 2024
- LWRP Consistency review Coastal Assessment Form, unsigned and undated
- Letter from Michael B. Lewis for Proposed Project, dated February 15, 2024
- Plan Set, 12 sheets, from Michael Lewis Architects P.C., dated February 15, 2024 including:
 - T-001 Cover Sheet List of Drawings
 - T-002 Site Plan Zoning Chart General Notes
 - A-101 Basement Floor Plans Existing and Proposed
 - A-102 1st Floor Plans Existing and Proposed
 - A-103 Existing Roof Plan 2nd Floor Plan Proposed
 - A-104 3rd and 4th Floor Plans Proposed
 - A-105 Roof Plan Proposed
 - A-501 Front + Rear Elevations Existing and Proposed
 - A-502 South Side Section Elevations
 - A-503 North Side Section Elevations
 - A-106 All Floor Plans -1/8" Scale
 - A-504 Building Section Looking North



MICHAEL LEWIS ARCHITECTS PC 145 Palisade St • Suite 307 • Dobbs Ferry, NY 10522 • 914.231.7700 • info@mlarchitect.com

To: Board of Trustees

Date: February 15, 2024

Re: Proposed work at 99 Main Street - Application # A2024-0047

Dear Board of Trustees,

On behalf of our client, Jac Zadrima – we are submitting this application for added renovations to 99 Main Street.

We previously filed and were approved for renovation work on the Basement a, 1st Floor, and front facade under Application # A2023 - 0202.

The existing building is 2 Floors, 1 story on Main Street and a Basement, 2 stories at the rear of the building.

The owners now propose to add 3 Floors of apartments above the 1st Floor (4th floor setback 12' from the front of the building). As per Downtown District Code 300-36 - E1 - the Proposed building at front would be 3 stories under 40' tall and at the discretion of the Board of Trustees, a 4th floor setback 12' from the front of the building.

We are not changing the footprint of the building. The existing 2 floors have 3,157 SF, the proposed upward addition would bring the building to 6,598 SF.

The proposed work complies with all zoning, setback, coverage, and height requirements. The one ask is the proposed 4th floor setback described above.

As shown on the drawings, the work consists of a new, re-built 1st Floor level and façade, adding 3 floors above the 1st Floor level. 4 new apartment units are on the added 2,3,4th floors.

The only sitework includes a new Alley gate on Main Street, and at the rear, a new fence and gate to replace an old fence and gate.

Thank you in advance for your time and attention to the project. We are hoping to get on the Tuesday 3/12/24 Board of Trustees Meeting agenda.

Sincerely Yours,

Michael B. Lewis

AIA, Leed AP



Village of Dobbs Ferry Land Use Approval Application

Name of Propose	ed Development99 Main Street
Applicant:	
Name	Michael Lewis Architects PC
Address	145 Palisade Street #307. Dobbs Ferry, NY 10522
Telephone	914 231 7700
Email Address_	info@mlarchitect.com
Plan Prepared b	y:
Name	Michael Lewis Architects PC
Address	145 Palisade Street #307. Dobbs Ferry, NY 10522
Telephone	914 231 7700
Email Address	info@mlarchitect.com
Request for Site	Plan Subdivision Special Permit X
Architect (Conta	ct Information) Michael Lewis Architects PC - see info above
Engineer (Conta	ct Information)

Owner (if different from A	pplicant)		
NameJac Zadrima	1		
Address 99 Main Str	eet. Dobbs Ferry, NY	′ 10522	
Telephone 914 559 4	72		
Ownership intentions, i.e. p	ourchase options	Commercial space Basement and 1st Apartments on 2nd, 3rd, 4th Floors	t Floor - 3
Property Information			
		of Main Street - just South of Elm Stree	t
Tax map description:	n Midnight Run and I	DJ's Cleaners	
Sheet 3.80-40-9	Block	Lot/Parcel	
Current Zoning Classification	n Mixed Use - DE	3 - Downtown Business	
Description of Project_Exis	sting Building is 2 Flo	oors, 1 story on Main Street Basement	t.
We previously filed and were	approved for renov	vation work on the Basement and 1st F	loor under
Application # A2023 - 0202.	The owners now pro	opose to revise work to the Basement a	and 1st Floor, and
add 3 Floors of apartments	above the 1st Floor a	and a 4th floor setback 12' from the fro	nt of th building.
As per Downtown District Co	ode 300-36 - E1 - the	e Proposed building would be 3 stories	under 40' tall and
at the discretion of the Board Signature of Applicant, if O		f Owner	uilding.
		Date 2 · 1 -	1.24



VILLAGE OF DOBBS FERRY

Daniel Roemer
Building Inspector

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

Permit Application

Application Number A2024-0047

Date 02/13/2024

Job Location 99 MAIN ST

Lot # 3.80-40-9

Owner: JacZadrima

99 Main Street

Dobbs Ferry, NY 10522

(917)559-4172

Applicant: Michael Lewis

145 Palisade Street, Suite 307

Dobbs Ferry, NY 10522

914 231 7700 info@mlarchitect.com

Application Type: Building Addition Estimated Cost of Construction: \$540000

Description of Work: Owners propose to remove existing 1st floor walls, rebuild 1st floor, and add 3 floors

above - 3 floors on Main St under 40' tall and at the discretion of the Board of

Trustees, a 4th floor, setback 12' from the front. The building footprint remains the

same. Project complies with Downtown District Design Guidelines, and all zoning,

Form Questions:

Application Parcel Owner Contact:

Parcel Owner Email	Jzadrima@genrealgroup.com
	Mforsberg@genrealgroup.com
Parcel Owner Phone	917-559-4172 & 917-583-8940

Short Environmental Assessment Form Part 1 - Project Information

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.

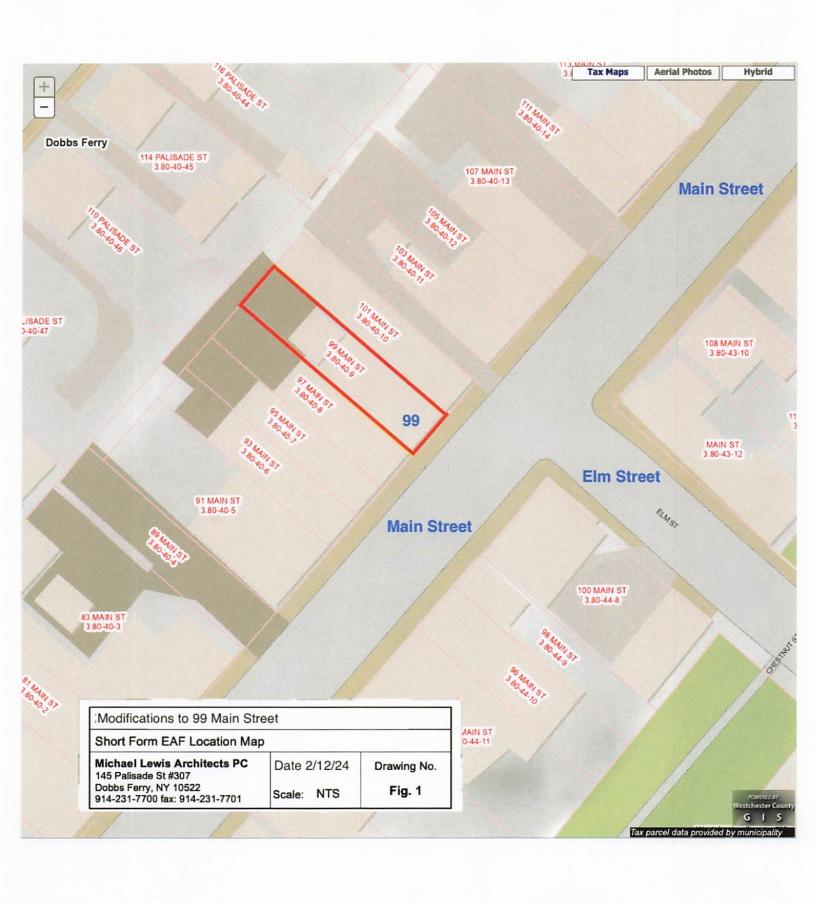
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: 99 Main Street			
Project Location (describe, and attach a location map):			
99 Main Street - West side of Main Street - just South	of Elm Street		
Brief Description of Proposed Action:			
Existing Building is 2 Floors, 1 story on Main Street and a Basement			
We previously filed and were approved for renovation work on the B Application # A2023 - 0202. The owners now propose to revise work and add 3 Floors of apartments above the 1st Floor (4th floor setback As per Downtown District Code 300-36 - E1 - the proposed building at the discretion of the Board of Trustees, a 4th floor setback 12' from	to the Basement and k 12' from the front of would be 3 stories und	1st Floor, the building). der 40' tall and	
Name of Applicant or Sponsor:	Telephone: 914 231	7700	
Michael Lewis Architects PC	E-Mail: info@mlarc	chitect.com	
Address: 145 Palisade Street #307.			
City/PO: Dobbs Ferry, NY	State: New York	Zip Code: 10522	
1. Does the proposed action only involve the legislative adoption of a plan, loca	l law, ordinance,	NO	YES
administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the e	nvironmental resources th	at 🗔	
may be affected in the municipality and proceed to Part 2. If no, continue to question	tion 2.	X	Ш
2. Does the proposed action require a permit, approval or funding from any other	er government Agency?	NO	YES
If Yes, list agency(s) name and permit or approval:		X	
3. a. Total acreage of the site of the proposed action b. Total acreage to be physically disturbed 0 SF = 0 CC. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor 2,874 SF = .07	Acres acres		
4. Check all land uses that occur on, are adjoining or near the proposed action:			
☐ Urban ☐ Rural (non-agriculture) ☐ I ndustrial 🗶 Commercia	Residential (subur	ban)	
Forest Agriculture Aquatic Other(Spec	rify):		
Parkland			

Page 1 of 3

5. Is the proposed action,	NO	YES	N/A
a. [A permitted use under the zoning regulations']		X	
b. Consistent with the adopted comprehensive plan?		X	
		NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?			Х
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		NO	YES
If Yes, identify:		X	
			Ш
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
b. Are public transportation services available at or near the site of the proposed action?		X	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed		\perp	X
action?		Ш	X
9. Does the proposed action meet or exceed the state energy code requirements?		NO	YES
If the proposed action will exceed requirements, describe design features and technologies:			
Rooftop Solar panels			X
		Т	
10. Will the proposed action connect to an existing public/private water supply?		NO	YES
If No, describe method for providing potable water:			X
11. Will the proposed action connect to existing wastewater utilities?		NO	YES
If No, describe method for providing wastewater treatment:			
-			X
	_		
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the	t	NO	YES
Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the		X	
State Register of Historic Places?]		
		X	П
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?			_
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain		NO	YES
wetlands or other waterbodies regulated by a federal, state or local agency?		X	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		X	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:			

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?	X	
16. Is the project site located in the 100-year flood plan?	NO	YES
	X	
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	X	
a. Will storm water discharges flow to adjacent properties?	X	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:		X
The existing Roof stormwater is drained to the rear of the building through gutters and downspouts		
to existing storm drains. The proposed work does not increase building - roof footprint.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:		
	X	Ш
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:		
	X	Ш
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:		
	X	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BE MY KNOWLEDGE	ST OF	
Applicant/sponsor/name: Michael Lewis Architects PC Date: 2 · 14	24	
Signature MB Title: Architect		



Modifications to 99 MAIN STREET

APPLICATION # A 2024 - 0047

99 Main Street, Dobbs Ferry, NY 10522



99 MAIN STREET EXISTING

101 MAIN STREET

101 MAIN STREET

105 MAIN STREET

Existing 99 Main Street - Streetscape Looking West



Proposed 99 Main Street - Streetscape Looking West

93 MAIN STREET

95 MAIN STREET 97 MAIN STREET

99 MAIN STREET PROPOSED

101 MAIN STREET

105 MAIN STREET

107 MAIN STREET









DRAWING INDEX

NO.	SHEET	ISSUE DATE	REV. DATE
1 001	Cover Sheet - List of Drawings	2/15/24	
T-002	Stre Plan Zoning Chart General Notes	2/15/24	
	FLOORPLANS		
A 101	Basement Floor Plans - Existing and Proposed	2/15/24	
A 102	1st Floor Plans - Existing and Proposed	2/15/24	
A-103	Existing Roof Plan 2nd Floor Plan Proposed	2/15/24	
5 104	3nf and 4th Floor Plans Proposed	2/15/24	
A 105	Roof Plan Proposed	2/15/21	
	ELEVATIONS		
A 501	Front * Rear Elevations - Existing and Proposed	2/15/24	
A 502	South Side Section Elevations	2/15/24	
A 503	North Side Section - Elevations	2/15/24	
A 504	All Floor Plans 1/8" Scale	2/15/24	
A 504	Building Section Looking North	2/15/24	

APPLICATION # A 2024 - 0047

NO ISSUE



Michael Lewis Architects PC

Modifications to 99 Main Street Interior

THE NAME:		
DRAWN BY:	1.C	DRAWING NUMBER
SCALE	As Noted	T-001.00
DATE	2/15/21	1-001.00
PROJECT IO:	2215A	

GENERAL REQUIREMENTS

- 2 Scope of Work, includes all them described in Disorings 6 Specifications, verbally A graphically with more stringent and on conty them assur-cion of discrepance.
- 3. All new construction shall adhere to the 2020 New York State Building Code and the 2020 Divery Conservation Code of New York State. Notify Accions of any inadvertest concernplance with Codes regarding information contained in Drawings and Specifications, with no Work to be preferred Licocomply.
- A Bod C. Selectation and all other various for Const and copyle such Selectan State, and and a row and Englishmen defining to review to lead of the Const and Const an
- is All Terms & Conditions laid out in the A.L.A. Statebard Form Of General Conditions shall apply to the G.C. & to all of his Sub-Contractors
- 7. The C.C. & Subcontractors shall attend regular job meetings as required by the Architect.

DIVISION 01: PROJECT REQUIREMENTS

4. The CC shall verify all Doministers & Conditions in the field price to Contribution. Any the requirement is the bright to the starting of the bright to the contribution of the field price to seed. The CCC shall be recognited to frield EEG (add); or all Wisk, whether high to CC or by descreaments. The man is held of the GC for any error or neglect on the year. Under no circumstances are the Passenges to be violed for bootion of Wisk. GC shall verify all characters for the contribution point to intelligence positions that applications, there are expected to be footion of Wisk. GC shall verify all characters for the conditions in the fining requirements that applications, there are expected to the footion of Wisk. GC shall verify all characters for the conditions in the fining requirements that applications in their own or expected.

3. The G.C. shall be responsible for the protection of all new 4c conting Work, Owner's Property, Building, and its Prenises from damage 4c dust or dust a fine of the protection of all new 4c conting Work, Owner's Property, Building, and its Prenises from damage 4c dust or dust a fine of the protection of all new 4c conting Work, Owner's Property, Building, and its Prenises from damage 4c dust or dust a fine of the protection of all new 4c conting Work, Owner's Property, Building, and its Prenises from damage 4c dust or dust a fine of the protection of all new 4c conting Work, Owner's Property, Building, and its Prenises from damage 4c dust or dust a fine of the protection of all new 4c conting Work, Owner's Property, Building, and its Prenises from damage 4c dust or dust a fine of the protection of the prote4. Plumiting & Electrical Work shall be performed by Contractors licensed in their trade. G.C. shall be licensed to perform the Work as required.

(CC) shall maintain at the fite-one Record Copy of all Disordings, Clarifordine Skeldon, Approach 500; December 3, person 100; December 3, person 1

6. Details not usually shown or specified, but necessary for proper construction on any part of the work shall be included as if they were indicated in the

7. Acchitectural Drawings shall be Followed as closely as actual Field Conditions & the work of other trades permit. Any pipus, secting, or materials not specifically shown or specifically shown or specifically shown or specifically shown or specifically shown.

8 GC shall prepare schedule for completion of Work prior to commencement and submit to Architect for approval. Contractor shall follow approved schedule and immediately notify Architect of any deviations from the approved schedule.

9. The G.C. must substit all Engineering & Shop Drawings (including Millwork) & cut shorts of all equipment, plainbug & electrical listures, hardware & accessors to the Architect for approval prior to Fabrication, Ordering and/or Construction. Shop Drawings shall be revised per Architect's instruction if raquited prior to approval.

10. The G.C. shall supervise & be solely responsible for all aspects of the Work, including life Solety, mannerance of exit dontances & free extinguishers as required by Code. The G.C. shall have sole responsibility for any damage or injuries caused by or during the execution of the Work.

12. All pipting & suring to be demolished shall be removed to a point of conominent & shall be properly capped or pluggest.

13. The G.C. shall do all cutting patching & requiring as required to perform all Work required to complete the Job. All patching where new construction cours shall match existing adjacent or as indicated on the Drawings.

14. All new construction shall be laid out to field for Arclatect's approval prior to starting construction.

15. No change to accomed largest shall be made without Writing Congret Of The Architect.

In When "Appeared Equal", "Gund fo", "Similar" or other general qualifying terms are used, it shall be subject to final review by the Architect. There shall be no substitutions unless agreed upon in writing by the Architect.

 $17. \ The G.C. \ shall verify all equipment dimension, locations \& local ups with Manufacturer's Specifications whether the G.C. in Others supply the$

18. All items noted Transition Dy Owner' shall be installed by the CCC under the Contract as per Manufacturery Specifications & inclusivy standards. Wall single convenient & all other requirements required to merapenate Corner jurgished items shall be provided & constituted by the CCC.

19 G.C. shall employ experienced workers or professional dossers for final cleaning prior to request of importion for Certificate of Substantial Completion

STRETCH ENERGY CODES

- 1. This design is in compliance with requirements of 2020 Energy Conservation Code of NYS, the 2020 New York State Building Code, and the 2020 NYSwetch Code.

 2. Contractors halft perform all work in accordance with applicable codes listed above.

 3. Updated Table R. R. 2014 a below showing updated values prevails where applicable.

2020 ENERGY CONSERVATION CODE OF NEW YORK STATE

Climate Zone 4	Fen. U-Fector	SkyL1 U-Factor	SHGC	Ceiling R-Vai	Wood Wall R-Value	Mans Wall R-Value	Floor R-Vai	Barrt Walf B-value	Slab R-Value/ Depth	Wall R-Value
Stretch Code	627	0.50	.04	49	20+6 or 59+6	thrato	30	15/19	10.45	15/19

INSULATION	AND FENESTS	NATION REGIE	GEMENTS BY	COMPONENTS

CLIMATE	PENESTRATION UPACTOR	BRYLJUHT* DFACTOR	GLAZED FENESTRATION SHGC**	CEILING #YALUE	WOOD FRAME WALL R-VALUE	MASS WALL AVALUE	PLOOR AVALUE	BASEMENT WALL #YALUE	SLAB* MYALUE & DEPTH	SPACE" WALL
	NR	0.75	0.25	36	13	3/4	13	0	0	0
2	0.40	0.65	0.25	36	13	4/6.	13	0	0	0
)	0.32	0.55	0.25	34	20 or 13 + 5 ³	8/13	19	5/137	0	5/13
4 except Marine	0.32	0.53	0.40	49	20 or 13 + 5°	8/13	19	10/13	10,2 ft	10/13
5 and Marine 4	0.30	0.55	NR	49	20 or 13 + 5°	13/17	309	1519	10.2 ft	15/19
6	0.30	0.55	NR	49	20 + 5° or 13 + 10°	15/20	30*	15/19	10,4 ft	15/19
1 and 8	0.30	0.55	NR	49	20 + 5° or 13 + 10°	19/21	365	15/19	10,4 ft	15/19

- For St. 1 Sect + 304 8 cars.

- Fig. 31. The x 3-3xd same. See A subsequent of the contraction of the

- g. Alternatively, insulation millions to fill the framing certity providing not less than an 8 value of \$8.19.
 h. The first value is cavity insolution, the second value is continuous insulation. Therefore, as an example, "33+5" means \$8.10 cavity insulation plus \$8.5.
- consumers meanwrith.

 More wells shall be an accordance with Section IN 102.2.5. The second R-value applies where more than half of the insolution is use the masses.
- This design is in compliance with requirements of 2020 New York State Building Code and the 2020 Energy Conservation Code of New York State.
 Contractor shall perform all Work in accordance with applicable codes as listed in the 2020 NYS Code Books.

ZONING ANALYSIS

OT AND ZONING INFORMATION				
09 MAIN STREET DORRS FERYY, NY 10522				
SECTION - 3.80-40-9	MAKE.	107-9		
		101-9		
ZONING DISTRICT: DB (Downto	wn Business) - Mixed use			
GENERAL LOT DIMENSIONS	RECEIPE DALLOWED	Existing	PROPOSED	
OTAREA	MEGGINEDIALLOWED	2.5/4.52	NO CHARGE	COMPLIANT
OT WILLIA		25/4 59		715
LOT METH			NO CHANGE	71.5
COT DEPTH		1100*	NO CHANGE	718
YARD NETBACKS				
	REQUIREDIALLOWED	EXISTING	PROPOSED	COMPLIANT
FECRET .	tr.	or .	of .	71.5
REAR	tr.	yer	NO CHANGE	YES
SIDE ONE (NORTH)	0"	tr tr	NO CHANGE	115
NOT WO (SOUTH)	or .	27	NO CHANGE	71.9
TOTAL OF TWO NOES	0	37		YES
BUILDING HOGH!				
SERVICE SERVICES	REQUIREDIALLOWED	EXISTING	PROPOSED	COMPLIANT.
BUS DING				CONT. COOK!
STORIS S (above grade plate)	3 - 14th 4 most by selling \$ 12" of \$cell	1 at Main Nr. 2 at row	3 - (4th 8 most be settlersk 12' at boot)	VI S - See Note 1
F. E. Cabaren gracin plants) to read marganet		1400	AVIC	Y63
LAVI	NA.	NA.	NA NA	719
LANE.	NO.			11.0
LO! COVERAGE				
	REQUIREDIALLOWED	EXISTING	PROPOSED	COMPLIANT
LCITARIEA		2.674.58	NO CHANGE	V1.5
BUILDING COVERAGE	MAX 80 % of 2,874 - 2,299 fill	1,837 SF (79%)	NO CHANGE	115
COVERAGE, IMPERVIOUS SURFACES	MAX 100% of 2.874 - 2.874	1.837 51 + 410 51 - 2.247 57 - (78%)	NO CHANGE	YES
(thaklings 1 lingur-shows (timinusposa)				
OCCUPANCY AND USE				
	REQUIREDIALLOWED	Existing	PROPOSED	COMPLIANT
CLIFFIENTUSE	COMMERCIAL TRESENTIAL	COMMERCIAL	COMMUNICAL / RESERVING	11.5
Existing - Current Property to 1 story on Mr.				
Propriet - Adding 3 Books of conducted a	howe entailing 1st Boor level (4 squartitus	of conding)		
DASMENT FLOCE AREA	Communical / Hugadormal	1075/	1675	115
INT IT DONE ARE A	Commercial / Henderford	13/15/	1,519.57	YES
AND FLOOR ARE A	Commercial / Residential	DOLS NOT EXIST	1,519.57	YES
JED LLOOR AND A	Commercial / Residential	DOES NOT EXIST	1,240.87	YES
ATH PLOOR AREA	Commercial (Headuries)	DOES NOT EXIST	1257 SI	YES
THE STATE OF THE S	Communicar (Passaula)	COES NOT EXIST	yo. si	YES
101M		11986	6.556.86	VIS
~~		4 138 81	6,500.57	71.5
CHONS H COS AND A		1149	6.99656	
COUNTRY OF THE PARTY OF T		31989	6.508.67	115
UNA		A 158 50	6,546.67	11.5
NOTE				
		At the 3 stortes orsion 40" tail and at the dis-		

PARKING ANALYSIS

DOBBS FERRY MULTI-FAMILY PARKING REQUIREMENTS		EXISTING	PROPOSED	spots
EXISTING COMMERCIA.		2 SP015		7
2 Existing Spots				
NEW OWELEING ONET 1 - Music Apr	1 PWHONG NEGT	UNIT DOES NOT EXIST	1 SPO S REOD	0
1 - Parking Spots = 1 SPO15		The second secon		
NEW DWELLING UNIT 2 - 1 Bot	1 PARKING SPOT	UNIT DOES NOT EXIST	1.25 SPO / 8 RE OTO	0
1 = 25 Parking Spots for Each Bedroom (1) = 1.25 SPG S	25 EVEKING NEOT			
NEW DWELLING UNIT 3 - 2 Burls	1 PARKING SPOT	UNIT DOES NOT EXIST	15 SPO15 REOD	0
1 - 25 Parking Spoks for Earth Bodroom (2) - 1.5 6PG/S	50 PARKING SPOT			
NEW EWELLING UNIT 4 - 1 Bed	1 PANKING SPOT	UNIT DOES NOT EXIST	1,25 \$1-075 RLOD	- 0
1 - 25 Parking Spots for Each Bedroom (1) - 125 SPGTS	25 PARKING SPGT			
10745		2 SPOTS - See Note 1	5 SPO S - See Note 1	0
				-
NOTES.				
1 - Due to existing physical limitations of the situat is not posset	to to create any parkers; - w	ery enamed the current from the 56 Coul-	or 50 Purking Lot	

SPRINKLER, FIRE ALARM NOTE:

FIRE ALARM PLANS - FILED UNDER SEPARATE PERMIT

SPRINKLER FILED UNDER SEPARATE PERMIT

GENERAL CONDITIONS

I. APPROVED STAMPED SET OF BUILDING PLANS MUST BE PRESENT ON SITE AT ALL TIMES.

2 DICENSIDED SCHEDICIAN TO SHEED SCHEDUCK AT PERMIT

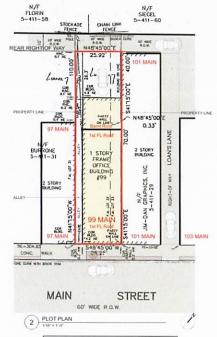
PRE-ENGINEERED WOOD PLACARDING CANTENATOR SHALL PROVIDE IT, AC SON ASSESSION IN COST, OF THE STREET HAS AN ADMINISTRATION OF THE SHALL PROVIDE AS A SHALL PROV

CLIMATE AND GEOGRAPHIC DESIGN CRITERIA

2020 NEW YORK STATE BUILDING CODE

CHAPTER 3 - BUILDING PLANNING WESTCHESTER, NY. CLIMATE ZONE 4 TABLE R301-2/11 CLIMATE ZONE 4

LER	LE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA												
UND WIND		TOPOGRAPHIC	SPECIAL	WIND-BORNE SEISM	SEISMIC	SUBJECT TO DAMAGE FROM		WINTER	ICE BARRIER	FLOOD	AIR	MEAN	
AD	SPEED (MPH)	EFFECTS	WIND DEBRIS REGION ZONE		CATEGORY	WEATHERING	PROST	TERMITE	DESIGN TEMP	UNDERLAYMENT	HAZARDS	FREEZING INDEX	ANNUAL
PSF	115-120	NO	YES	NO	C	SEVENE	34.	MODERATE/ HEAVY	15°F	YES	NO	2000	51 trF



99 MAIN STREET - DOBBS FERRY, NY. 10522

SECTION: 3.80 BLOCK: 40 LOT 9

ZONING: DB - DOWNTOWN BUSINESS

BY: BROOKER ENGINEERING, PLLC

DATE: 3/22/10 OWNER OF RECORD: 99 MAIN STREET CORPORATION

STRUCTURAL & LOADING NOTES

Soil Bearing Capacity:
Design learning Capacity:
Design learning capacity of soil shall be 2,000 FM in accordance with 2020 Residential Code of New York State R401.4.1
for Sunt, Silvy Swit, Clayery Sand

Concerts Compressive Strength
Stall be Min. 3,000 PSI at exposed extract walls; shall be Min. 2,500 PSI at basement stalm; and shall be Min. 3,500
FSI at basement stalm; are exposed on the weather including powher, steps, walls, and gatage floor stales, all to be in
compliance with the 2021 Beninterial Code of New York Stale.



Michael Lewis Architects PC

APPLICATION # A 2024 - 0047

DATE

NO. REVISIONS

NO. ISSUE

PROJECT

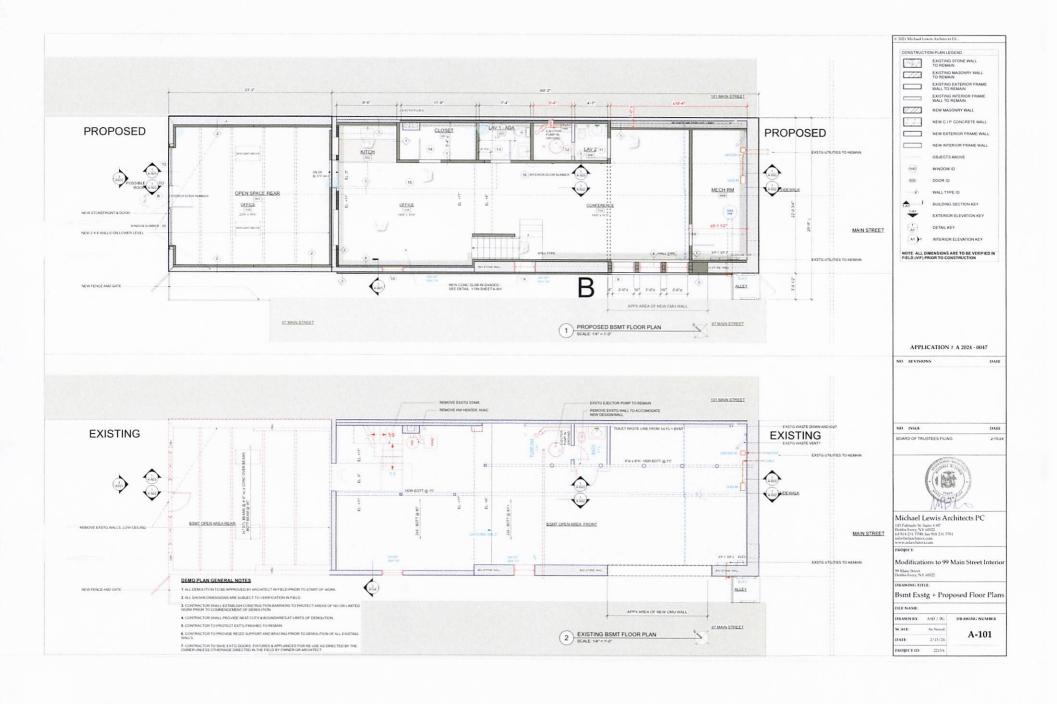
Modifications to 99 Main Street Interior

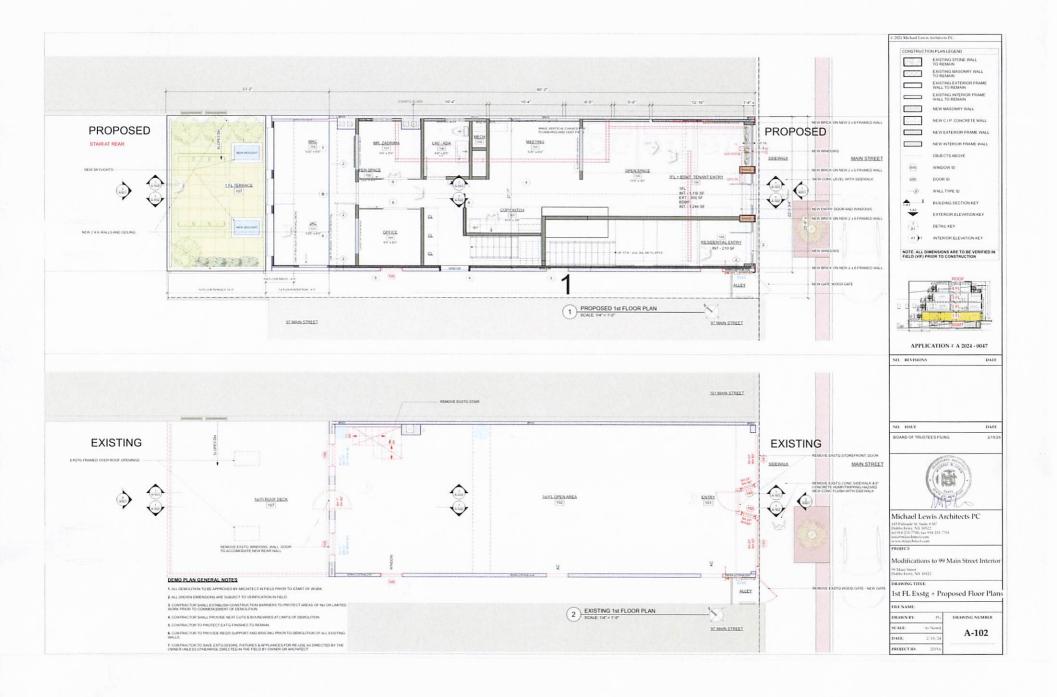
99 Main Street Dobin Ferry, NY 10522

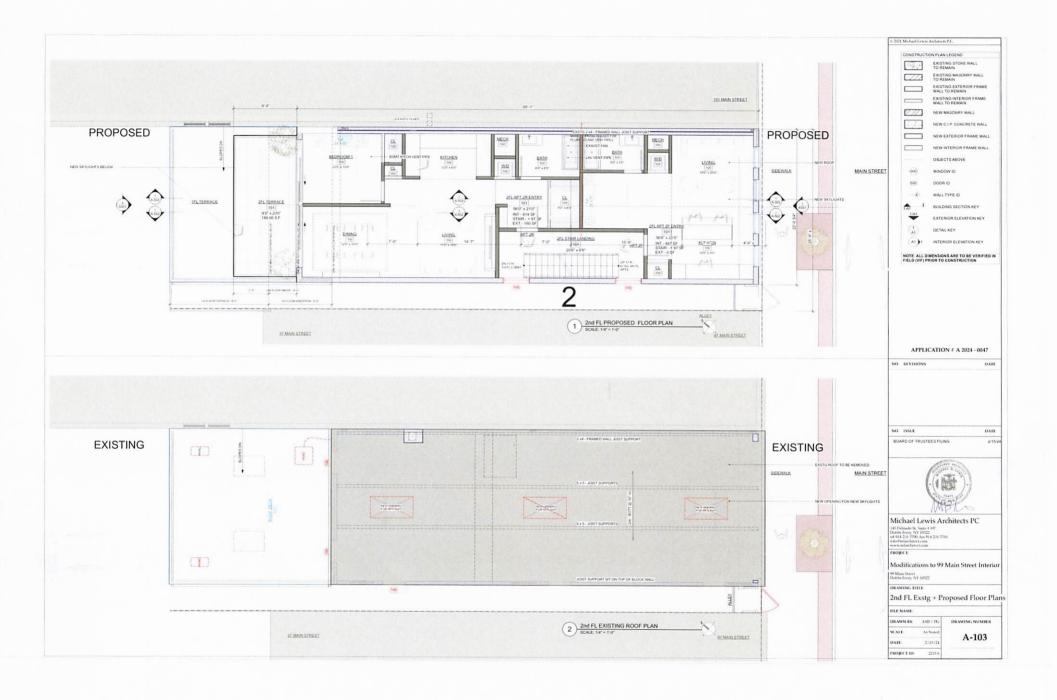
SITE PLAN, ZONING, NOTES

ILE NAME:		
RAWN BY:	PG	DRAWING NUMBER
CALE	As Noted	T-002.00
ATE:	2/15/24	1-002.00

T-002.00 2215A















4 EXISTING FRONT ELEVATION - Main Street
SCALE 3/16" = 1'-0" - Note plans are @ 1/4"

2 EXISTING REAR ELEVATION
SCALE 3/16" = 1/-0" - Note plans are @ 1/4"

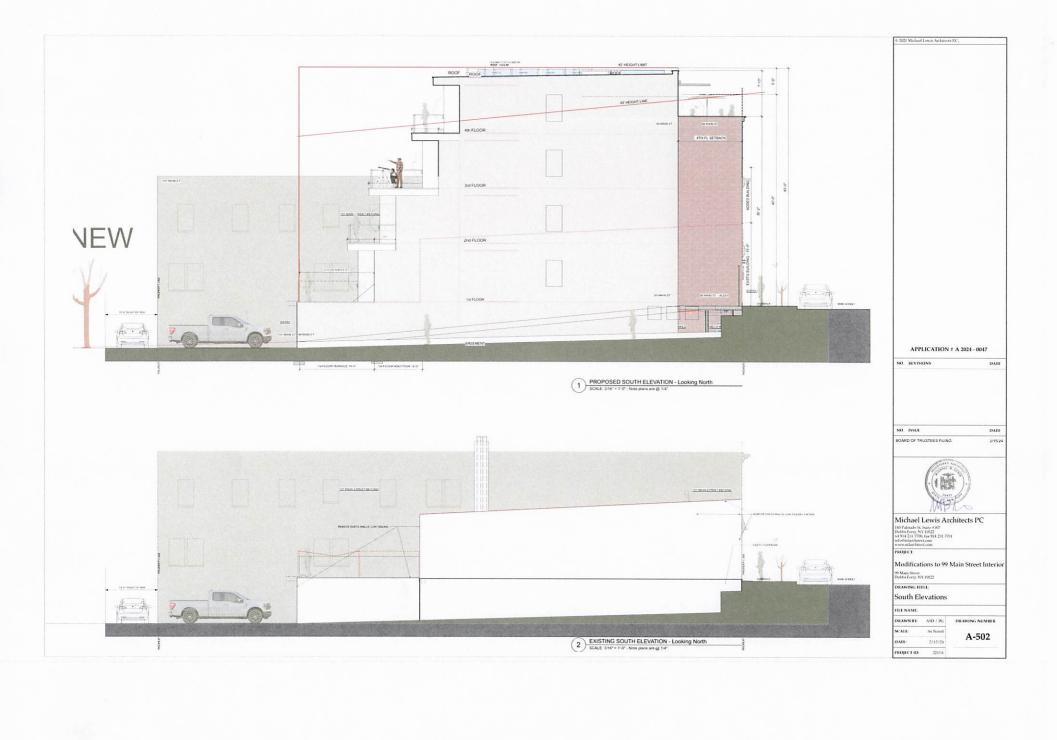
DATE

SCALE:

As Notest

2/15/24 PROJECT ID: 2215A A-501

2/15/24





APPLICATION # A 2024 - 0047

DATE

DATE BOARD OF TRUSTEES FILING 2/15/24



Michael Lewis Architects PC

INITIONALE LEWIS AFCH
145 Palmade St. Suite # 307
Dobbs Ferry, NY 10522
tel 91 231 7700, fax 911 231 7701
indo@mlarchutes.com
www.mlarchitest.com
PROJECT

Modifications to 99 Main Street Interior

99 Main Street Dobbs Ferry, NY 10322

DRAWING TITLE North Elevation

FILE NAME:

DRAWN BY ASD / PG DRAWING NUMBER SCALE: As Noted 2/15/21

A-503 PROJECT ID: 2215A





Village of Dobbs Ferry Building Department Village Hall - 112 Main Street Dobbs Ferry, New York 10522 Phone; (914) 231-8513 - Fax: 914-693-3470

LWRP CONSISTENCY REVIEW COASTAL ASSESSMENT FORM

Name of Applicant:	145 Palisade Street #307. Dobbs Ferry, NY 10522				
Mailing address:					
Telephone number: _	914 231 7700				
Tax Lot#:	3.80-40-9				
Application number, i	fany: A2024 - 0047				

Michael Lawie Architecte DC

A. INSTRUCTIONS (Please print or type all answers)

- 1. All applicants, including the Village of Dobbs Ferry and other agencies, shall complete this CAF for proposed actions subject to **Local Law# 10-05 LWRP Consistency Law.** This assessment is intended to supplement other information used by the Dobbs Ferry Planning Board in making a determination of consistency with the Coastal Management Policies set forth in the Dobbs Ferry Local Waterfront Revitalization Program(LWRP).
- 2. All applicants shall complete Sections B and C of this Coastal Assessment Form. If the proposed action meets any of the criteria listed in Section C, Section D must be completed.
- 3. In Section D, a proposed action should be evaluated as to its potential beneficial and/or adverse effects upon the coastal area and how it may affect the achievement of the specific policy standards contained in the LWRP and the LWRP Consistency Law.
- 4. Once evaluated, a proposed action may need to be analyzed in more detail and, if necessary, modified prior to making a determination that it is consistent with the LWRP policy standards. If an action to be certified as consistent with the LWRP policy standards, it shall not be undertaken.

B. DESCRIPTION OF SITE AND PROPOSED ACTION

- 1. Type of action (check appropriate response):
 - a) Directly undertaken (e.g., capital construction, planning activity, agency regulation, land transaction) Construction
 - b) Financial assistance (e.g., grant, loan, subsidy) No

Village of Dobbs Ferry - LWRP Consistency Review COASTAL ASSESSMENT FORM (5/20/2022)

	c) Permit, approval, license, certification	DOB, B.O.T. Planning Board / AHRB approvals							
	d) Party or Agency undertaking action:	DOB, B.O.T. Planning Board / AHRB approvals							
2.	Describe nature and extent of action:	escribe nature and extent of action:							
	Application # A2023 - 0202. The owners now page 1	propose to revise work to the Basement and 1st Floor under							
,		or and a 4th floor setback 12' from the front of the building.							
3.		on): n Street - just South of Elm Street							
	C. COASTAL ASSESSMENTCRITERIA Please check any of the following criteria th	at describe the proposed action.							
	1. The proposed action has direct conits tributaries - Wickers Creek and the	ntact with coastal waters, i.e., the Hudson River and/or e Saw Mill River.							
	2. The proposed action utilizes coasta	al waters, either directly or indirectly.							
		ral features such as tree cover, hillsides, steep slopes, fect or are affected by coastal waters.							
	4. The proposed action demonstrates be recreational, cultural, historic, or be	a relationship to coastal waters. The relationship may business.							
	5. The proposed action has a direct vi waterfronts.	isual relationship with coastal waters and their							

If the proposed action meets any of the above criteria, Section D must be completed.

D. COASTAL ASSESSMENT

The following thirteen questions are based directly on the Coastal Management Policies set forth in Section ill of the Dobbs Ferry LWRP. The preparer of this form should review these policies which are available online at www.dobbsferry.com/content/waterfront and also on file in the Village of Dobbs Ferry Clerk's office. Please answer every question and provide a brief explanation. If necessary, you may attach further explanation or refer to other available documentation relating to the proposed action.

	Applicant Does the proposed action foster a pattern of development in the coastal area that enhances community character, open space preservation, use of existing infrastructure, use of a coastal location? XYES NO Not Applicable
	Communiy Character - We are renovating an old (not original) building with a new facade on Main Street
2.	Does the proposed action preserve historic and archaeological resources? YES NO XNot Applicable
3.	Does the proposed action protect existing scenic resources or enhance visual quality in the community? XYES NO Not Applicable
	Visual Quality of the Community - We are renovating an old (not original) building with a new facade on Main Street - the original building was destroyed in the Main Street fire of 1918
4.	Does the proposed action minimize loss of life, structures, and natural resources from flooding and erosion? YES NO XNot Applicable
7	
5.	Does the proposed action protect or improve water resources? YES NO XNot Applicable
2	
6.	Does the proposed action protect or restore ecological resources, including significant fish and wildlife habitats, wetlands, and rare ecological communities? YES NO XNot Applicable
-	

7.	Does the proposed action protect and/or improve air quality? XYES NO Not Applicable
(Old furnace and wall thru air conditioners replaced by new modern , efficient HVAC system
-	
8.	Does the proposed action minimize environmental degradation from solid waste and hazardous substances and wastes? YES NO XNot Applicable
9.	Does the proposed action improve public access to and recreational use of public lands and waters? YES XNO Not Applicable
1	Not directly but yes if you count the recreation fees to be paid
N	
10.	Does the proposed action protect water-dependent uses, promote siting of new water-dependent uses in suitable locations, and/or support efficient harbor operation? YES NO Not Applicable
11.	Does the proposed action promote the sustainable use of fish and wildlife resources? YES NO XNot Applicable
	No but we are proposing a small fish plaque on the front facade, in honor of the building owner and our location near the Hudson River

12. Does the proposed a YES X NO	nction protect agricultural land Not Applicable	ds?	
resources?	action promote appropriate use X Not Applicable	se and development of energy and mineral	
	RKS OR ADDITIONAL INF	FORMATION: lete this form, please contact Village of Buildin	ıg
Preparer's Name:	Telephone:		
Title:	Agency:	Date	
Consistency Determination	n		
Yes			
No			