



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
2. Memorandum dated March 1, 2024 from Dan Roemer/Building Inspector to Mayor Rossillo and the Board of Trustees
3. 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.

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

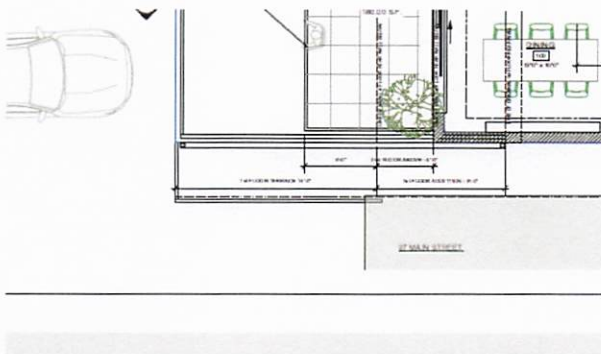
1. **County Board Referral.** This Project requires a referral to the Westchester County Planning Board per section 239 L, M, and N of the New York State General Municipal Law because the Project is within 500 feet the Old Croton Aqueduct State Trailway and is proposing over 5,000 sf of new or renovated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

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.

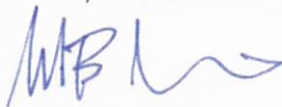
The proposed work complies with all zoning, setback, coverage, and height requirements. The one ask is the proposed 4th floor setback described above.

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



DOBBS FERRY

— NEW YORK —

Village of Dobbs Ferry Land Use Approval Application

Name of Proposed Development 99 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 by:

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 ☒

Architect (Contact Information) Michael Lewis Architects PC - see info above

Engineer (Contact Information) _____

Owner (if different from Applicant)

Name Jac Zadrima

Address 99 Main Street. Dobbs Ferry, NY 10522

Telephone 914 559 4172

Ownership intentions, i.e. purchase options Commercial space Basement and 1st Floor - 3
Apartments on 2nd, 3rd, 4th Floors

Property Information

Location of site 99 Main Street - West side of Main Street - just South of Elm Street
Between Midnight Run and DJ's Cleaners

Tax map description:

Sheet 3.80-40-9 Block _____ Lot/Parcel _____


Current Zoning Classification Mixed Use - DB - Downtown Business

Description of Project Existing Building is 2 Floors, 1 story on Main Street Basement.

We previously filed and were approved for renovation work on the Basement and 1st Floor under

Application # A2023 - 0202. The owners now propose to revise work to the Basement and 1st Floor, and
add 3 Floors of apartments above the 1st Floor and a 4th floor setback 12' from the front of th building.

As per Downtown District Code 300-36 - E1 - the Proposed building 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.

Signature of Applicant, if Owner or Signature of Owner 

Date 2.14.24



VILLAGE OF DOBBS FERRY

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

Daniel Roemer
Building Inspector

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

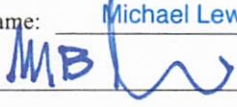
Instructions for Completing

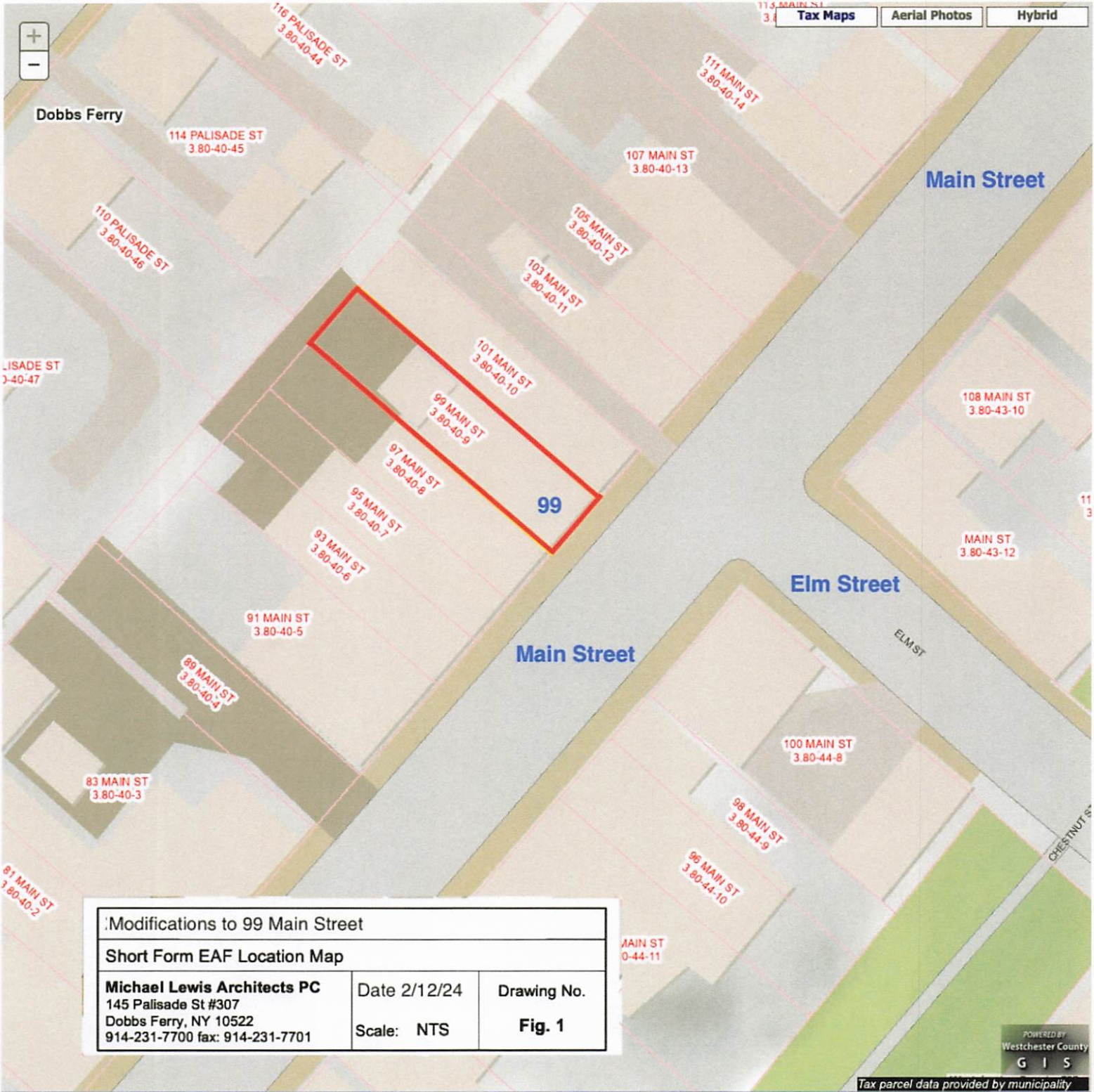
Part 1 – Project Information The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: <div style="text-align: center;">99 Main Street</div>			
Project Location (describe, and attach a location map): <div style="text-align: center;">99 Main Street - West side of Main Street - just South of Elm Street</div>			
Brief Description of Proposed Action: <div style="text-align: center;">Existing Building is 2 Floors, 1 story on Main Street and a Basement</div> <div style="text-align: center;">We previously filed and were approved for renovation work on the Basement and 1st Floor under Application # A2023 - 0202. The owners now propose to revise work to the Basement and 1st Floor, and 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 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.</div>			
Name of Applicant or Sponsor: <div style="text-align: center;">Michael Lewis Architects PC</div>		Telephone: 914 231 7700 E-Mail: info@mlarchitect.com	
Address: <div style="text-align: center;">145 Palisade Street #307.</div>			
City/PO: <div style="text-align: center;">Dobbs Ferry, NY</div>		State: <div style="text-align: center;">New York</div>	Zip Code: <div style="text-align: center;">10522</div>
1. <u>Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?</u>		NO YES	
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		<input checked="" type="checkbox"/> <input type="checkbox"/>	
2. <u>Does the proposed action require a permit, approval or funding from any other government Agency?</u>		NO YES	
If Yes, list agency(s) name and permit or approval:		<input checked="" type="checkbox"/> <input type="checkbox"/>	
3. a. <u>Total acreage of the site of the proposed action?</u>		2,874 SF = .07 Acres acres	
b. <u>Total acreage to be physically disturbed?</u>		0 SF = 0 Acres acres	
c. <u>Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?</u>		2,874 SF = .07 Acres acres	
4. <u>Check all land uses that occur on, are adjoining or near the proposed action:</u>			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. <u>A permitted use under the zoning regulations?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. <u>Consistent with the adopted comprehensive plan?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. <u>Is the proposed action consistent with the predominant character of the existing built or natural landscape?</u>	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. <u>Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</u> If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. <u>Will the proposed action result in a substantial increase in traffic above present levels?</u>	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. <u>Does the proposed action meet or exceed the state energy code requirements?</u> If the proposed action will exceed requirements, describe design features and technologies: <u>Rooftop Solar panels</u>	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. <u>Will the proposed action connect to an existing public/private water supply?</u> If No, describe method for providing potable water: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. <u>Will the proposed action connect to existing wastewater utilities?</u> If No, describe method for providing wastewater treatment: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
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 Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. <u>Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?</u>	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: <u>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.</u>		
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:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Michael Lewis Architects PC</u> Date: <u>2.14.24</u> Signature: <u></u> Title: <u>Architect</u>		



Modifications to 99 Main Street		
Short Form EAF Location Map		
Michael Lewis Architects PC 145 Palisade St #307 Dobbs Ferry, NY 10522 914-231-7700 fax: 914-231-7701	Date 2/12/24	Drawing No.
	Scale: NTS	Fig. 1

POWERED BY
Westchester County
GIS

Tax parcel data provided by municipality

99 Main Street, Dobbs Ferry, NY 10522



1 Existing 99 Main Street - Streetscape Looking West



2 Proposed 99 Main Street - Streetscape Looking West



A - Main Street - Looking North



B - Elm Street - Looking West



C - Main Street - Looking South



D - Rear of Building - Looking North East

DRAWING INDEX

NO	SHEET	ISSUE DATE	REV
T 001	Cover Sheet - List of Drawings	2/15/24	
T 002	Site Plan - Zoning Chart - General Notes	2/15/24	
FLOOR PLANS			
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 Plans - 2nd Floor Plans Proposed	2/15/24	
	3rd and 4th Floor Plans Proposed	2/15/24	
A 104	Roof Plans Proposed	2/15/24	
ELEVATIONS			
A 501	Front + Rear Elevations - Existing and Proposed	2/15/24	
A 502	South Side Sections - Elevation	2/15/24	
A 503	North Side Sections - Elevation	2/15/24	
A 504	All Floor Plans 1/8" Scale	2/15/24	
A 504	Building Sections - Looking North	2/15/24	

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APPLICATION : A 2024 - 0047

NO	REVISIONS	DATE
NO	ISSUE	DATE
BOARD OF TRUSTEES FILING		2/15/24



Michael Lewis Architects PC

145 Palisade St. Suite #307
Dobbs Ferry, NY 10522
tel 914 231-7700, fax 914 231-7701
info@mlarchitect.com
www.mlarchitect.com

PROJECT:

Modifications to 99 Main Street Interior

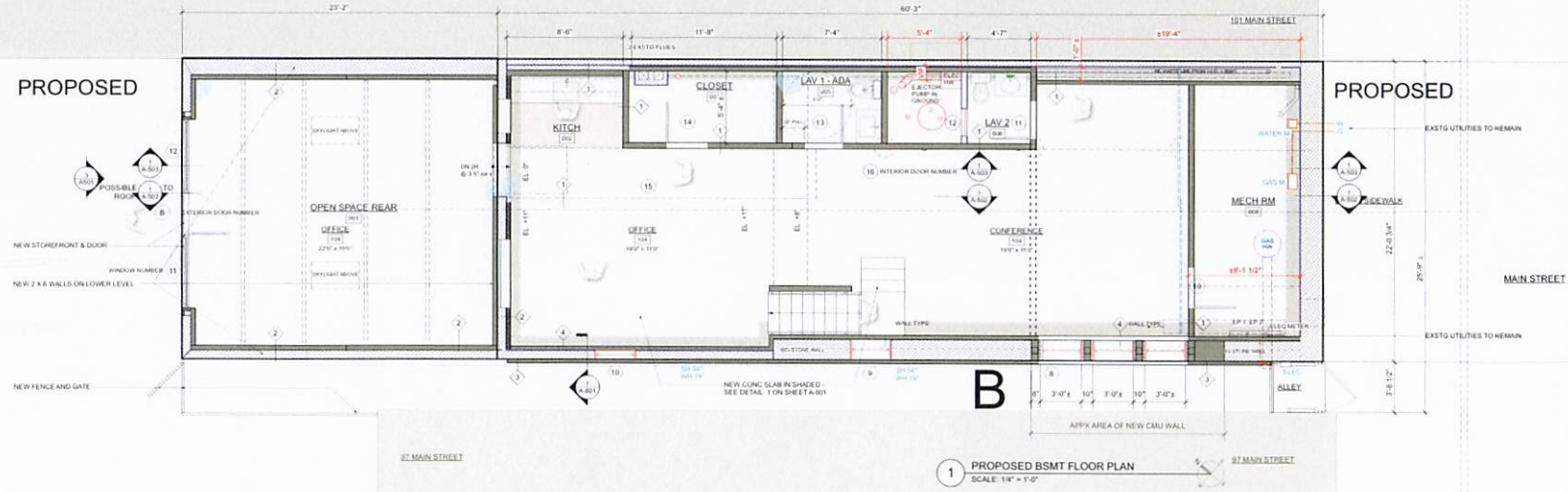
99 Main Street
Dobbs Ferry, NY 10522

DRAWING TITLE:

COVER SHEET - LIST of DRAWINGS

FILE NAME:		DRAWING NUMBER T-001.00
DRAWN BY:	PC	
SCALE:	As Noted	
DATE:	2/15/24	
PROJECT ID:	2215A	

PROPOSED



CONSTRUCTION PLAN LEGEND	
	EXISTING STONE WALL TO REMAIN
	EXISTING MASONRY WALL TO REMAIN
	EXISTING EXTERIOR FRAME WALL TO REMAIN
	EXISTING INTERIOR FRAME WALL TO REMAIN
	NEW MASONRY WALL
	NEW CIP CONCRETE WALL
	NEW EXTERIOR FRAME WALL
	NEW INTERIOR FRAME WALL
	OBJECTS ABOVE
	WINDOW ID
	DOOR ID
	WALL TYPE ID
	BUILDING SECTION KEY
	EXTERIOR ELEVATION KEY
	DETAIL KEY
	INTERIOR ELEVATION KEY

NOTE: ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD (VP) PRIOR TO CONSTRUCTION

APPLICATION # A 2024 - 0047

NO. REVISIONS DATE

NO. ISSUE DATE

BOARD OF TRUSTEES FINDING 2/15/24



Michael Lewis Architects PC

143 Palisade St, Suite # 807
Dublin Ferry, NY 11022
609.914.2313 3788 5th FLY 216 2791
info@mlaarchitects.com
www.mlaarchitects.com

PROJECT:
Modifications to 99 Main Street Interior

99 Main Street
Dublin Ferry, NY 11022

DRAWING TITLE:
Bsmt Exstg + Proposed Floor Plans

FILE NAME:

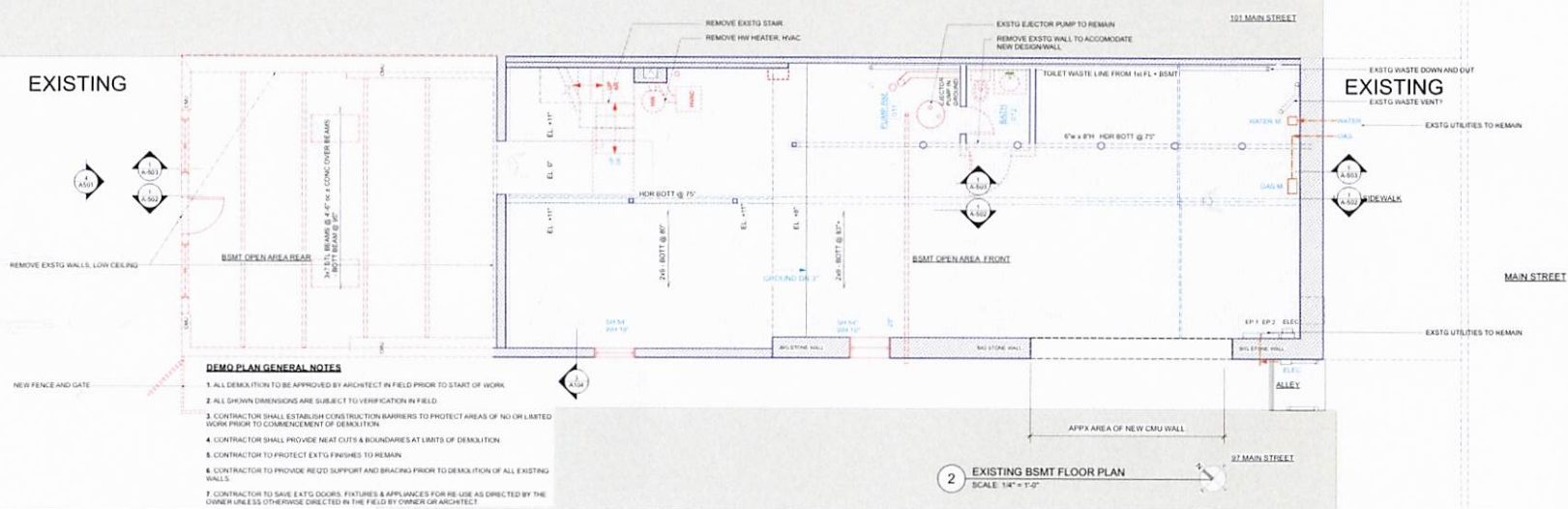
DRAWN BY: A/D / J/C DRAWING NUMBER

SCALE: As Noted A-101

DATE: 2/15/24

PROJECT ID: 2215A

EXISTING

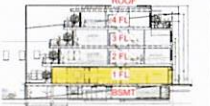


DEMO PLAN GENERAL NOTES

1. ALL DEMOLITION TO BE APPROVED BY ARCHITECT IN FIELD PRIOR TO START OF WORK
2. ALL SHOWN DIMENSIONS ARE SUBJECT TO VERIFICATION IN FIELD
3. CONTRACTOR SHALL ESTABLISH CONSTRUCTION BARRIERS TO PROTECT AREAS OF NO OR LIMITED WORK PRIOR TO COMMENCEMENT OF DEMOLITION
4. CONTRACTOR SHALL PROVIDE NEAT CUTS & BOUNDARIES AT LIMITS OF DEMOLITION
5. CONTRACTOR TO PROTECT EXISTING FINISHES TO REMAIN
6. CONTRACTOR TO PROVIDE REQ'D SUPPORT AND BRACING PRIOR TO DEMOLITION OF ALL EXISTING WALLS
7. CONTRACTOR TO SAVE EXISTING DOORS, FIXTURES & APPLIANCES FOR RE-USE AS DIRECTED BY THE OWNER UNLESS OTHERWISE DIRECTED IN THE FIELD BY OWNER OR ARCHITECT

CONSTRUCTION PLAN LEGEND	
	EXISTING STONE WALL TO REMAIN
	EXISTING MASONRY WALL TO REMAIN
	EXISTING EXTERIOR FRAME WALL TO REMAIN
	EXISTING INTERIOR FRAME WALL TO REMAIN
	NEW MASONRY WALL
	NEW CIP CONCRETE WALL
	NEW EXTERIOR FRAME WALL
	NEW INTERIOR FRAME WALL
	OBJECTS ABOVE
	WINDOW ID
	DOOR ID
	WALL TYPE ID
	BUILDING SECTION KEY
	EXTERIOR ELEVATION KEY
	DETAIL KEY
	INTERIOR ELEVATION KEY

NOTE: ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD (VIF) PRIOR TO CONSTRUCTION



APPLICATION # A 2024 - 0047

NO.	REVISIONS	DATE
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NO.	ISSUE	DATE
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BOARD OF TRUSTEES FILING 2/19/24



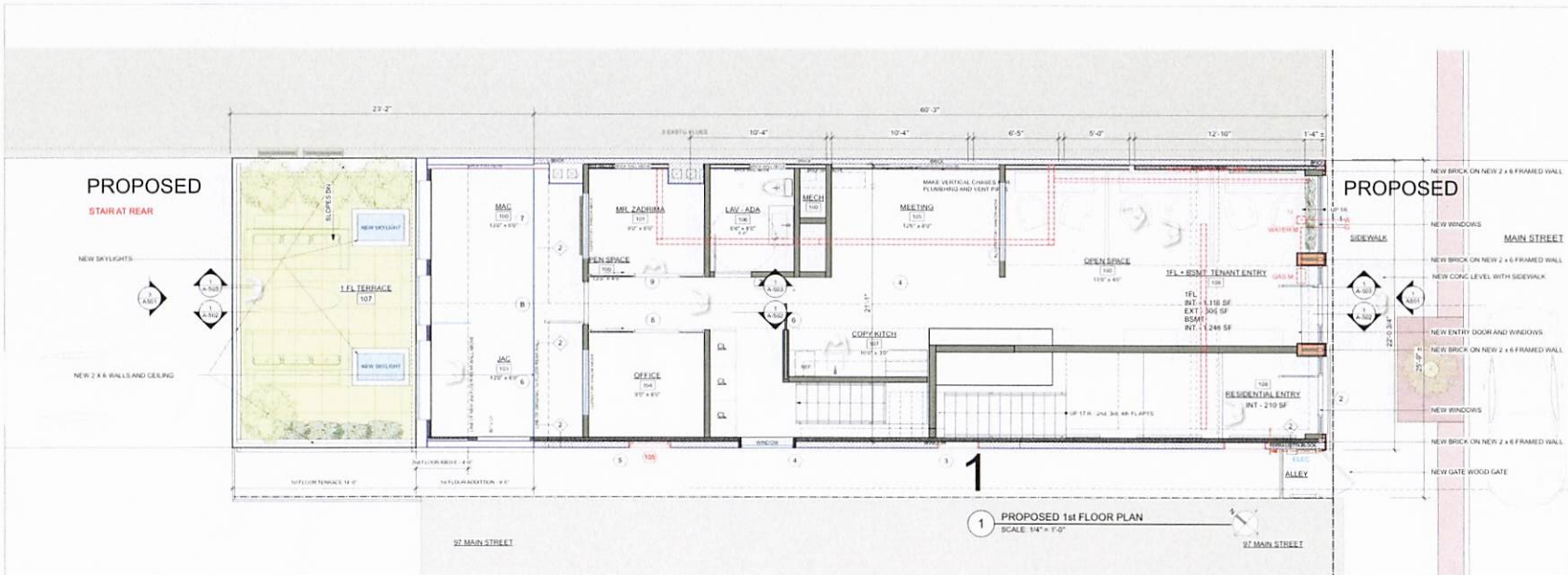
Michael Lewis Architects PC
145 Palisade St. Suite 400
Dumbo Ferry, NY 10022
Tel: 718-219-7700 Fax: 718-219-7701
info@mlaw.com
www.mlaw.com

PROJECT:
Modifications to 99 Main Street Interior

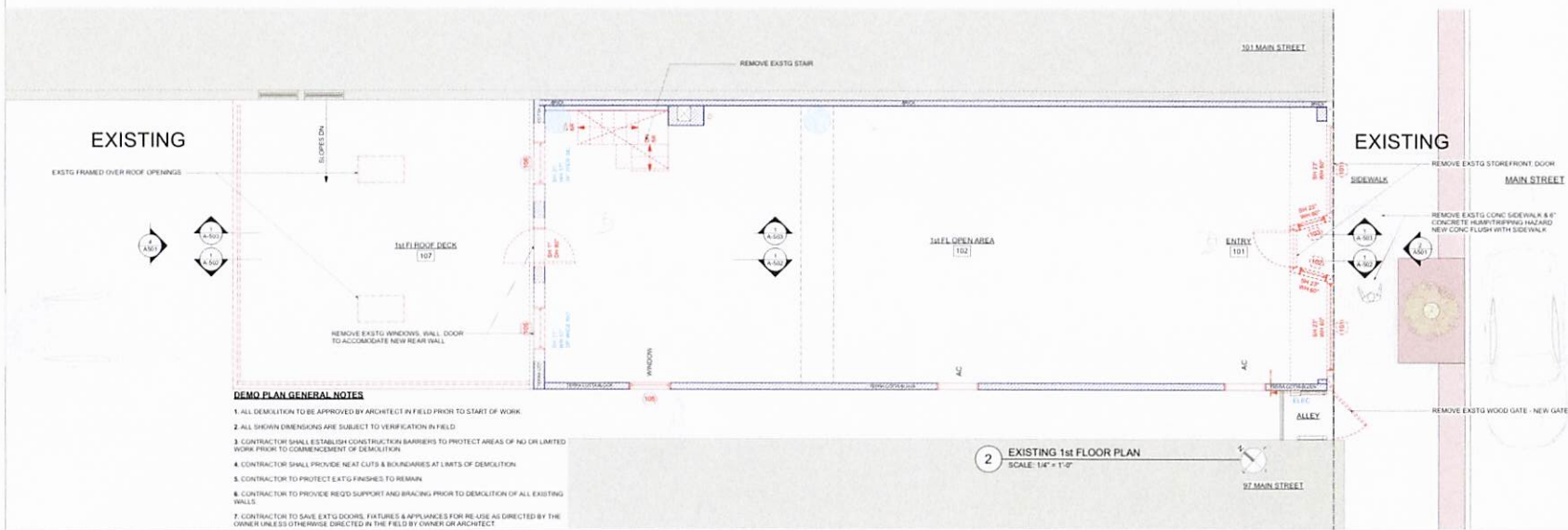
99 Main Street
Dumbo Ferry, NY 10022

DRAWING TITLE:
1st FL Exstg + Proposed Floor Plans

FILE NAME:	
DRAWN BY:	PL
SCALE:	As Shown
DATE:	2/19/24
PROJECT ID:	2215A
DRAWING NUMBER:	A-102



1 PROPOSED 1st FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 EXISTING 1st FLOOR PLAN
SCALE: 1/4" = 1'-0"

DEMO PLAN GENERAL NOTES

1. ALL DEMOLITION TO BE APPROVED BY ARCHITECT IN FIELD PRIOR TO START OF WORK.
2. ALL SHOWN DIMENSIONS ARE SUBJECT TO VERIFICATION IN FIELD.
3. CONTRACTOR SHALL ESTABLISH CONSTRUCTION BARRIERS TO PROTECT AREAS OF NO OR LIMITED WORK PRIOR TO COMMENCEMENT OF DEMOLITION.
4. CONTRACTOR SHALL PROVIDE NEAT CUTS & BOUNDARIES AT LIMITS OF DEMOLITION.
5. CONTRACTOR TO PROTECT EXISTING FINISHES TO REMAIN.
6. CONTRACTOR TO PROVIDE REGD SUPPORT AND BRACING PRIOR TO DEMOLITION OF ALL EXISTING WALLS.
7. CONTRACTOR TO SAVE EXISTING DOORS, FIXTURES & APPLIANCES FOR RE-USE AS DIRECTED BY THE OWNER UNLESS OTHERWISE DIRECTED IN THE FIELD BY OWNER OR ARCHITECT.

CONSTRUCTION PLAN LEGEND

- EXISTING STONE WALL TO REMAIN
- EXISTING MASONRY WALL TO REMAIN
- EXISTING EXTERIOR FRAME WALL TO REMAIN
- EXISTING INTERIOR FRAME WALL TO REMAIN
- NEW MASONRY WALL
- NEW CIP CONCRETE WALL
- NEW EXTERIOR FRAME WALL
- NEW INTERIOR FRAME WALL
- OBJECTS ABOVE
- WINDOW ID
- DOOR ID
- WALL TYPE ID
- BUILDING SECTION KEY
- EXTERIOR ELEVATION KEY
- DETAIL KEY
- INTERIOR ELEVATION KEY

NOTE: ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD (VFI) PRIOR TO CONSTRUCTION

APPLICATION # A 2024 - 0047

NO. REVISIONS DATE

NO. ISSUE DATE

BOARD OF TRUSTEES FILING 2/15/24



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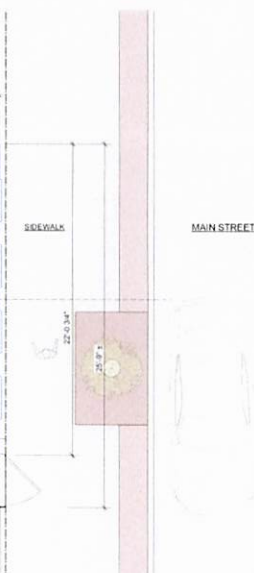
PROJECT:
Modifications to 99 Main Street Interior

99 Main Street
Dubois Ferry, NY 10522

DRAWING TITLE:
2nd FL Exstg + Proposed Floor Plans

FILE NAME		DRAWING NUMBER
DRAWN BY	ASD / JN	
SCALE	As Noted	A-103
DATE	2/15/24	
PROJECT ID	2215A	

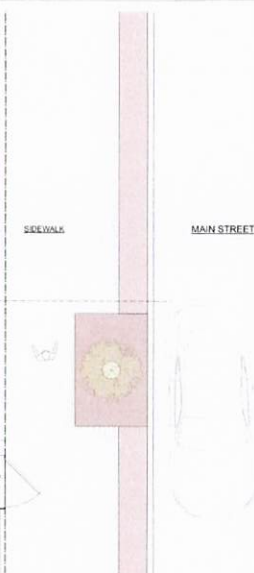




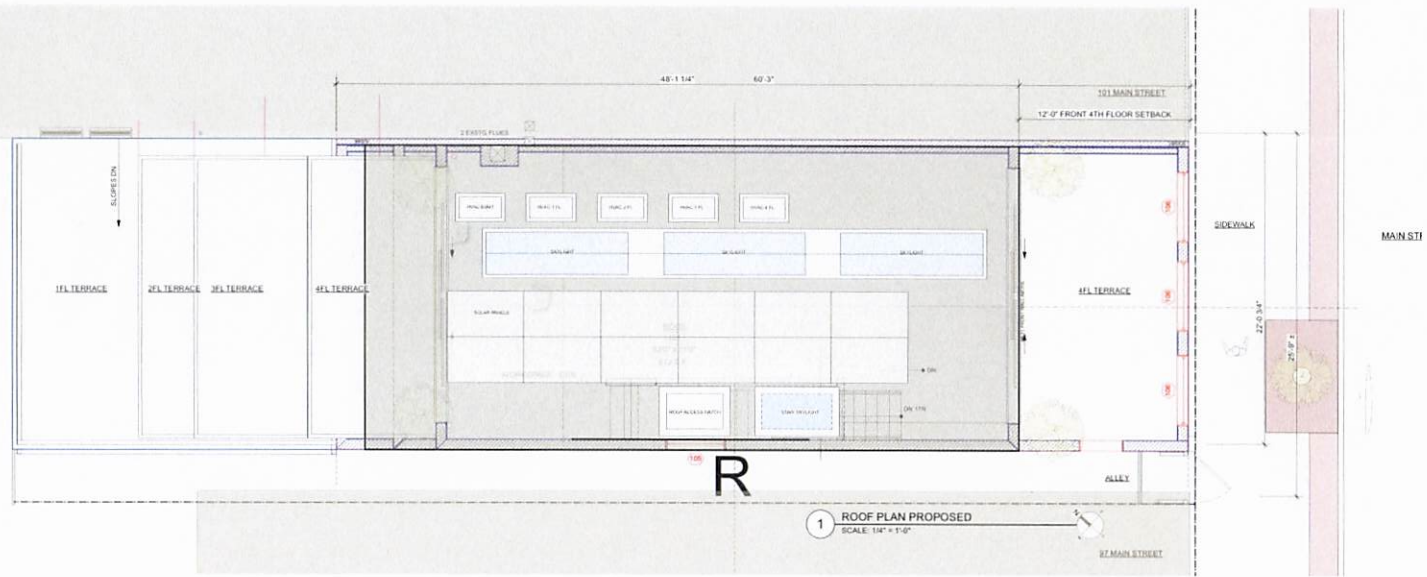
CONSTRUCTION PLAN LEGEND

	EXISTING STONE WALL TO REMAIN
	EXISTING MASONRY WALL TO REMAIN
	EXISTING EXTERIOR FRAME WALL TO REMAIN
	EXISTING INTERIOR FRAME WALL TO REMAIN
	NEW MASONRY WALL
	NEW C I P CONCRETE WALL
	NEW EXTERIOR FRAME WALL
	NEW INTERIOR FRAME WALL
---	OBJECTS ABOVE
	WINDOW ID
	DOOR ID
	WALL TYPE ID
	BUILDING SECTION KEY
	EXTERIOR ELEVATION KEY
	DETAIL KEY
	INTERIOR ELEVATION KEY

NOTE: ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD (VIF) PRIOR TO CONSTRUCTION



2 4th FLOOR PLAN PROPOSED
SCALE: 1/4" = 1'-0"



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CONSTRUCTION PLAN LEGEND

- EXISTING STONE WALL TO REMAIN
- EXISTING MASONRY WALL TO REMAIN
- EXISTING EXTERIOR FRAME WALL TO REMAIN
- EXISTING INTERIOR FRAME WALL TO REMAIN
- NEW MASONRY WALL
- NEW C.I.P. CONCRETE WALL
- NEW EXTERIOR FRAME WALL
- NEW INTERIOR FRAME WALL
- OBJECTS ABOVE
- WINDOW ID
- DOOR ID
- WALL TYPE ID
- BUILDING SECTION KEY
- EXTERIOR ELEVATION KEY
- DETAIL KEY
- INTERIOR ELEVATION KEY


NOTE: ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD (VIF) PRIOR TO CONSTRUCTION

APPLICATION # A 2024 - 0047

NO.	REVISIONS	DATE

NO.	ISSUE	DATE

BOARD OF TRUSTEES FILING 2/15/24



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 info@michaellewis.com
 www.michaellewis.com

PROJECT
 Modifications to 99 Main Street Interior
 99 Main Street
 Dumbo, Brooklyn, NY 11222

DRAWING TITLE:
 Roof Proposed Plan

FILE NAME	DRAWN BY	DATE	DRAWING NUMBER
	AJD / PL	2/15/24	A-105

SCALE: As Noted

DATE: 2/15/24

PROJECT ID: 2215A

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CONSTRUCTION PLAN LEGEND	
	EXISTING STONE WALL TO REMAIN
	EXISTING MASONRY WALL TO REMAIN
	EXISTING EXTERIOR FRAME WALL TO REMAIN
	EXISTING EXTERIOR FRAME WALL TO REMAIN
	NEW MASONRY WALL
	NEW C.I.P. CONCRETE WALL
	NEW EXTERIOR FRAME WALL
	NEW INTERIOR FRAME WALL
	OBJECTS ABOVE
	WINDOW ID
	DOOR ID
	WALL TYPE ID
	BUILDING SECTION KEY
	EXTERIOR ELEVATION KEY
	DETAIL KEY
	INTERIOR ELEVATION KEY
NOTE: ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD (VIF) PRIOR TO CONSTRUCTION	

APPLICATION # A 2024 - 0047

NO.	REVISIONS	DATE

NO.	ISSUE	DATE

BOARD OF TRUSTEES FILING	DATE
	2/15/24

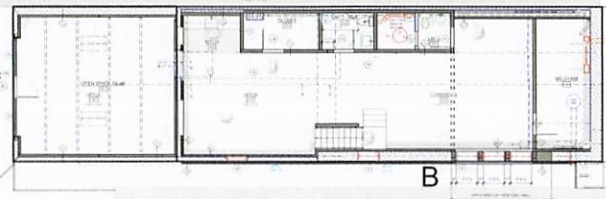


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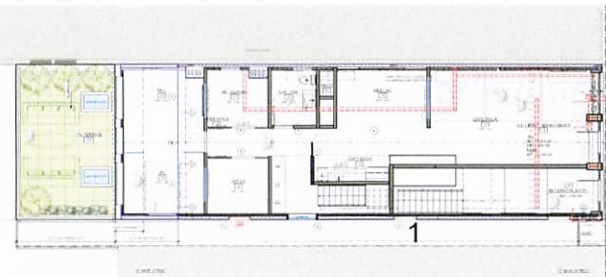
PROJECT
 Modifications to 99 Main Street Interior
 99 Main Street
 Dobbs Ferry, NY 10522

DRAWING TITLE
 All Proposed Floor Plans

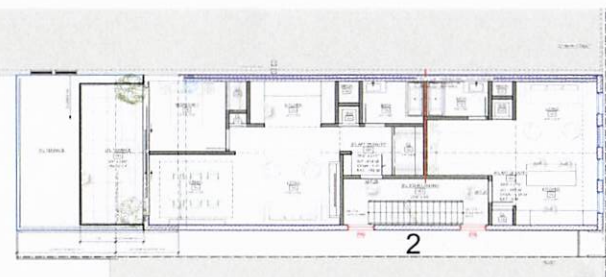
FILE NAME	
DRAWN BY: ASD / JG	DRAWING NUMBER
SCALE: As Noted	A-106
DATE: 2/15/24	
PROJECT ID: 2215A	



B BASEMENT FLOOR PLAN - PROPOSED
 SCALE: 1/4" = 1'-0"



1 1ST FLOOR PLAN - PROPOSED
 SCALE: 1/4" = 1'-0"



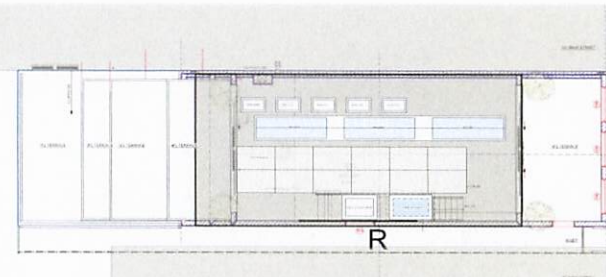
2 2ND FLOOR PLAN - PROPOSED
 SCALE: 1/4" = 1'-0"



3 3RD FLOOR PLAN - PROPOSED
 SCALE: 1/4" = 1'-0"



4 4TH FLOOR PLAN - PROPOSED
 SCALE: 1/4" = 1'-0"



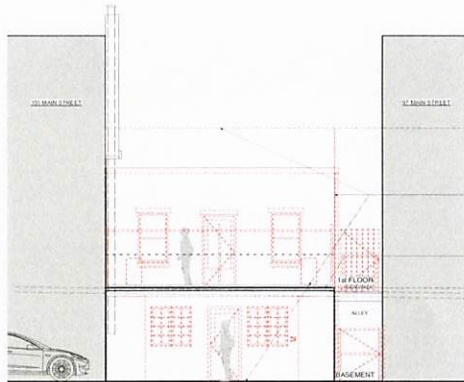
R ROOF PLAN - PROPOSED
 SCALE: 1/4" = 1'-0"



1 PROPOSED REAR ELEVATION
SCALE: 3/16" = 1'-0" - Note plans are @ 1/4"



3 PROPOSED 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"



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

APPLICATION # A 2024 - 0047

NO. REVISIONS DATE

NO. ISSUE DATE

BOARD OF TRUSTEES FILING 2/15/24



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info@mlaarchitect.com
www.michaellewisarch.com

PROJECT

Modifications to 99 Main Street Interior

99 Main Street
Dublin Ferry, NY 10522

DRAWING TITLE

Front + Rear Elevs - Exstg + New

DRAWN BY

AND / PG

SCALE As Noted

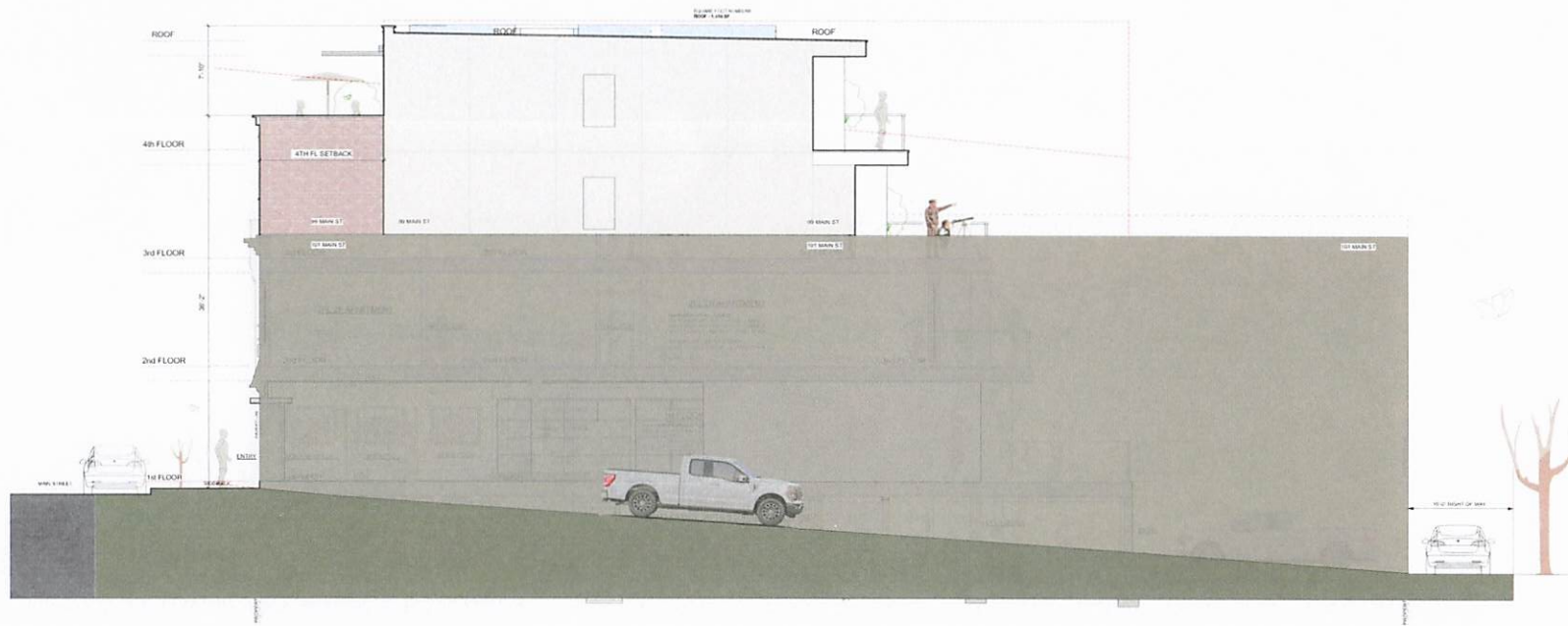
DATE 2/15/24

PROJECT ID 2215A

DRAWING NUMBER

A-501





1 PROPOSED NORTH ELEVATION - Looking South
SCALE: 3/16" = 1'-0" - Note plans are @ 1/4"

APPLICATION # A-2024-0047

NO.	REVISIONS	DATE

NO.	ISSUE	DATE

BOARD OF TRUSTEES FILING	2/15/24
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www.michael-lewis.com

PROJECT

Modifications to 99 Main Street Interior

99 Main Street
Queens Ferry, NY 10922

DRAWING TITLE

North Elevation

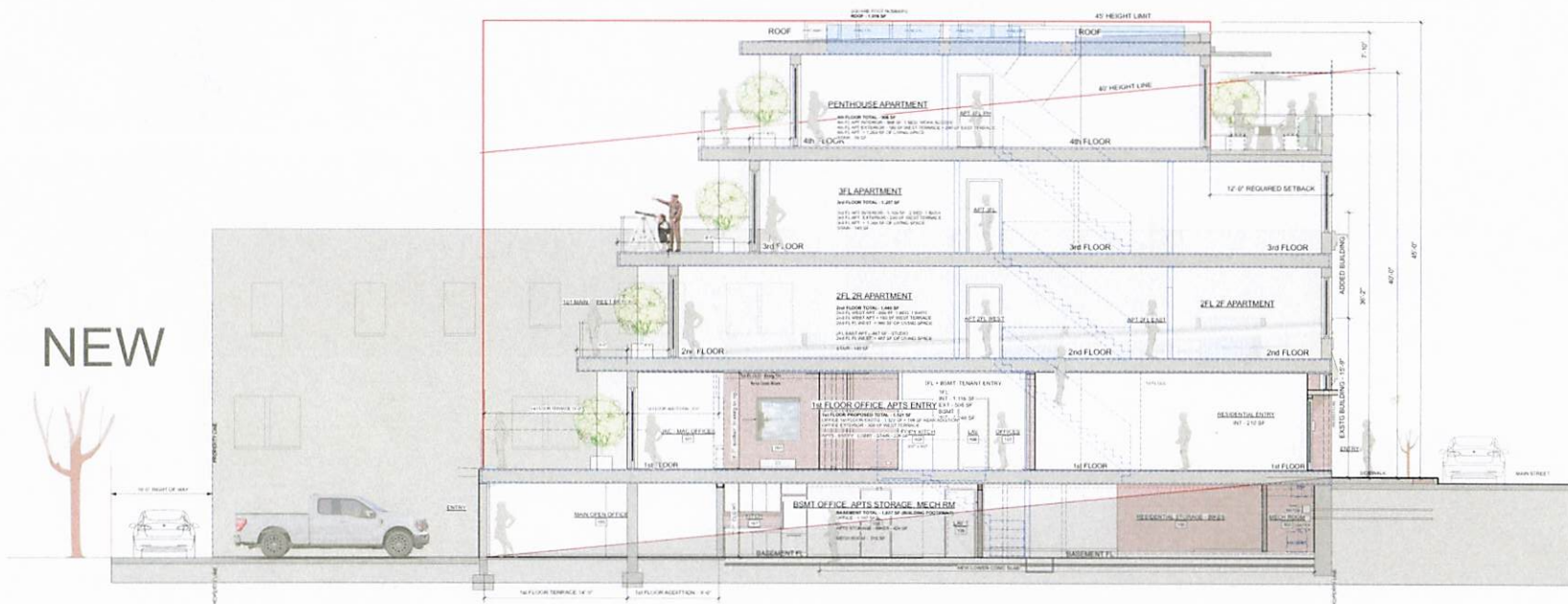
FILE NAME

DRAWN BY	ASD / JC	DRAWING NUMBER
		A-503

SCALE: As Noted

DATE: 2/15/24

PROJECT ID: 2215A



1 PROPOSED SECTION - ELEVATION - Looking North
SCALE: 3/16" = 1'-0" - Note plans are @ 1/4"



2 EXISTING SECTION - ELEVATION - Looking North
SCALE: 3/16" = 1'-0" - Note plans are @ 1/4"

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APPLICATION # A-2024-0047

NO. REVISIONS DATE

NO. ISSUE DATE

BOARD OF TRUSTEES FILING 2/15/24



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PROJECT
Modifications to 99 Main Street Interior

99 Main Street

Dobbs Ferry, NY 10522

DRAWING TITLE:
Building Section - Looking North

FILE NAME:	DRAWING NUMBER:
DRAWN BY: ASD / PL	A-504
SCALE: As Noted	
DATE: 2/15/24	
PROJECT ID: 2215A	



DOBBS FERRY

— NEW YORK —

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: Michael Lewis Architects PC

Mailing address: 145 Palisade Street #307. Dobbs Ferry, NY 10522

Telephone number: 914 231 7700

Tax Lot#: 3.80-40-9

Application number, if any: A2024 - 0047

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

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: _____

We previously filed and were approved for renovation work on the Basement and 1st Floor under Application # A2023 - 0202. The owners now propose to revise work to the Basement and 1st Floor, and add 3 Floors of apartments above the 1st Floor and a 4th floor setback 12' from the front of the building.

3. Location of action (Street or Site Description): _____

99 Main Street - West side of Main Street - just South of Elm Street

C. COASTAL ASSESSMENT CRITERIA

Please check any of the following criteria that describe the proposed action.

☐ 1. The proposed action has direct contact with coastal waters, i.e., the Hudson River and/or its tributaries - Wickers Creek and the Saw Mill River.

☐ 2. The proposed action utilizes coastal waters, either directly or indirectly.

☐ 3. The proposed action involves natural features such as tree cover, hillsides, steep slopes, ridgelines and wetlands that either effect or are affected by coastal waters.

☐ 4. The proposed action demonstrates a relationship to coastal waters. The relationship may be recreational, cultural, historic, or business.

☒ 5. The proposed action has a direct visual relationship with coastal waters and their waterfronts.

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 III 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

1. 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?

☒ YES ☐ NO ☐ Not Applicable

Community 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 ☒ Not Applicable

3. Does the proposed action protect existing scenic resources or enhance visual quality in the community?

☒ YES ☐ 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 ☒ Not Applicable

5. Does the proposed action protect or improve water resources?

☐ YES ☐ NO ☒ Not Applicable

6. Does the proposed action protect or restore ecological resources, including significant fish and wildlife habitats, wetlands, and rare ecological communities?

☐ YES ☐ NO ☒ Not Applicable

7. Does the proposed action protect and/or improve air quality?

☒ YES ☐ 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 ☒ Not Applicable

9. Does the proposed action improve public access to and recreational use of public lands and waters?

☐ YES ☒ NO ☐ Not Applicable

Not directly but yes if you count the recreation fees to be paid

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 ☒ Not 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 action protect agricultural lands?

☐ YES ☒ NO ☐ Not Applicable

13. Does the proposed action promote appropriate use and development of energy and mineral resources?

☐ YES ☐ NO ☒ Not Applicable

E. FURTHER REMARKS OR ADDITIONAL INFORMATION:

If assistance or further information is needed to complete this form, please contact Village of Building Department.

Preparer's

Name: _____ Telephone: _____

Title: _____ Agency: _____ Date _____

Consistency Determination

☐ Yes

☐ No