



VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES AGENDA

MEETING DATE: APRIL 26, 2022

AGENDA ITEM SECTION: DISCUSSION AND RESOLUTION ITEMS

AGENDA ITEM NO. : 4

AGENDA ITEM:

DISCUSSION: DISCUSSION OF WAIVER OF SITE PLAN FOR 86 MAIN STREET

RESOLUTION: CONSIDER A RESOLUTION AUTHORIZING A WAIVER OF SITE PLAN FOR 86 MAIN STREET

ITEM BACKUP DOCUMENTATION:

1. MEMORANDUM DATED APRIL 20, 2022 FROM LORI LEE DICKSON, ESQ./ATTORNEY FOR THE VILLAGE TO MAYOR AND TRUSTEES
2. DRAWINGS: REAR YARD ALTERATIONS AND EXTERIOR RENOVATION



**McCarthy
Fingar LLP**
Counselors at Law

MEMO

711 Westchester Avenue, Suite 405
White Plains, NY 10604

TO: Mayor and Trustees, Village of Dobbs Ferry

CC: Dan Roemer, Melissa Ferraro, Dan Pozin, Valerie Monastra

FROM: Lori Lee Dickson, Esq.

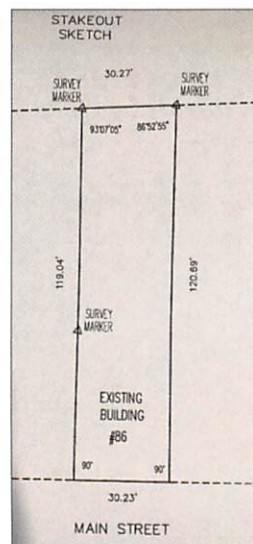
RE: 86 Main Street Site Plan
Building Inspector Request for Waiver

DATE: April 20, 2022

Building Inspector Dan Roemer informed us that property at 86 Main Street in the DB Zoning District was improved with retaining walls and backfill without his department's involvement. At this time, Mr. Roemer would like to ensure that the improvements were completed using appropriate design, including a compliant stormwater system. Technically, the review and "approval" of the improvements would require a site plan from the Board of Trustees because of "excavation or filling involving more than 300 cubic feet of earth" in a Downtown District. However, as you are aware the site plan approval process takes a minimum of 4-5 months which will significantly delay Mr. Roemer's ability to quickly assess the improvements for safety and storm water compliance and obtain any follow up actions by the property owner.

Fortunately, the Dobbs Ferry Code provides the Village with an opportunity to expedite this particular matter. **Section 300-52 (A)(2) provides that "The Planning Board and/or the Village Board of Trustees may waive the requirements of site plan review."** Upon recommendation and request by your Building Inspector, you may consider a resolution to waive the site plan review for this particular matter (based on the specific facts and circumstances) so that Mr. Roemer may proceed to obtain code compliance, assure safety and confirm adequacy of the storm water management. Use of escrow to be provided by the property owner will cover any necessary engineering, planning and legal referrals so that the Village won't be covering any consulting expenses associated with this expedited review.

At the request of Mr. Roemer, I drafted a proposed Resolution for your consideration should you choose to proceed in this way.



5 SITE SURVEY PLAN
NO. SCALE

4 SITE STAKEOUT PLAN
NO SCALE

REFER TO DRAWING, B-101, FOR DRAINAGE ENGINEERING

TERRACE 1: 523.7 SF SEMI-IMPERVIOUS PAVERS
TERRACE 2: 419.5 SF SEMI-IMPERVIOUS PAVERS

DOBBS FERRY ZONING: 100% IMPERVIOUS SURFACE ALLOWED



Franklin Park Farmhouse Rustic Outdoor Post Light Oil Rubbed Bronze Open Cage 23 1/2" White Glass Orb for Exterior House Porch Patio Outside Deck Garage Iron Garden Driveway - Franklin Iron Works

Get it as fast as Thursday, May 25

★★★★★ (1,140)

Free [2-day](#)!

Pay \$144.99 now or \$4.99/mo. Interest-free plan available for the Amazon Rewards Visa Card

Color	Bronze
Brand	Franklin Iron Works
Power Type	String
Material	Steel
Style	French

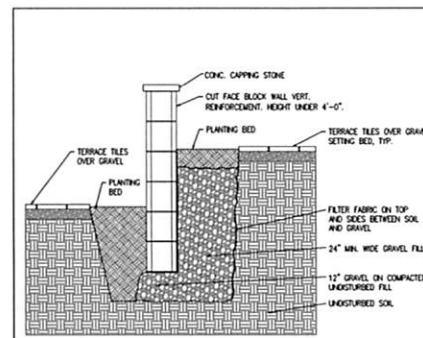
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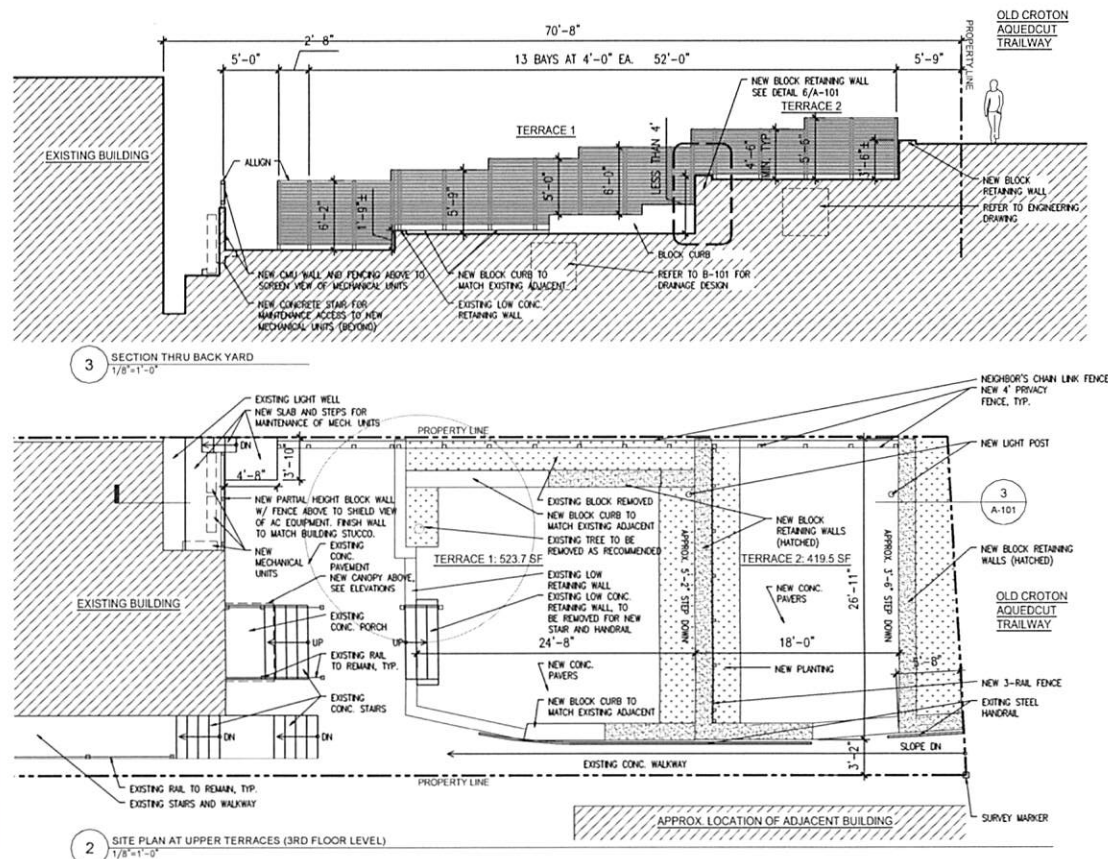
FENCING



WALL BLOCK AND TERRACE TILES



6 TERRACE WALL SECTION
1/2" = 1'-0"



Paul J. Petretti, P.E., L.S.
Civil Engineer / Land Surveyor
 30 Gould Ave Dobbs Ferry, NY 10522
 (914) 674-9827
 pjpce1@aol.com



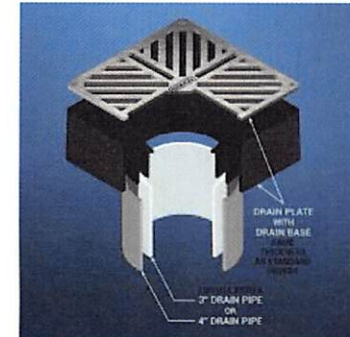
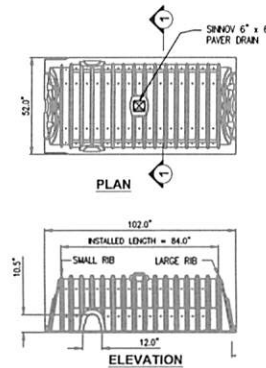
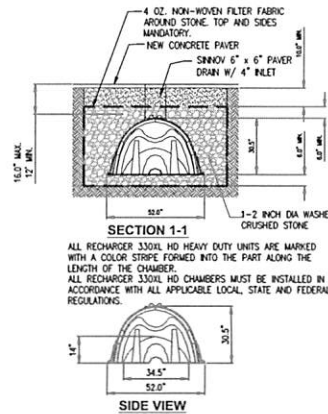
JAVIER E. DE LA GARZA, AIA NEW YORK LIC. NO. 02385

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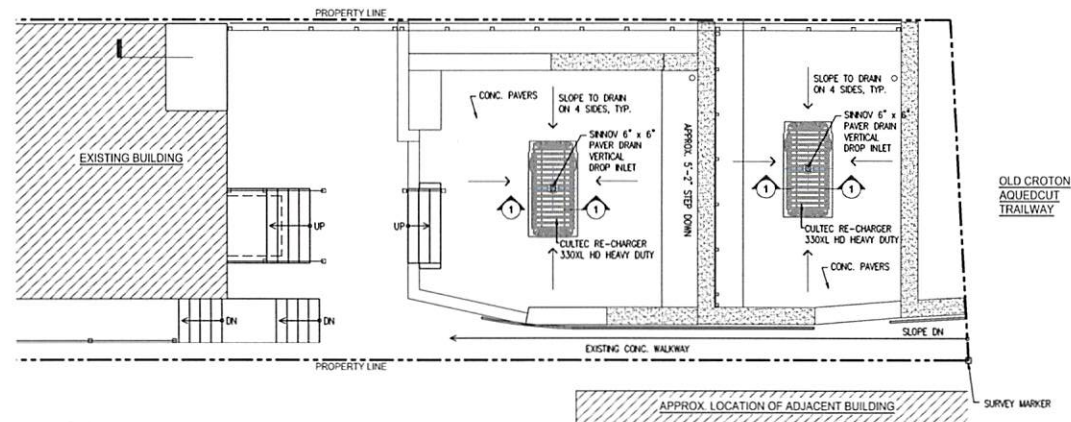
1	DOB AND AHRB REVIEW	12/06/2022
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DESIGNED BY	DATE
DRAWN BY	CHECKED BY JD
DRAWING TITLE	
SURVEYS, SITE PLAN, SELECTIONS	

SCALE	SHEET NO A-101.00
AUG NO.	
DATE 06 DEC 2021	



1 DRAINAGE ENGINEERING SECTION
3/8"=1'-0"

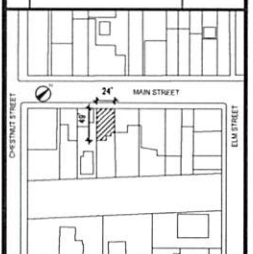


2 DRAINAGE ENGINEERING PLAN
1/8"=1'-0"

Professional Seal

DATE: SEPTEMBER 9, 2021 N.Y.S.P.E. No. 55191
SIGNED AND SEALED FOR STORMWATER
DRAINAGE SYSTEM ONLY

No.	Revision	Date
1	PAVER DRAIN & SLOPE	12/05/2021



No.	Revision	Date
1	DOB AND ARHB REVIEW	12/06/2021

PROJECT
EXTERIOR RENOVATION
86 MAIN STREET
DOBBS FERRY, NY 10522
DRAWN BY: [Signature] CHECKED BY: PP

DRAWING TITLE
DRAINAGE ENGINEERING
PLANS
SCALE: AS NOTED SHEET NO.: 1
DATE: 06 DEC 2021 B-101.00