



VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES AGENDA

MEETING DATE: OCTOBER 13, 2020
AGENDA ITEM SECTION: PUBLIC HEARING
AGENDA ITEM NO. : 1
AGENDA ITEM: CONTINUATION OF PUBLIC HEARING FOR REVIEW OF THE APPLICATION OF 100 MAIN STREET
ITEM BACKUP DOCUMENTATION: 1. LETTER & ATTACHED DRAWINGS DATED SEPTEMBER 17, 2020 FROM MR. PADDY STEINSCHNEIDER/GOTHAM DESIGN & COMMUNITY DEVELOPMENT LTD., TO MAYOR ROSSILLO AND THE BOARD OF TRUSTEES

ITEM BACKUP DOCUMENTATION:

1. LETTER & ATTACHED DRAWINGS DATED SEPTEMBER 17, 2020 FROM MR. PADDY STEINSCHNEIDER/GOTHAM DESIGN & COMMUNITY DEVELOPMENT LTD., TO MAYOR ROSSILLO AND THE BOARD OF TRUSTEES

GOTHAM

Padriac Steinschneider
Gotham Design & Community Development Ltd.
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Dobbs Ferry, New York 10522
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Dobbs Ferry Mayor and Board of Trustees
112 Main Street
Dobbs Ferry, New York 10522

RECEIVED

SEP 18 2020

by the Village Clerk
Village of Dobbs Ferry, NY

September 17, 2020

RECEIVED

SEP 18 2020

Village of Dobbs Ferry
Building Department

Re: 100 Main Street Site Plan Review

Dear Mayor Rossillo and Trustees:

It is our understanding that the Public Hearing opened at the July 14, 2020 Board of Trustees, which was continued at your August 11, 2020 and September 8, 2020 meetings, will be continued at the September 22, 2020 meeting.

At the September 8, 2020 meeting, we showed the SketchUp 3D model, which had been revised in accordance with the most recent changes made to the design in accordance with the recommendations for approval made by the Planning Board and the Architectural and Historic Review Board (AHRB). We have asked the consultant who prepared that model to isolate the trees to a single layer so that we can toggle it on and off, as the Board may prefer. We understand the concern expressed that, with the tree layer turned on, it is not possible to see the impact that the proposed addition has on views towards the River. We will be able to show you the model with the trees turned off at the September 22, 2020 meeting. It should be noted that the current planting on the Aqueduct property does totally block that view, as shown in the model. It should also be noted that the height and width of the existing garage blocks any view towards the River, as well as the view of the front building, from the Aqueduct. It has never been possible to see the River or the Palisades from the Aqueduct adjacent to this property since the garage was built in 1935.

Submitted with this letter please find ten sheets of drawings revised to show a modification to the design in accordance with your request made at the September 8, 2020 meeting. At that meeting, concern was expressed about the fact that the floor area of the proposed fourth floor addition is larger than 50% of the area of the proposed third floor addition. As suggested, we have increased the area of the third floor by 342 square feet from 2,382, bringing it to 2,724 square feet and we have cut the area of the fourth floor by 163 square feet reducing it from 1,711 square feet to a total of 1,548 square feet. This makes the fourth floor 56.8% of the third floor. For the fourth floor to be reduced to be 50% of the third floor, the third floor would need to be increased by 372 square feet to 3,096 square feet.

The revisions that we have made limit the footprint of the third floor to the same area recommended for approval by the Planning Board and AHRB. To add the 372 square feet to the third floor would increase the coverage on the site, which we anticipate could require this project to be returned to the Planning Board for further consideration. It would also constrict the area in the courtyard, which is used for the access to the parking spaces provided in the renovated garage. It seems to us that enlarging the third floor level is an odd requirement given the concerns that have been expressed by the neighbor objecting to the application. Reducing the fourth floor further would obviate its ability to provide the minimum program necessary for this project to be viable with a design that retains the existing garage.

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At its December 6, 2018 meeting, upon receipt from the applicant of a design for a three story addition which was compliant with the recent changes that the Village had made to the Zoning Ordinance affecting this property, the Planning Board asked the applicant to consider a design that started with the intent of saving the existing garage. The concern with adding a fourth floor and the fact that it would be larger than 50% of the area of the third floor was identified by the Planning Board when it asked the applicant to consider this alternative design and then reviewed it at their meetings in early 2019. At its March 7, 2019 meeting, the Planning Board decided to send this concept design to the Board of Trustees specifically to ask whether the Board of Trustees would be willing to allow this fourth floor addition and the use of the alternative parking provisions in the Code, both of which are at the discretion of the Board of Trustees. The design forwarded to Board of Trustees from the March Planning Board meeting accomplished the goal of saving the garage. The question asked by the Planning Board was whether saving that structure was suitable justification for the Board of Trustees to use its discretion to allow the fourth floor addition that the design preserving the garage would require, as well as the use of the alternative parking provisions.

The Board of Trustees gave careful consideration to that question, hearing the matter at its April 9 and April 23, 2019 meetings. The Board of Trustees also conducted a site walk on April 18, 2019 with members of the Planning Board and the AHRB specifically to better understand exactly what this approach to the development of this property would mean. Three dimensional models were provided at the site walk, as well as drawings of the plans and elevations, so that the members of the Board of Trustees could understand the massing that would result addition of the fourth floor to the existing building. Balloons were installed at the property for the site walk so that the Trustees would be able to understand the height of the top of the proposed fourth floor and look at that height from all vantage points.

At its April 23, 2019 meeting, the Board of Trustees took a vote that passed 6 to 1 confirming that it would permit the fourth floor addition as well as the use of the alternative parking provisions. That decision was documented by a Memorandum, dated April 30, 2019, prepared by the Village Attorney, which was sent to the Planning Board.

With this concurrence from the Board of Trustees, the Planning Board continued its review of this approach to the development of the property. The Planning Board adopted a Resolution at its June 6, 2019 meeting recommending approval of the design with a fourth floor addition. The Resolution specifically references that, in granting approval for the fourth floor addition, the Board of Trustees would need to utilize "certain waivers from the strict application of the zoning ordinance regarding the provision of a certain number of onsite parking spaces, setback from the OCA to permit the garage to remain in its current non-compliant location, and flexibility regarding the interpretation of permitted height for the main building as it fronts on Main Street." The Planning Board adopted this Resolution unanimously.

The matter was then forwarded to the AHRB and the application was heard at the June 24, 2019 meeting of the AHRB. The AHRB discussed the application and design and asked whether the applicant had considered simply adding a simple fourth story to the existing building, instead of setting it back from the front. The applicant confirmed that the setback from Main Street was a requirement for fourth floors in the DB zoning district.

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The AHRB requested a workshop on this matter with the Board of Trustees, which was conducted on July 16, 2019. Unfortunately, the applicant was not invited to that workshop and the meeting was not recorded. The applicant was informed of the discussion that had taken place by the Chair of the AHRB. It is our understanding that the opinion provided by the Trustees was that setback from the Main Street facade needed to be included in the design, that a setback from Elm Street should also be considered. The plans that were considered in that workshop included a fourth floor with a floor area of 1,955 square feet over a third floor with a floor area of 2,448 square feet, which would calculate to the fourth floor being 75.78% of the third floor.

The AHRB conducted a series of meetings on this application and approved the project in January 2020. The application for Site Plan review was then returned to the Board of Trustees. The Board of Trustees called for a Public Hearing that was opened at its July 14, 2020 meeting. The drawings submitted with this letter are intended to address the request made at the Board of Trustees September 8, 2020 meeting.

We have made as much of an adjustment to the third floor as can be accomplished without changing the foot print of the building and we have cut the fourth floor as much as possible without further compromising the viability of the project.

As a simple point of reference, we have considered what happens if the area of the garage that is being preserved is added to area of the third floor as the basis for the calculation of the ratio between the fourth floor and the floor below. Adding the 1,156 square feet of the garage to the 2,782 square feet of the third floor would total 3,938 square feet. The 1,548 square feet of the fourth floor would then represent 39.3% of the area below. In fact, the design that has been recommended for approval with a fourth floor area of 1,711 square feet without the cuts identified in this letter calculates to 43.45% of the area below.

We look forward to continue the Public Hearing at the September 22, 2020 meeting of the Board of Trustees.

Thank you for your time and attention.

Sincerely,



GOTHAM DESIGN & COMMUNITY DEVELOPMENT LTD.
Paddy Steinschneider, Land Use Planner, President
As Agent for L.M. Sutton Management Company

OWNER LOCATION	LEIGH BUTTCH 100 WMAN STREET DOVER, N.Y. 14622			
TAX MAP	SECTION: 7	SHEET: 8	BLOCK: 413	LOT: 1
EXISTING ZONING	DS BUSINESS			
EXISTING USE	TWO RESIDENTIAL UNITS ABOVE RETAIL SPACE WITH AN ACCESSORY STRUCTURE PROVIDING STORAGE FOR THE TENDERS			
PROPOSED USE	CONVERSION OF AN ADDITION TO THE EXISTING BUILDING ACROSS TWO APARTMENTS FOR A TOTAL OF FOUR RESIDENTIAL UNITS EXISTING ACCESSORY STRUCTURE TO BE RENOVATED TO PROVIDE FOR GARAGE SPACE FOR TWO VEHICLES			

GETBACKS	REQUIRED ALLOWED ON ZONE - COMPTON BUSINESS	EXISTING	PROPOSED
FINGER (ZONES)	0 FEET	8.1 FEET	6.7 FEET
SIDE ONE (ZONES)	3 FEET	1.1 FEET	3.7 FEET
SIDE TWO (ZONES)	3 FEET	1.1 FEET	3.7 FEET
WALLS	0 FEET	3.7 FEET	3.7 FEET
AQUICULE	14 FEET	6.0 FEET	6.7 FEET
METHOD			
STORMSEAL	3		
STORMSEAL		9.0	
PURGE BILGERS			
ACCORD			gross
TEST TANK	25 FEET		
HEAVY FINE BORING-TOE	65 FEET ±	25 FEET ±	65 FEET ±
PISTON PUMP DOWN-TOE			30 FEET
IMPROVED PLATE PUMP DOWN			30 FEET

LOT WIDTH	124	68.5 FEET
LOT DEPTH		106.00 SQ FT
LOT AREA	1314	106.00 SQ FT
MAXIMUM LOT COVERAGE BY BUILDINGS	80%	85.20%
MIN. COVERAGE OF LOT		(1041 - 1179) / 1041 = 12.58%
MAXIMUM LOT COVERAGE BY HARDSCAPE COVER	100%	100%

REQ. RETAIL (LBS/ROOM)	0 SPACES	1 SPACE
1 SPACE REQUIRED BY PLANTA		
REQ. REFRIGERATING *****	2 UNITS = 2 SPACES	4 UNITS = 4 SPACES
1 SPACE/UNIT = 2 REFRIGERATION	0 BODIES = 1 SPACE	0 FORMS = 2 SPACES
TOTAL REQUIRED	0 SPACES	0 SPACES
PROVIDED CH. BITE	0 SPACES	0 SPACES

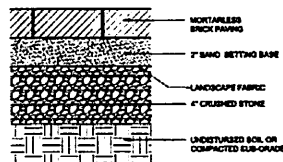
REMOVED A "C" LINE

* SET BACK TO ADJUSTMENT ADDED BY CHANGE TO VILLAGE CODE 84-2-304

** PERMITTED HEIGHT OF BUILDING IN VILLAGE CODE CHANGED 84-2-304

*** POOL STORAGE AND 4800 FEET FORWATER AT THE DISCRETION OF THE BOARD OF TRUSTEES

**** REQUIRED PARKING INCREASED FROM 200 TO 300 SPACES FOR VILLAGE CODE CHANGED 84-2-304



NOT TO SCALE

NOTE:
ALL SURVEYING INFORMATION ON THIS DRAWING
HAS BEEN TAKEN FROM A SURVEY PREPARED BY
WARD CARPENTER ENGINEERS INC.
75 MANARONCK AVE., WHITE PLAINS, NY 10601.
DATED MAY 2ND 2005
SURVEY BROUGHT TO DATE MARCH 31ST, 2008

ALL STORM DRAINAGE INFORMATION ON THIS
DRAWING HAS BEEN TAKEN FROM A DRAWING
TITLED " DRAINAGE IMPROVEMENT PLAN,
SITE AND UTILITY PLAN (AS-BUILT) SHEET 1 OF 3"
PREPARED BY
PAUL J. PETRETTI P.E. + I.S.
30 GOULD AVENUE, DOBBS FERRY, NY 10522
ORIGINALLY DATED DECEMBER 15, 2006.
AS REVISED 07/28/09

Double Yellow Lines
MAIN STREET
(60 FT. WIDE RIGHT OF WAY)

WARNING :
IT IS A VIOLATION OF THE NEW YORK
STATE EDUCATIONAL LAW ARTICLE 143
SECTION 7208 FOR ANY PERSON, UNLESS
HE OR SHE IS ACTING UNDER THE
DIRECTION OF A LICENSED PROFESSIONAL
ENGINEER OR LAND SURVEYOR TO ALTER
AN ITEM IN ANY WAY.



PROJECT TITLE: 100 MAIN STREET
DOBBS FERRY, NY 10322

PROJECT NO. 0805

**GOTHAM
DESIGN**
AND COMMUNITY
DEVELOPMENT LTD

329 Broadway
Dobbs Ferry, N.Y. 10522
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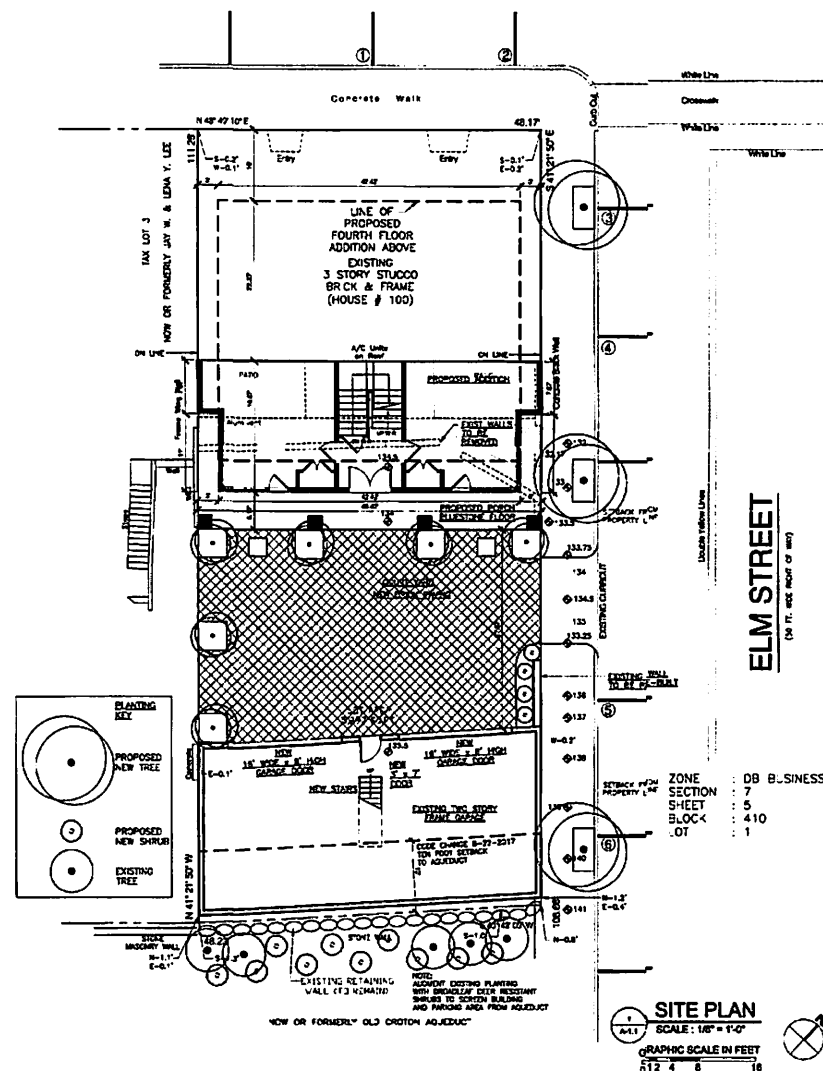
SUBMITTED 01-02-2020
TO AFRB
SUGGESTED 03-13-2020
TO BOARD OF TRUSTEES
SUBMITTED 08-08-2020
TO BOARD OF TRUSTEES
REVISED 08-17-2020
EXPANDED 3RD FLR AND
REDUCED 4TH FLR
SUBMITTED 08-17-2020
TO BOARD OF TRUSTEES

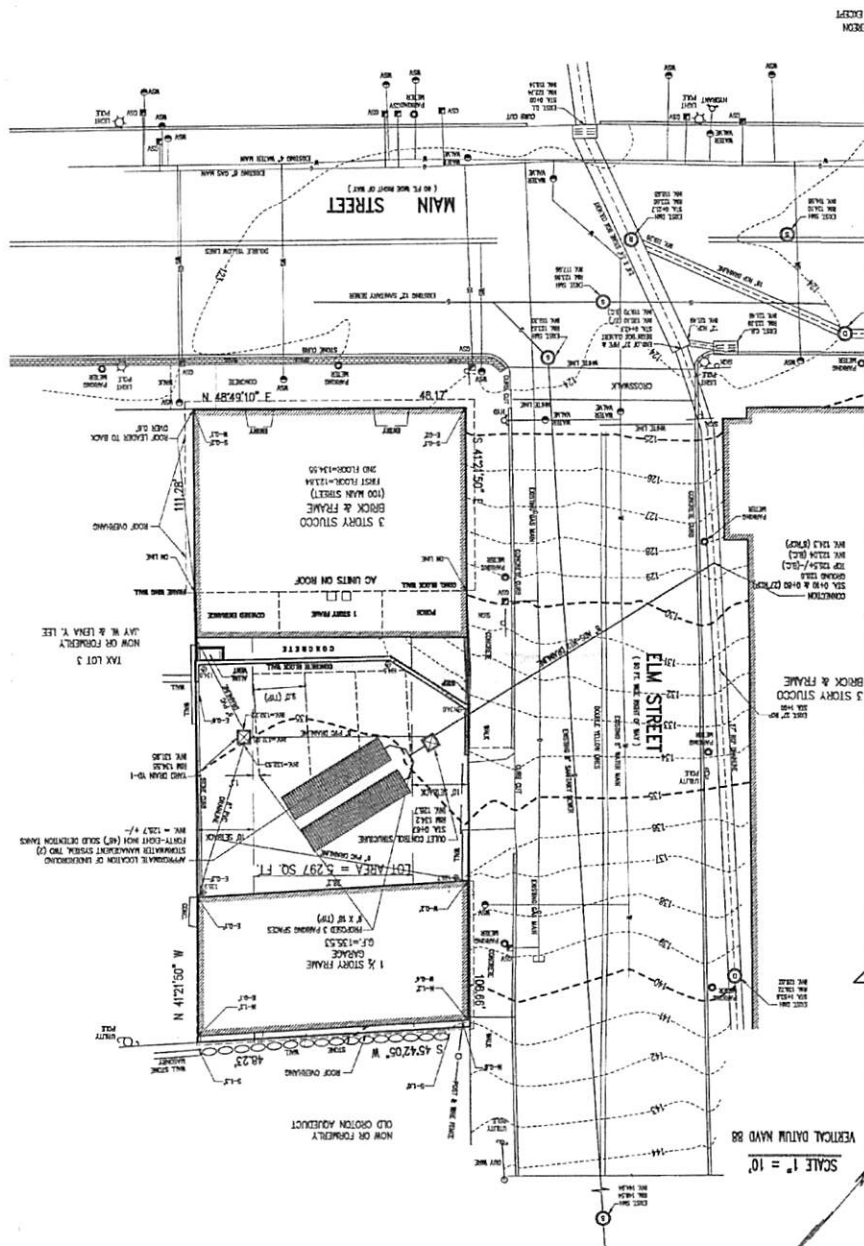
SHEET TITLE
SITE PLAN AND
LANDSCAPING
PLAN

DRAWN BY: GS
APPROVED BY: PPS

SHEET NUMBER

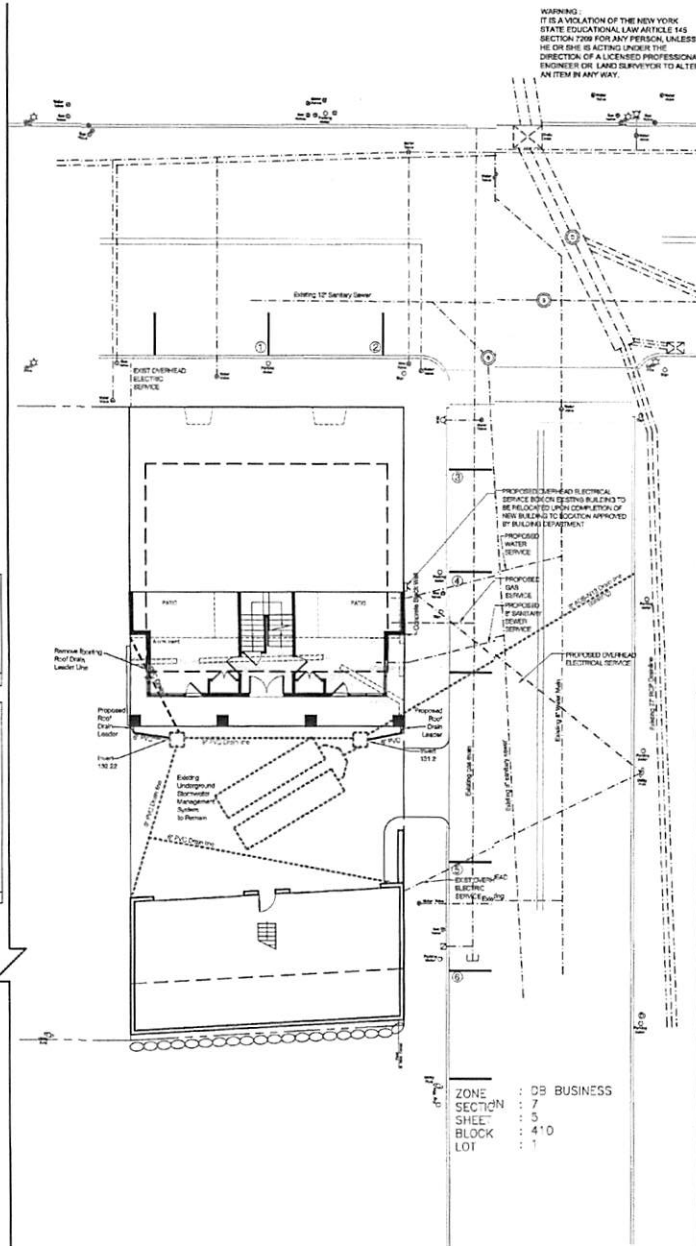
A-1.1





NOTE:
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HAS BEEN TAKEN FROM A SURVEY PREPARED BY
WARD CARPENTER ENGINEERS INC.
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DATED MAY 2ND 2006.
SURVEY BROUGHT TO DATE MARCH 31ST, 2008.

ALL STORM DRAINAGE INFORMATION ON THIS
DRAWING HAS BEEN TAKEN FROM A DRAWING
TITLED "DRAINAGE IMPROVEMENT PLAN,
SITE AND UTILITY PLAN (AS-BUILT) SHEET 1 OF 3"
PREPARED BY
PAUL J. PITRETTI P.E. + L.S.
80 GOULD AVENUE, DOBBS FERRY, NY 10522
ORIGINALLY DATED DECEMBER 15, 2008
AS REVISED 07/09/09



WARNING:
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AN ITEM IN ANY WAY.

PROJECT TITLE: 100 MAIN STREET
DOBBS FERRY, NY 10522

PROJECT NO.: 0805

**GOTHAM
DESIGN
AND COMMUNITY
DEVELOPMENT LTD.**

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www.gothamdesign.com
ISSUED DATE: 05-12-14

RE-ISSUED: 06-01-2018

SUBMITTED TO: 06-01-2018
BOARD OF TRUSTEES

SUBMITTED TO: 01-19-2018
PLANNING BOARD

SUBMITTED TO: 09-28-2018
PLANNING BOARD

SUBMITTED TO: 10-11-2018
PLANNING BOARD
AND AFRS

REVISED: 08-16-2018

SUBMITTED TO: 08-13-2018
TO AFRS

SUBMITTED TO: 11-27-2018
TO AFRS

REVIEWED: 01-13-2020
ADDED PROPOSED
OVERHEAD ELECTRICAL
SURFACE TO EXIST BUILDING

SUBMITTED TO: 02-15-2020
BOARD OF TRUSTEES

SUBMITTED TO: 06-08-2020
BOARD OF TRUSTEES

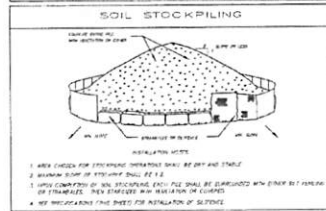
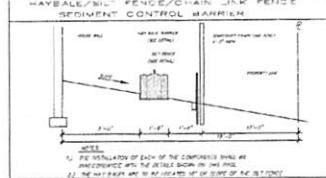
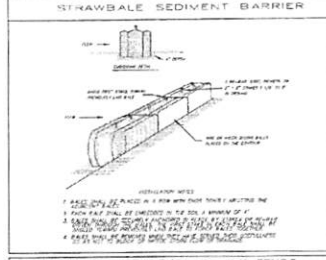
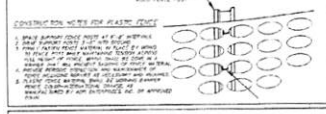
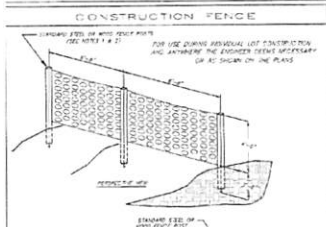
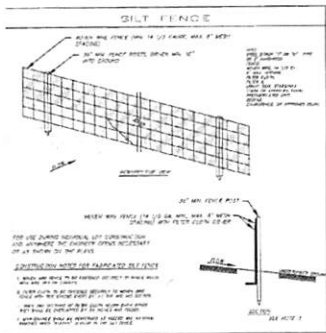
REVISED: 06-11-2020
EXPANDED 3RD FLOOR AND
REMOVED 4TH FLOOR

SUBMITTED: 08-17-2020
TO BOARD OF TRUSTEES

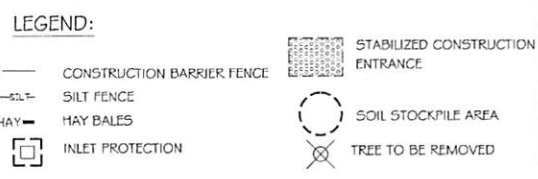
SHEET TITLE
EXISTING AND
PROPOSED STORM
DRAINAGE AND
UTILITIES PLAN

DRAWN BY: GS
APPROVED BY: FRS

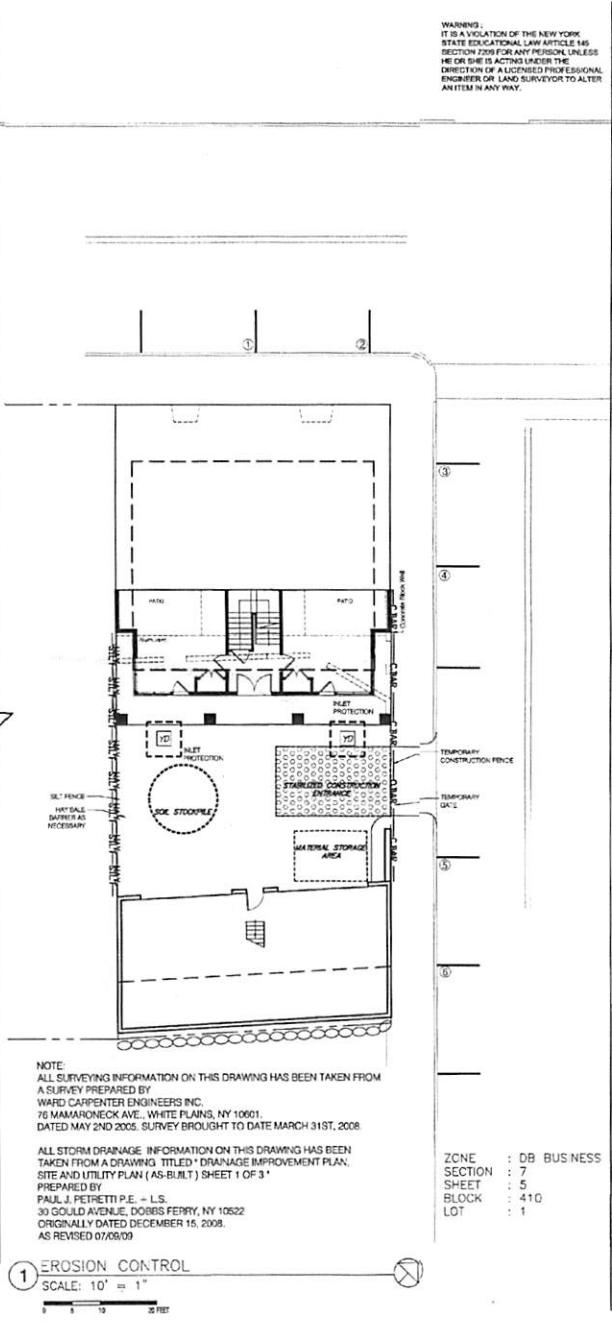
SHEET NUMBER
SP-3.1



- ### CONSTRUCTION REQUIREMENTS
- Prior to initiating any work of the site, have a site meeting with the general contractor, construction manager, and building inspector to discuss the schedule and to confirm site conditions.
 - Install erosion and sediment control measures. During construction, maintain all erosion and sediment measures at all times. Inspect all fences and straw bale barriers in advance of forecast storms and following storm events. Maintain and repair as necessary.
 - Remove the existing garage structure, including foundations. Dispose of all materials in full compliance with applicable regulations. Offer the exterior siding to the historical Society.
 - Reposition, reconfigure, and reconnect the existing streets, storm drainage components, including the installation of a new manhole for the connection to the system in the Street.
 - Install site utilities. Following installation of yard drains, install inlet protection measures. Maintain and repair as necessary until all disturbed site areas have been stabilized.
 - Survey and stake the proposed excavation for foundation work.
 - Proceed with excavation for the foundation, storing all material on site for reuse. If unsuitable or surplus material is encountered, notify the building inspector and remove from the site in compliance with the requirements of all applicable existing jurisdictions.
 - Following excavation, survey and stake the footings.
 - Form and pour concrete footings.
 - Survey and stake the footings for the placement of the foundation walls.
 - Form and pour concrete foundations.
 - Following the removal of forms, survey the foundation and have an as-built survey prepared and submitted to the building inspector's office.
 - Backfill foundation and rough grade the site, including the construction of the new retaining wall.
 - Proceed with construction of the building.
 - Install the driveway and curbing and make sidewalk repairs.
 - Plant all site areas in accordance with the Landscaping Plan. Maintain all planted areas until material has taken root and become stable.
 - Maintain the site free of debris at all times. Remove dumpsters within 24 hours of being filled.
 - Arrange for all inspections in accordance with Village of Irvington requirements. Obtain Certificate of Occupancy upon completion of all work and final inspection.



- ### SOIL EROSION & SEDIMENT CONTROL NOTES
- THE CONTRACTOR SHALL PERFORM ALL SITE WORK IN ACCORDANCE WITH CHAPTER 185 "SOIL EROSION AND SEDIMENT CONTROL" OF THE TOWN CODE AND WITH ALL OTHER APPLICABLE ORDINANCES.
 - SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL".
 - ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL".
 - FROM THE STARTING WORK, THE CONTRACTOR SHALL OBTAIN THE APPROPRIATE PERMITS FROM THE VILLAGE BUILDING INSPECTOR.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SEDIMENT AND EROSION CONTROL PRACTICES. THE SEDIMENT AND EROSION PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, AND MAINTAINED UNTIL PERMANENT PROTECTION OF STABILIZED AREAS IS ACHIEVED.
 - CONSTRUCTION SHALL CONFORM TO THE FOLLOWING REGULATIONS:
 - THE CONTRACTOR SHALL NOT INCREASE THE DISCHARGE OF SEDIMENT OR OTHER SOLID MATERIAL FROM THE SITE AS A RESULT OF DISTURBANCE TO THE SITE.
 - PROTECTION CONTROL DEVICES AS SPECIFIED ON THESE PLANS OR AS DIRECTED BY THE ENGINEER SHALL BE INSTALLED CONCURRENTLY WITH EROSION CONTROL MEASURES AND MAINTAINED IN A MANNER THAT WOULD CONTRIBUTE TO SOIL EROSION.
 - LAND DISTURBANCE SHALL BE LIMITED TO THE ACTUAL CONSTRUCTION SITE AND AN ACCESS ROAD. THE AMOUNT OF DISTURBED AREA AND THE DURATION OF DISTURBANCE SHALL BE KEPT TO A PRACTICAL MINIMUM. STOCKPILING OF EARTH OR TOPSOIL SHALL BE PROTECTED AS DETAILED ON THESE PLANS.
 - THE PERMANENT PROTECTION MEASURES AND SOIL EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THESE PLANS AND AS DIRECTED AND APPROVED BY THE TOWN.
 - SEDIMENT IN CHANNELS SHALL BE CAPTURED AND REMOVED THROUGH MEANS AS SPECIFIED ON THESE PLANS AND AS DIRECTED AND APPROVED BY THE TOWN.
 - NATURAL WATER COURSES SHALL REMAIN UNIMPAIRED THROUGHOUT CONSTRUCTION OR MAY BE RECONSTRUCTED AS REQUIRED AND APPROVED BY THE VILLAGE.
 - ADAPTED DRAINAGE SHALL BE ENSURED AT ALL LOW POINTS ALONG THE LINE OF SITE DESIGN.
 - PROPER MAINTENANCE OF SEDIMENT CONTROL STRUCTURES IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL STRUCTURES SHALL BE MAINTAINED IN GOOD WORKING ORDER AT ALL TIMES. THE SEDIMENT LEVELS IN ALL SEDIMENT TRENCHES SHALL BE MONITORED AND SEDIMENT REMOVED PROMPTLY WHEN MAXIMUM LEVELS ARE REACHED OR AS ORDERED BY THE ENGINEER. ALL SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED WEEKLY PRIOR TO EACH RAIN EVENT, AND AFTER EACH HEAVY RAIN TO INSURE PROPER OPERATION AS ADVISED. AN INSPECTION SCHEDULE SHALL BE SET FORTH PRIOR TO THE START OF CONSTRUCTION.
 - ENDING SEDIMENT AND COMPLETED FILL OF STORMWATER UNDERNEATHS IN NEAR AND ACROSS NATURAL WATER COURSES OR DRAINAGE CHANNELS.
 - THE LOCATION AND INSTALLATION TIMES OF THE SEDIMENT CARRYING STRUCTURES SHALL BE AS ORDERED BY THE ENGINEER, AND IN ACCORDANCE WITH ACCEPTED STANDARDS.
 - STORMWATER QUALITY BASINS AND TEMPORARY SEDIMENT TRAPS SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING OR LAND DISTURBANCES WHICH THEY WILL SERVE. PLEASE SEE CONSTRUCTION SCHEDULE ON THESE PLANS.
 - EXTERIOR SLOPES OF COMPACTED SOIL SHALL NOT EXCEED ONE FOOT VERTICAL FOR THREE FEET HORIZONTAL FOR THE BASINS. INTERIOR SLOPES OF THE BASINS SHALL NOT EXCEED ONE FOOT VERTICAL FOR THREE FEET HORIZONTAL.
 - ALL TOPSOIL NOT TO BE USED FOR FINAL GRADING SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND PLACED IN A STABILIZED STOCKPILE OF EARTH. ALL TOPSOIL REQUIRED FOR FINAL GRADING AND STORED ON SITE SHALL BE COVERED, FENCED, TEMPORARILY SEEDS AND MULCHED WITHIN 14 DAYS.
 - ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 21 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL IMMEDIATELY RECEIVE TEMPORARY SEEDING. MULCH SHALL BE USED IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER. DISTURBED AREAS SHALL BE COVERED AND FENCED PRIOR TO TEMPORARY SEEDING.
 - TEMPORARY AND PERMANENT SEEDING SHALL BE ESTABLISHED ON THE SLOES AND BOTTOMS OF THE BASINS WITHIN 14 DAYS OF INITIAL CONSTRUCTION. THE MAINTENANCE AND REPAIR OF THE BASINS SHALL BE THE SOLE RESPONSIBILITY OF THE APPLICANT DURING THE PERMANENT SEEDING. PRIOR TO A FORMAL MAINTENANCE AGREEMENT BEING EXECUTED.
 - ALL DISTURBED AREAS WITHIN 500 FEET OF AN ADJACENT DWELLING SHALL BE PROTECTED BY DUST CONTROL.
 - FOR GENERAL SITE CONSTRUCTION, EXCEPT WHERE COMPLETION RISK IS ENCOUNTERED, NO SLOPES STEEPER THAN THE HORIZONTAL TO ONE VERTICAL SHALL BE PERMITTED.
 - IN CONNECTION WITH SITE GRADING FOR PAVES, DRIVEWAYS, BUILDING AREAS OR OTHER SITE IMPROVEMENTS, THE LATERAL EXTENT OF CUT OR FILL AREAS SHALL NOT BE MORE THAN 10 FEET BEYOND THE TOP OF SLOPE OR FILL OR THE TOP OF SLOPE IN CUTS OR EXPOSED CLIMBER. 50 FEET TO THE BANK OF ANY PERMANENT STREAM, THREE FEET HORIZONTAL TO THE FOOT VERTICAL CUT OR FILL SLOPES SHALL BE USED TO DETERMINE THE EXTENT OF GRADING.
 - THE CONTRACTOR SHALL KEEP THE DRAINAGE WITHIN THE PROJECT CLEAR OF SOIL AND DEBRIS AND IS RESPONSIBLE FOR ANY STREET CLOSURES NECESSARY DURING THE COURSE OF THE PROJECT.
 - SEDIMENT AND EROSION CONTROL STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED BY PERMANENT MEASURES.
 - THE APPLICANT SHALL MAINTAIN THE GRADING AND PROVISIONS OF EXISTING OR PROPOSED FACILITIES FOR THE MAINTENANCE OF STORMWATER AND FOR ACCESS TO PROVIDE FOR THE MAINTENANCE OF WATER MANAGEMENT FACILITIES AS INDICATED ON THESE PLANS.
 - PRIOR TO OBTAINING A CERTIFICATE OF OCCUPANCY FOR BUILDINGS, BUILDING LOTS SHALL BE PROPERLY GRADED, SEEDS AND MULCHED. THE PERMITS SHALL NOTIFY THE TOWN ENGINEER PRIOR TO AT LEAST THE BUILDING DAYS BEFORE ANY WORK IS UNDERTAKEN. ADJACENT TO AN ADJACENT PERMIT.
 - ALL WORKING OF THE APPLICANT'S APPLICATION AND PLANS SHALL BE SUBMITTED TO THE VILLAGE AND PROVISIONS IN THE SAME MANNER HOLDINGS FEES AS THE ORIGINAL APPLICATION AND PLANS.
 - FIELD INSPECTIONS OF A WORK NATURAL MAY BE AUTHORIZED BY THE VILLAGE BUILDING INSPECTOR, PROVIDED THAT WRITTEN AUTHORIZATION IS OBTAINED FROM THE TOWN ENGINEER PRIOR TO THE INSPECTION. WORKER MUST BE PRESENT AT THE TIME.
 - A FINAL INSPECTION SHALL BE CONDUCTED BY THE BUILDING INSPECTOR TO CERTIFY COMPLIANCE WITH THESE PLANS AND THE TOWN CODE. SATISFACTORY COMPLIANCE SHALL BE NECESSARY BEFORE THE ISSUANCE OF A CERTIFICATE OF COMPLIANCE.



SEAL OF THE STATE OF NEW YORK

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Email: info@gothamdesign.com

PROJECT TITLE: **100 MAIN STREET**
DOBBS FERRY, NY 10522

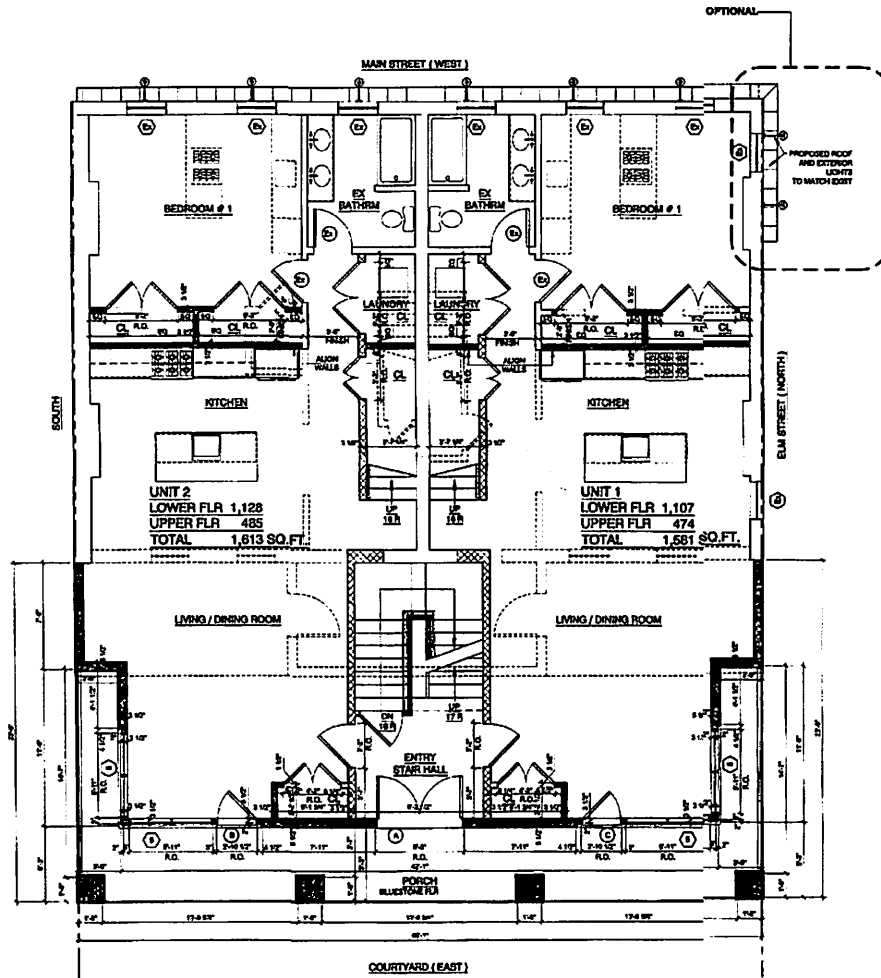
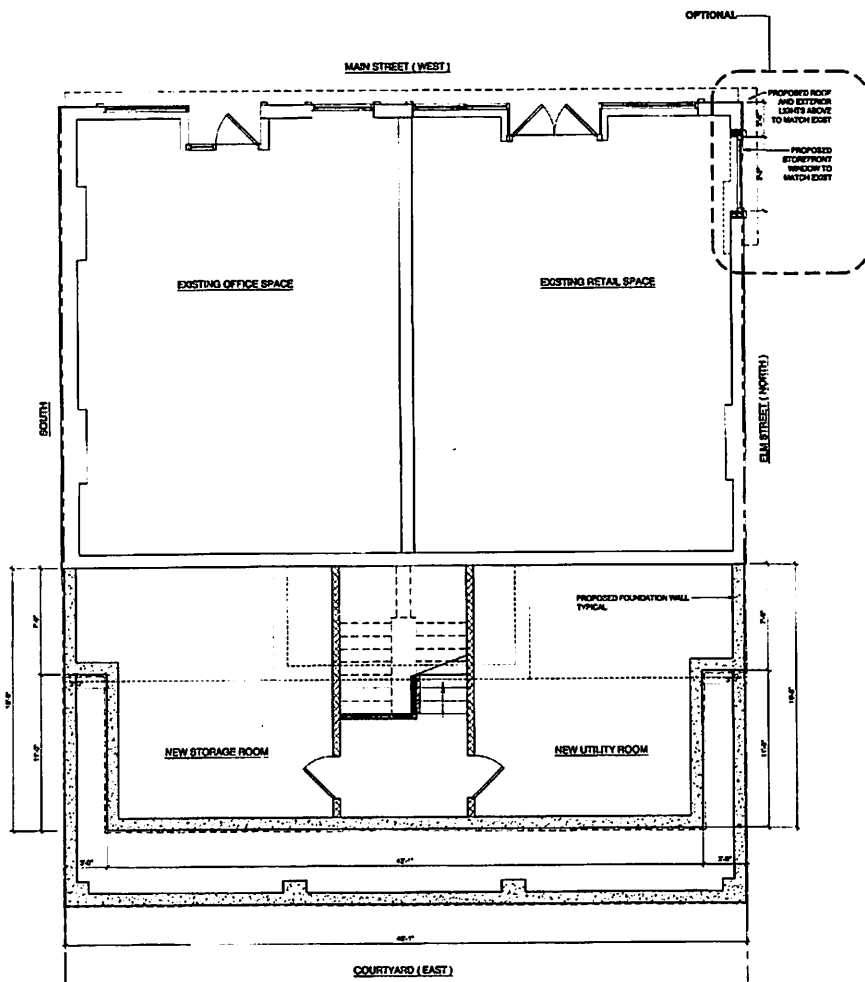
PROJECT NO.: **0805**

SP-4.1

EROSION CONTROL

SCALE: 1" = 10'

SP-4.1



LEGEND

— EXISTING TO REMAIN
 - - - EXISTING TO BE REMOVED
 = = = PROPOSED WORK

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 SECTION 120 FOR ANY PERSON, UNLESS
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 STRUCTURAL MEMBERS
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JEB Engineering
 SERVICES

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 Fax: (914) 893-4330
 www.jebengr.com

PROJECT TITLE:
 100 MAIN STREET
 DOBBS FERRY, NY 10522

PROJECT NO.:
 0005

**GOTHAM
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 AND COMMUNITY
 DEVELOPMENT LTD.

329 Broadway
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SUBMITTED 01-02-2020
 TO A/E/C
 SUBMITTED 05-13-2020
 TO BOARD OF TRUSTEES
 SUBMITTED 06-08-2020
 TO BOARD OF TRUSTEES
 REVISED 09-17-2020
 EXPANDED 3RD FLOOR
 REDUCED 4TH FLOOR
 SUBMITTED 09-17-2020
 TO BOARD OF TRUSTEES

SHEET TITLE
 FIRST AND
 SECOND FLOOR
 PLANS
 DRAWN BY: GS
 APPROVED BY: PRS

SHEET NUMBER
 A-2.1

DOORS SCHEDULE									
100 MAIN STREET DOBBS FERRY N.Y. 10522									
EXTERIOR									
SYM	MARK	TYPE	NUMBER	ROUGH OPENING	QUANTITY	GLASS	SWITCH	JOBS	NOTES
A	WINDING DOOR	(1) 2' 0" x 8' 0"	8' 0" x 2' 0"	1 L.R.	1	INSULATED	0.30	0.00	
B	WINDING DOOR	3' 0" x 8' 0"	2' 0" x 8' 0"	1 L.R.	1	INSULATED	0.30	0.00	
C	WINDING DOOR	3' 0" x 8' 0"	2' 0" x 8' 0"	1 L.R.	1	INSULATED	0.30	0.00	
D	WINDING DOOR	3' 0" x 8' 0"	2' 0" x 8' 0"	1 L.R.	1	INSULATED	0.30	0.00	
E	WINDING DOOR	3' 0" x 8' 0"	2' 0" x 8' 0"	1 L.R.	1	INSULATED	0.30	0.00	
F	WINDING DOOR	3' 0" x 8' 0"	2' 0" x 8' 0"	1 L.R.	1	INSULATED	0.30	0.00	
G	WINDING DOOR	3' 0" x 8' 0"	2' 0" x 8' 0"	1 L.R.	1	INSULATED	0.30	0.00	
H	WINDING DOOR	3' 0" x 8' 0"	2' 0" x 8' 0"	1 L.R.	1	INSULATED	0.30	0.00	
I	WINDING DOOR	3' 0" x 8' 0"	2' 0" x 8' 0"	1 L.R.	1	INSULATED	0.30	0.00	
J	WINDING DOOR	3' 0" x 8' 0"	2' 0" x 8' 0"	1 L.R.	1	INSULATED	0.30	0.00	

WINDOW SCHEDULE									
100 MAIN STREET DOBBS FERRY N.Y. 10522									
SYM	MARK	TYPE	NUMBER	ROUGH OPENING	QUANTITY	GLASS	SWITCH	JOBS	NOTES
1	WINDING DOOR	CC 222	2' 0" x 8' 0"	1 (L.R.)	1	INSULATED	0.30	0.00	
2	WINDING DOOR	CC 222	2' 0" x 8' 0"	1 (L.R.)	1	INSULATED	0.30	0.00	
3	WINDING DOOR	CC 222	2' 0" x 8' 0"	1 (L.R.)	1	INSULATED	0.30	0.00	
4	WINDING DOOR	CC 222	2' 0" x 8' 0"	1 (L.R.)	1	INSULATED	0.30	0.00	
5	WINDING DOOR	CC 222	2' 0" x 8' 0"	1 (L.R.)	1	INSULATED	0.30	0.00	
6	WINDING DOOR	CC 222	2' 0" x 8' 0"	1 (L.R.)	1	INSULATED	0.30	0.00	
7	WINDING DOOR	CC 222	2' 0" x 8' 0"	1 (L.R.)	1	INSULATED	0.30	0.00	
8	WINDING DOOR	CC 222	2' 0" x 8' 0"	1 (L.R.)	1	INSULATED	0.30	0.00	
9	WINDING DOOR	CC 222	2' 0" x 8' 0"	1 (L.R.)	1	INSULATED	0.30	0.00	
10	WINDING DOOR	CC 222	2' 0" x 8' 0"	1 (L.R.)	1	INSULATED	0.30	0.00	

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Robert J. Smith
Professional Engineer
State of New York
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Exp. 12/31/2025

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Tel: (914) 653-0003
Fax: (914) 653-0000
email: rsmith@gothamdesign.com

PROJECT TITLE:
100 MAIN STREET
DOBBS FERRY, NY 10522

PROJECT NO.:
0005

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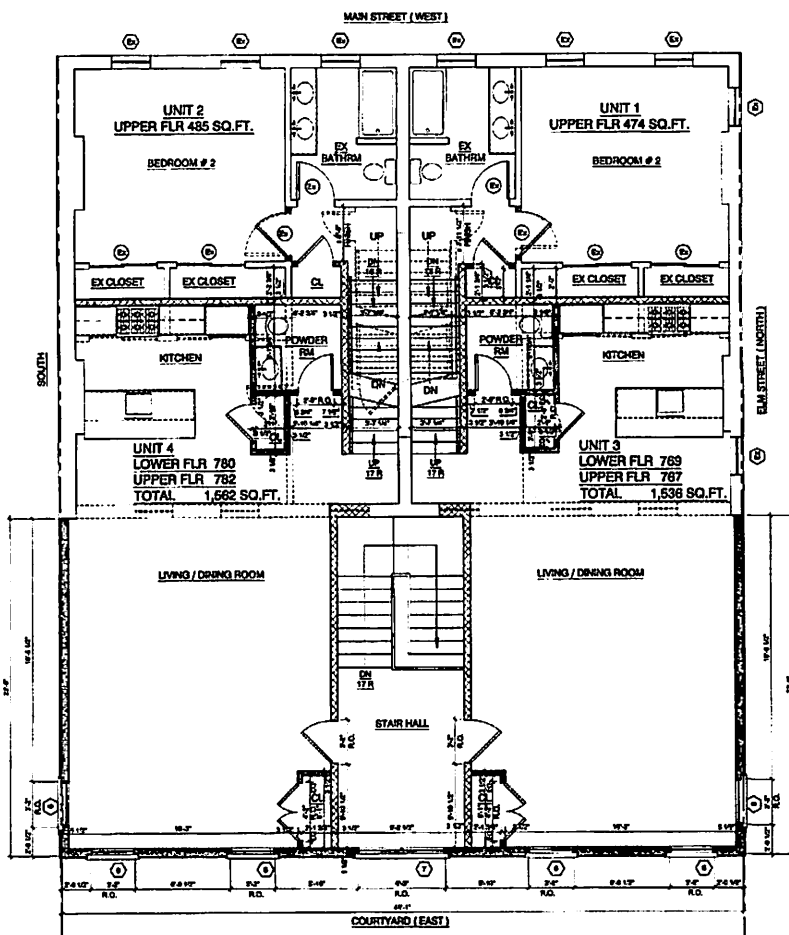
320 Broadway
DOBBS FERRY, N.Y. 10522
Phone: (914) 653-0003
Fax: (914) 653-0000
email: and@gothamdesign.com

SUBMITTED TO AIA: 01-03-2020
SUBMITTED TO BOARD OF TRUSTEES: 02-13-2020
SUBMITTED TO BOARD OF TRUSTEES: 03-06-2020
REVISED: 04-17-2020
REVISED: 05-11-2020
SUBMITTED TO BOARD OF TRUSTEES: 05-11-2020

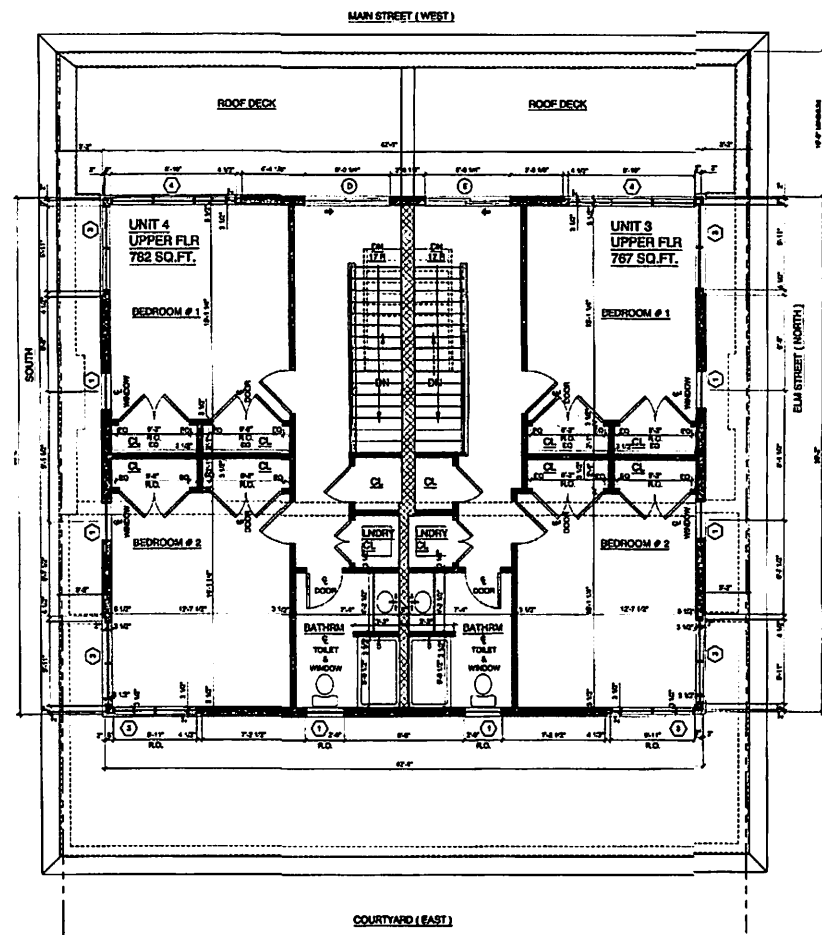
SHEET TITLE:
THIRD AND
FOURTH FLOOR
PLANS

DRAWN BY: GS
APPROVED BY: PRS

SHEET NUMBER:
A-2.2



1 THIRD FLOOR PLAN
A-2.2 SCALE: 1/4" = 1'-0" GRAPHIC SCALE IN FEET
0 1 2 4 8



2 FOURTH FLOOR PLAN
A-2.2 SCALE: 1/4" = 1'-0" GRAPHIC SCALE IN FEET
0 1 2 4 8

LEGEND

EXISTING TO REMAIN
EXISTING TO BE REMOVED
PROPOSED WORK



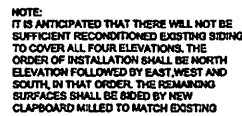
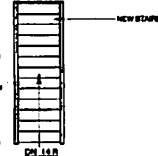
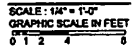
NO.: 0805

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Phone: (914) 683-6033
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email: arch329@gmail.com


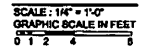
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SHEET TITLE
GARAGE
PLANS AND
ELEVATIONS

A-2.3



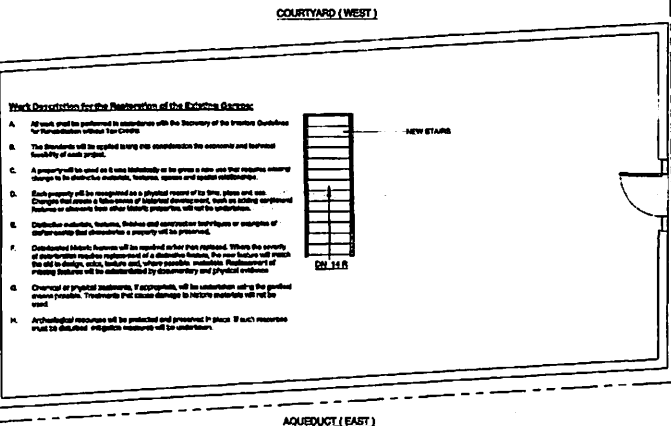
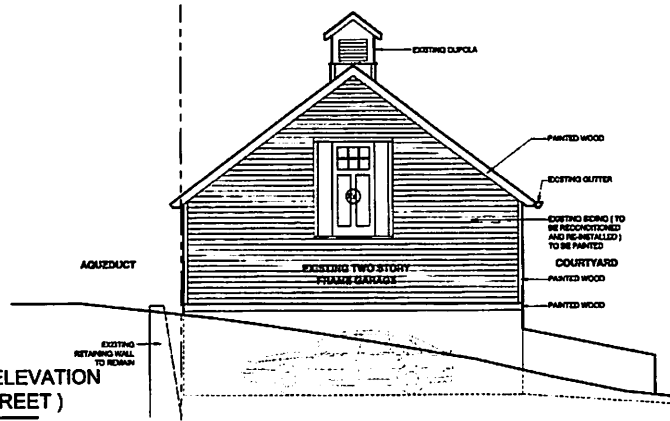
SCALE: 1" = 1'-0"
GRAPHIC SCALE IN FEET

A horizontal graphic scale bar with tick marks at 0, 1, 2, 4, and 6 feet. The bar is divided into segments: 0 to 1 foot, 1 to 2 feet, 2 to 4 feet, and 4 to 6 feet. The segments from 0 to 2 feet and 4 to 6 feet are shaded with diagonal lines.

GRAPHIC SCALE IN FEET

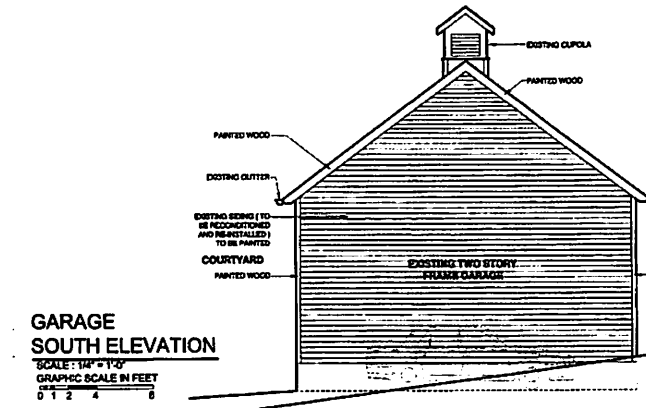
GARAGE NORTH ELEVATION (ELM STREET)

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



GARAGE ATTIC PLAN

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

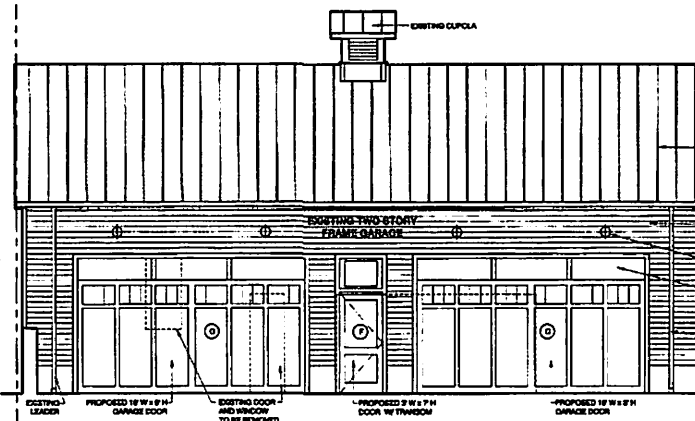


GARAGE SOUTH ELEVATION

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

NOTE:
IT IS ANTICIPATED THAT THERE WILL NOT BE
SUFFICIENT RECONDITIONED EXISTING SIDING
TO COVER ALL FOUR ELEVATIONS. THE
ORDER OF INSTALLATION SHALL BE NORTH
ELEVATION FOLLOWED BY EAST, WEST AND
SOUTH. IN THAT ORDER, THE REMAINING
SURFACES SHALL BE SIDED BY NEW
CLAPBOARD MILLED TO MATCH EXISTING

ELM STREET

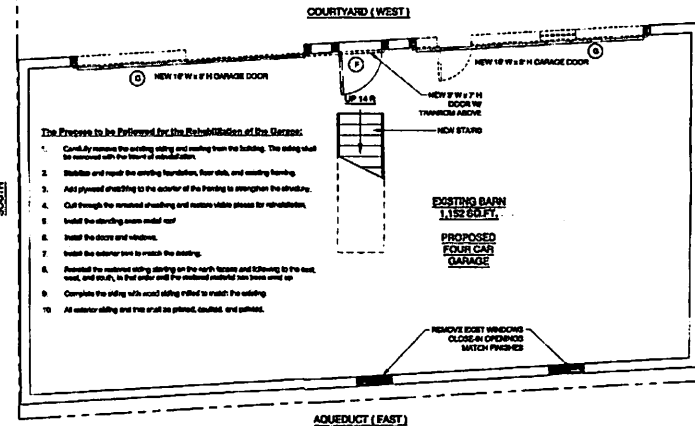


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GARAGE WEST ELEVATION (COURTYARD)

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



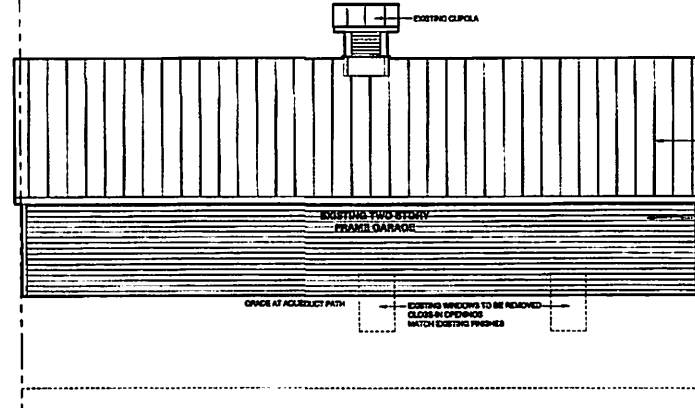
GENERAL NOTE:
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SECTIONS ARE FOR REFERENCE
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STRUCTURAL MEMBERS
NOT REVIEWED.

LEGEND

EXISTING TO REMAIN
EXISTING TO BE REMOVED
PROPOSED WORK

GARAGE FLOOR PLAN

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



GARAGE EAST ELEVATION (AQUEDUCT)

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



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email: info@gothamdesign.com

PROJECT
TITLE: 100 MAIN STREET
DOBBS FERRY, NY 10522
PROJECT
NO.: 0805

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GARAGE FLOOR PLAN

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

LEGEND

EXISTING TO REMAIN
EXISTING TO BE REMOVED
PROPOSED WORK

SHEET TITLE

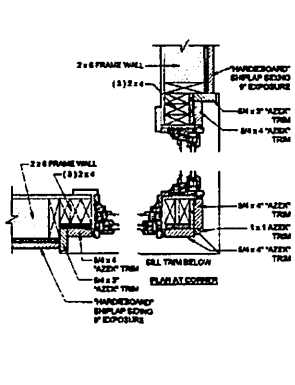
PLANS AND ELEVATIONS

DRAWN BY: GS

APPROVED BY: PPS

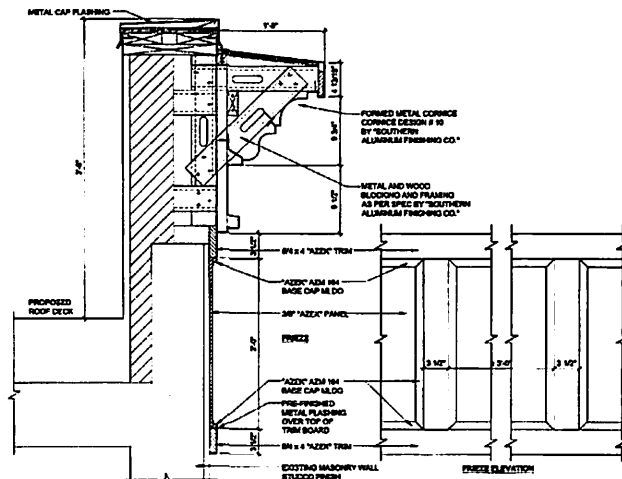
SHEET NUMBER

A-2.3



3 ROOF EAVE DETAIL
A-31 SCALE : 1 1/2" = 1'-0" GRAPHIC SCALE IN FEET

CORNER WINDOW DETAIL
A-3.1 SCALE: 1 1/2" = 1'-0" GRAPHIC SCALE IN FEET



**CORNICE AND
FRIEZE DETAIL**

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

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Dedham, MA 01923
617-376-0878 • 0
617-376-0343 • 0
info@integralproject.com • 0
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PROJECT 100 MAIN STREET
TITLE: DOBBS FERRY, NY 10522

PROJECT NO.: 0805

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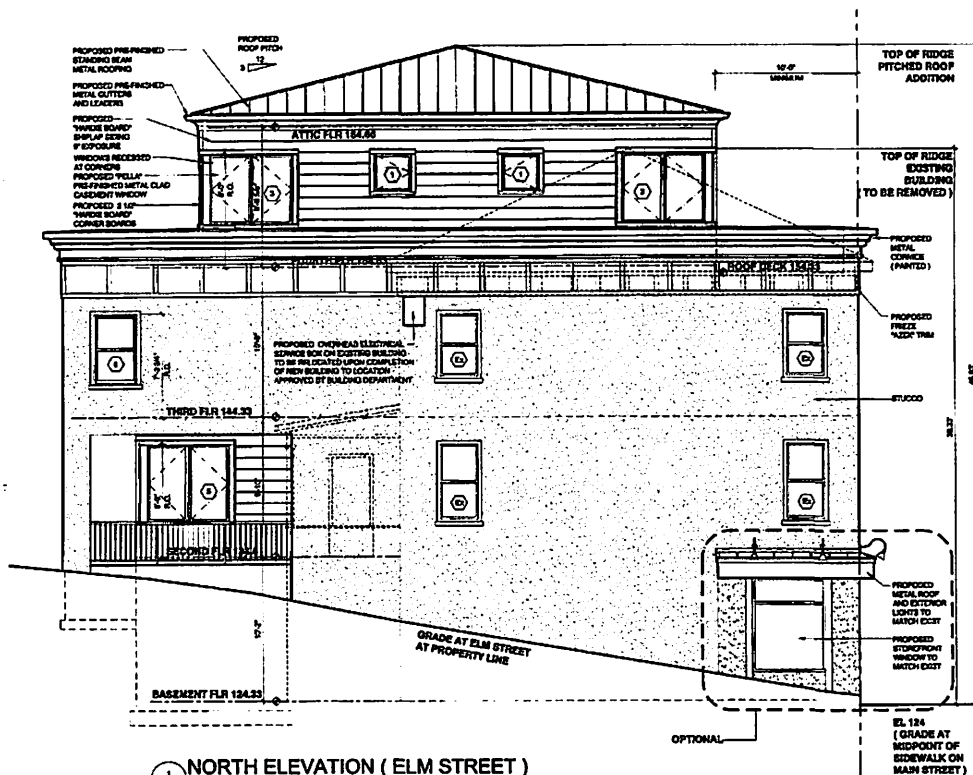
329 Broadway
Dobbs Ferry, N.Y. 10522
Phone: (914) 683-6000
Fax: (914) 683-6350
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SUBMITTED 01-02-2020
TO A4PB
REVISED 02-13-2020
NORTH ELEVATION
ADDED PROPOSED
OVERHEAD ELECTRICAL
SERVICE BOX TO EXISTING
BUILDING
SUBMITTED 02-13-2020
TO BOARD OF TRUSTEES
SUBMITTED 06-08-2020
TO BOARD OF TRUSTEES
REVISED 08-17-2020
EXPANDED 3RD FLOOR AND
REDUCED 4TH FLOOR
SUBMITTED 08-17-2020
TO BOARD OF TRUSTEES

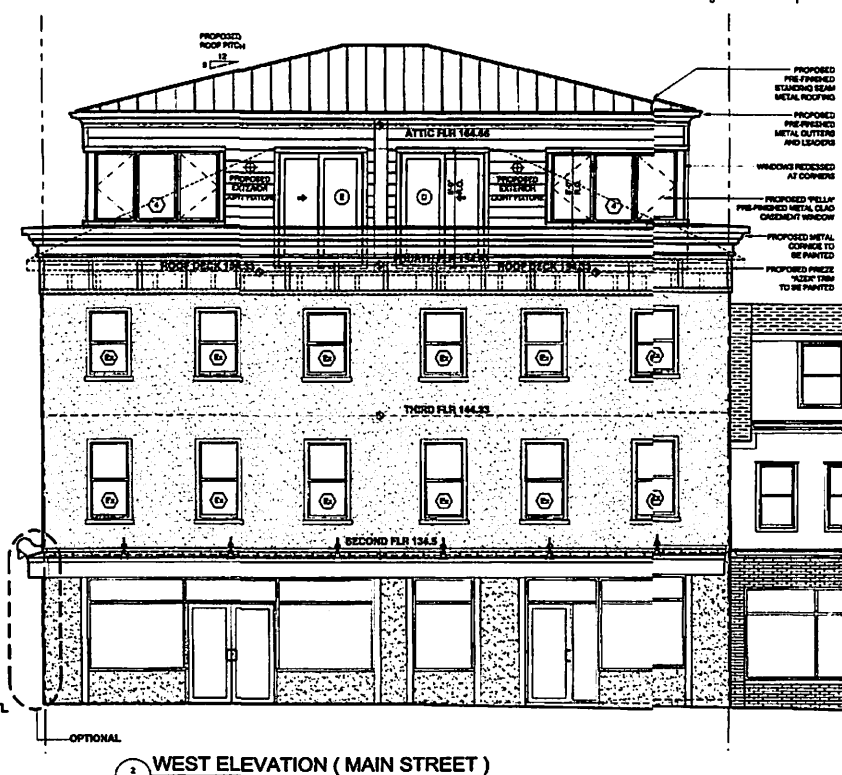
SHEET TITLE
NORTH AND WEST
ELEVATIONS
DRAWN BY: GS
APPROVED BY: PRS

SHEET NUMBER

A-3.1



NORTH ELEVATION (ELM STREET)



2 WEST ELEVATION (MAIN STREET)
A-3.1 SCALE : 1/4" = 1'-0" GRAPHIC SCALE IN FEET
0 1 2 4

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info@jddesign.com
www.jddesign.com

PROJECT
TITLE: 100 MAIN STREET
DOBBS FERRY, NY 10522

PROJECT
NO.: 0805

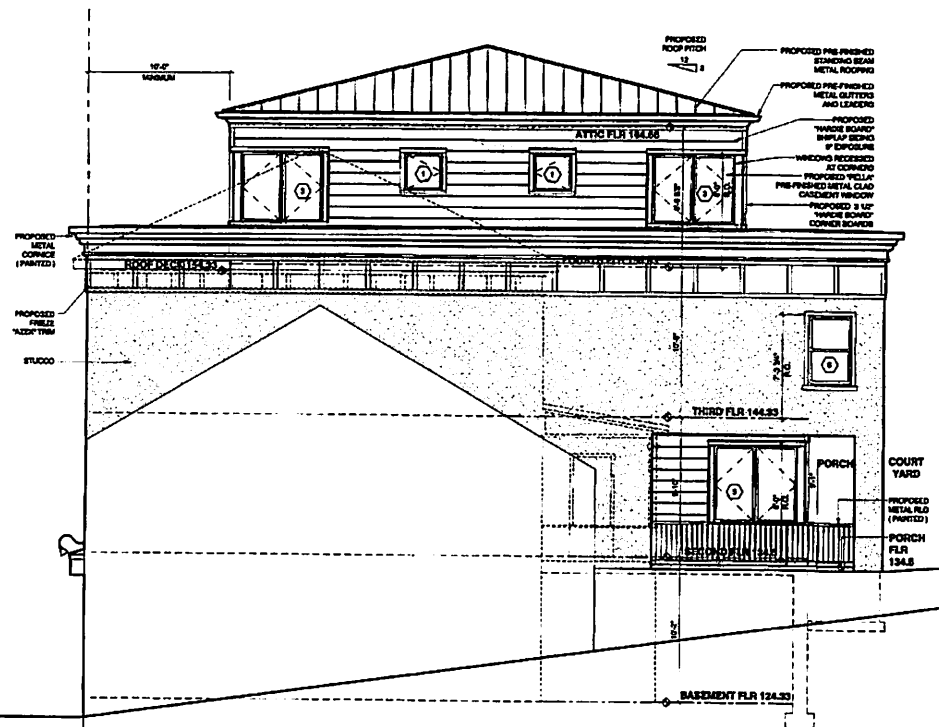
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SUBMITTED 01-20-2020
TO A/E/C
REVISED 02-13-2020
LAST ELEVATION
ADDED PROPOSED
OVERHEAD ELECTRICAL
SERVICE BOX TO EXISTING
BUILDING
SUBMITTED 02-13-2020
TO BOARD OF TRUSTEES
REVISED 02-17-2020
ADDED 3RD FLOOR
RELOCATED 4TH FLOOR
SUBMITTED 02-17-2020
TO BOARD OF TRUSTEES

SHEET TITLE
SOUTH AND EAST
ELEVATIONS
DRAWN BY: GS
APPROVED BY: PRS

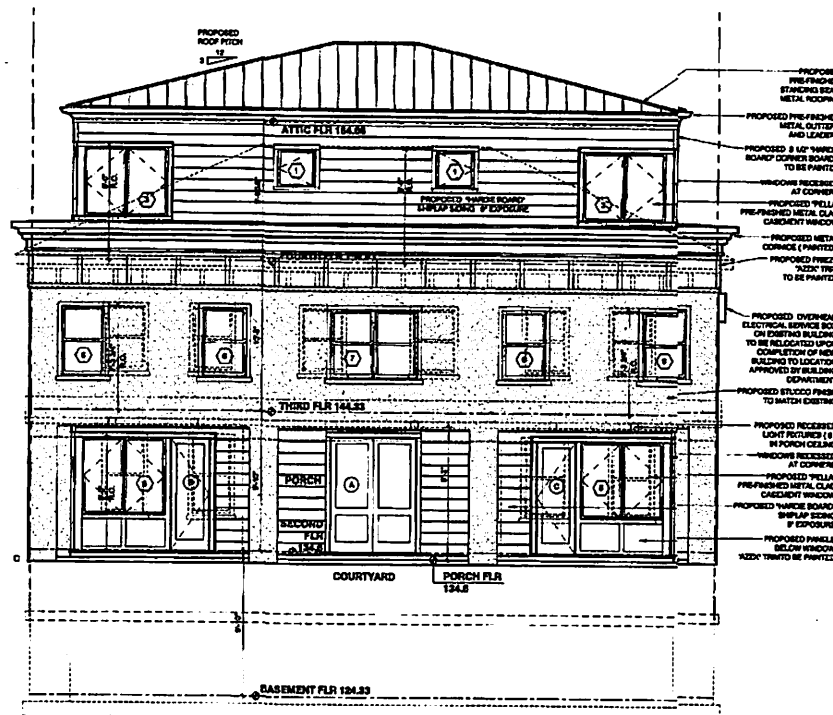
SHEET NUMBER
A-3.2



1 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

GRAPHIC SCALE IN FEET
0 1 2 4 8



2 EAST ELEVATION (COURTYARD)

SCALE: 1/4" = 1'-0"

GRAPHIC SCALE IN FEET
0 1 2 4 8

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Services

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PROJECT
TITLE: 100 MAIN STREET
DOBBS FERRY, NY 10522

PROJECT
NO.: 0905

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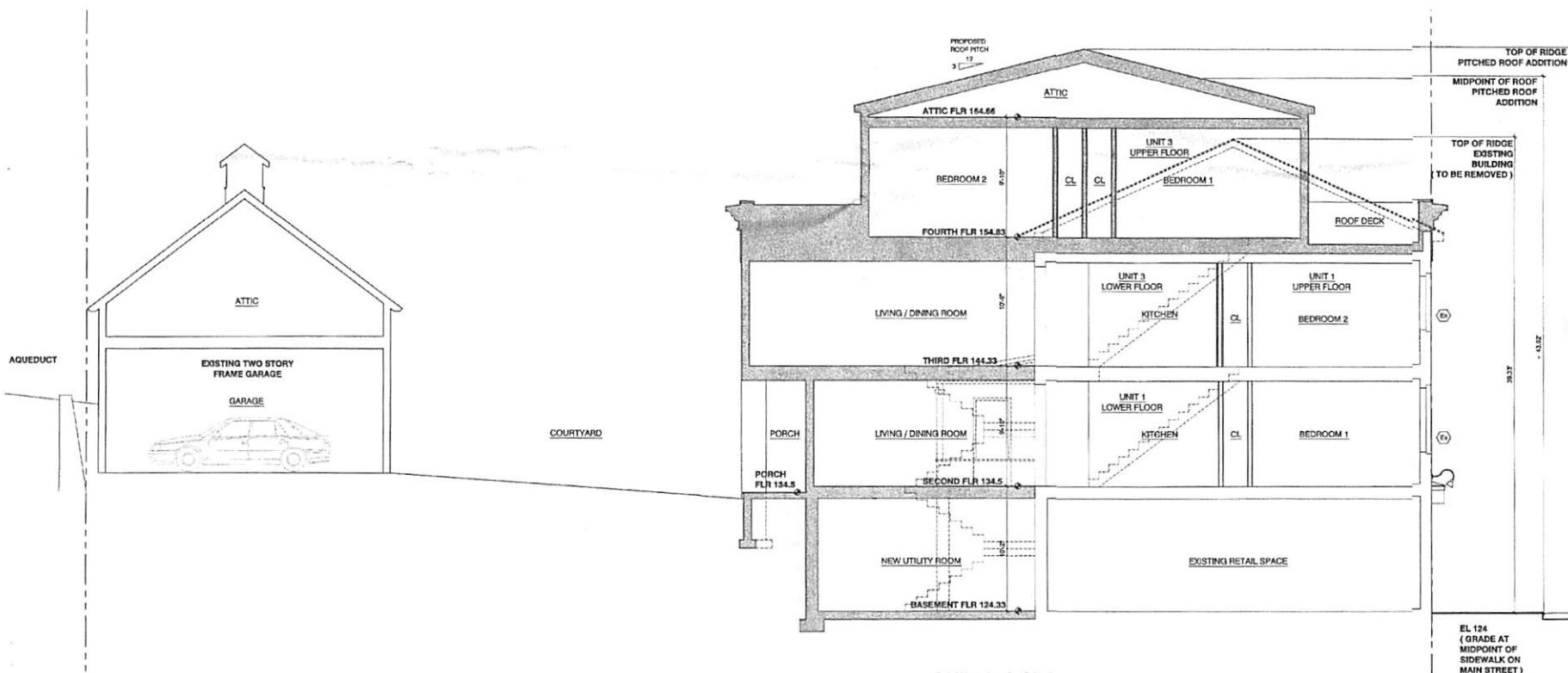
SUBMITTED 01-02-2020
TO A/R/S
SUBMITTED 08-15-2020
TO BOARD OF TRUSTEES
SUBMITTED 06-06-2020
TO BOARD OF TRUSTEES
REVISED 06-17-2020
EXPANDED 3RD FLR AND
REDUCED 4TH FLR
SUBMITTED 09-17-2020
TO BOARD OF TRUSTEES

SHEET TITLE
BUILDING SECTION

DRAWN BY: GS
APPROVED BY: PRS

SHEET NUMBER

A-4.1



BUILDING SECTION
SCALE: 1/4" = 1'-0"

GRAPHIC SCALE IN FEET
0 1 2 4 8