

## VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES AGENDA

MEETING DATE: OCTOBER 13, 2020

**AGENDA ITEM SECTION: PROJECTS REQUIRING BOARD REVIEW** 

**AGENDA ITEM NO.:** 3

**AGENDA ITEM:** 58 COLONIAL AVENUE CONSTRUCTION OF RETAINING

WALL ON VILLAGE RIGHT OF WAY

### ITEM BACKUP DOCUMENTATION:

- 1. LETTER & ATTACHED DRAWING DATED OCTOBER 5, 2020 FROM MR. PADDY STEINSCHNEIDER/GOTHAM DESIGN & COMMUNITY DEVELOPMENT LTD., TO MR. ED MANLEY/VILLAGE ADMINISTRATOR
- 2. LETTER DATED OCTOBER 5, 2020 FROM MR. IAIR
  ROSENKRANZ/AHRB CHAIRMAN, TO MAYOR ROSSILLO AND THE
  BOARD OF TRUSTEES



OCT 0 6 20 20 tham Design & Community Development Ltd.

Padriac Steinschneider 329 Broadway

Dobbs Ferry, New York 10522

by the Village Clerk (914) 693-5093 = Fax: (914) 693-5390 Village of Dobbs Ferry, (914) 906-4802 cell arch329@gmail.com

October 5, 2020

Village of Dobbs Ferry **Building Department** 

Village Administrator Manley 112 Main Street Dobbs Ferry, New York 10522

Re:

58 Colonial - Bray Residence

Dear Mr. Manley:

This letter is to request that the pending matter pertaining to work within the Village rightof-way for the above referenced project be included on the agenda of the October 13 Board of Trustees meeting.

Since the Board of Trustees heard this application at its August 11, 2020 meeting, we have been to two meetings of the Architectural and Historic Review Board (AHRB) and two meetings of the Planning Board. At the first of each Boards meetings on this matter, the Boards both noted their need to visit the site. The members of each Board were able to do that in advance of their next meeting.

The AHRB approved the design of the site plan for 58 Colonial Avenue at its September 14, 2020 meeting. The only requirement stipulated by the AHRB in granting approval was that the wood-ties be stained to match the house.

The Planning Board approved the design of the site plan for 58 Colonial Avenue at its October 1, 2020 meeting. That approval was subject to the wall proposed along the sidewalk not exceeding 30 inches in height and that adverse impacts on the existing trees be avoided.

I have attached copies of the Site Plan that was reviewed by the Planning Board at its October 1, 2020 meeting for your consideration.

Please let me know if there is anything else that you need for this matter to be placed on the agenda of the October 13, 2020 Board of Trustees meeting.

Also, please let me know if you have any questions or suggestions about this matter that need to be addressed prior to this being considered by the Board of Trustees.

Thanks

Padriac Steinschneider

As Owner's Representative for Chelsea and Chris Bray

		MINO	DERGI		sense:	BUBLIE	T TO DAMAGE	FROW					
GROUND SHOW LOAD	MICHT MICHT	TOPO SPECTS	W40	WINESCORNE DESKES 2046	DEBUM CATROOMY (BCMY CHLY)	WEATHERNS.	FROST LINE DEFTN	THEFT	CLMATE 2046	EF MARIE INTERACED MIGHED	FLDOO HAZARDS	AR PREEZING MORE	MEAN ARREIA TEMP
90 UBB / BQ /T.	THEOR.	10	YES	MO .	c	SENSE	•	MODERATE TO HEAVY	44	YES	"FIRM COMMUNITY PANEL.	2000	21.8

1. "THE VILLAGE ENGINEER AND BUILDING INSPECTOR MAY THE VILLAGE ENGINEER AND BUILDING INSPECTOR MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF DEEMED APPROPRIATE TO MITIGATE UNFORESEEN SILTATION AND EROSION OF DISTURBED SOILS.\*

 'AS-BUILT' DRAWINGS OF THE SITE IMPROVEMENTS SHALL BE

SUBMITTED TO THE VILLAGE ENGINEER AND BUILDING INSPECTOR FOR REVIEW PRIOR TO OBTAINING CERTIFICATE
OF OCCUPANCY.

3. "NO DEMOLITION MATERIAL TO BE BURIED ON SITE."

ROCK REMOVAL BY BLASTING SHALL BE IN ACCORDANCE WITH CHAPTER 125 OF THE VILLAGE CODE.
 "BEFORE THE SITE PLAN IS SIGNED BY THE CHAIRMAN OF THE PLANNING BOARD, THE APPLICANT SHALL BE REQUIRED TO

POST A PERFORMANCE BOND OF OTHER 1979 OF ACCEPTABLE MONETARY WARRANTY WHICH SHALL BE IN AN AMOUNT DETERMINED BY THE PLANNING BOARD AND THE VILLAGE ENGINEER AND IN A FORM SATISFACTORY TO THE VILLAGE ATTORNEY."

POST A PERFORMANCE BOND OR OTHER TYPE OF

GENERAL NOTES

			MBULATION	AND FENER	TRATION REQU	-	COMPONENT	•		
CLMATE	PENESTRATION U-PACTOR	BKYLKSHT U - FACTOR	GLAZED FENESTRATION SHOC	CER.ING	WOOD FRAME WALL R - VALUE	MASS WALL	FLOOR R - VALUE	BASEWENT WALL R - VALUE	SLAS R - VALUE A DEPTH	CRAWL SPACE WALL R. VALUE
		14	SLE R402.1.1 MSG	SLATION AND	PENESTRATION	REQUIREMEN	TE BY COM	CNENT		
44	8.31	0.55	84	-	20 OR 13 + 5	1/13	**	10/13	10, 277	10 713
				TABLE RA	42.1.4 EQUIVALE	NT FACTORS				
44	8.35	4.55		8.876	0.00	0.000	1.047	110	0.000	1.041

# ± 110" EXISTING CONCRETE SIDEWAY dadadadadadad

#### SECTION - PROPOSED RETAINING WALL GRAPHIC SCALE IN FEET



#### TO BE REMOVED SCALE: 1/4" = 1'-0 GRAPHIC SCALE IN FEET



**ELEVATION - PROPOSED STAIRS** 

EXISTING LOT AREA

8,790 SQ.FT.

60.00

GRAPHIC SCALE IN FEET

SOUTHLAWN AVENUE

S 03° 32' 00" W

PROPOSED NEW STAIRS STONE W/ BLUESTONE TREADS TO REPLACE

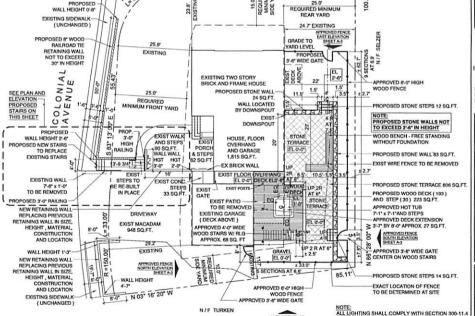
PROPOSED



5 8 COLONIAL AVENUE ZONING TABLE

	UNITS	EXISTING	PROPOSED
EXIST HOUSE, OVERHAND, GARAGE	SQ.FT.	t,hts	
DOSTING PORCH AND STEPS	SQ.FT.	e2	1
PROPOSED DECK EXTENSION	SQFT.		27
PROPOSED DECK EXTENSION			77
PROPOSED STARS	BQFT.		a
	SQFT.		(193 + 30 ) 223

	UNITS	EXISTING		PROPOSED
DOST HOUSE, OVERHAND, GARAGE	BQ.FT.	1,815		
EXISTING PORCH AND STEPS	BQ/FT.	62		
EXISTING PAINS	SQFT.	144		
EXETTING WILK AND STEPS	SQ.FT.	90		
EXISTING CONCRETE STEPS	SQFT.	25		
EXISTING WACACAM	SQFT.	548		
TOTAL EXISTING IMPERMOUS COVE	PAGE 1,002	XSTNG 3,010 /4,790 = 35.17 %		
			MNUS	144
TOTAL EXISTING IMPERMOUS COVE	RAGE 1,002 BQ.FT.		MNUS	144 27
TOTAL EXISTING IMPERVIOUS COVE EXISTING PATRO TO BE REMOVED	RAGE 1,002 BQ.FT.		MILLS	
TOTAL EXISTING IMPERMOUS COVE EXISTING PATRO TO BE FREMOND PROPOSES WOOD DECK EXTENSION ( ROOF DECK)	RACE 1,002 BQFT. BQFT.		MPL/S	27
TOTAL EXISTING IMPERVIOUS COVE EXISTING PATRO TO BE REMONED PROPOSED WOOD DECK EXTENSION ( PROF DECK) PROPOSED WOOD STARS	BQFT. BQFT. BQFT. BQFT.			27 58



SITE PLAN

SCALE - 1" = 10".0"

GRAPHIC SCALE IN FEET

5 10

NOTE: ALL LIGHTING SHALL COMPLY WITH SECTION 300-11.4 ALL SURVEYING INFORMATION ON THIS DRAWING IS TAKEN FROM A SURVEY DATED AUGUST 3, 2018 PREPARED BY: PREPARED BY: JEFFREY W. DONELLON LSPC PROFESSIONAL LAND SURVEYOR 347 EAST SEARSVILLE ROAD MONTGOMERY, N.Y. 19549

LAURA WAKEEIEI D DOBBS FERRY, NY 10522 TEL: 914 693 6165

> BRAY SEA

CHEL 58 COLONIAL AVENUE DOBBS FERRY, NEW YORK AND CHRIS

#### GOTHAM DESIGN

AND COMMUNITY

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

BUILDING PERMIT 10-11-2018 REVISED 10-19-2011 REMOVED PROPOSED SCREEN WALL RE-SUBMITTED FOR BUILDING PERMIT 10-19-2019 AHRB SURMISSION 11-15-201

NOOD RETAINING WALLS IN TROIT OF HOUSE SUBMITTED TO 08-03-20 BOARD OF TRUSTEES SUBMITTED TO 08-13-20 PLANNING BOARD AND AHRB

ADDED PLAN AND ELEVATION OF PROPOSED STAIRS UBMITTED TO AHRB 09-03-0

SITE PLAN ZONING, IMPERVIOUS OVERAGE AND FLOO AREA TABLES
E: DRAWN!

10-11-18 CHECKE AS NOTED PRS

A-1

October 5, 2020

Mayor and Board of Trustees Village of Dobbs Ferry

Re: 58 Colonial Ave: 3.120-112-4; Christopher Kenneth; Retaining Walls and Landscape

Dear Mayor and Board of Trustees,

The applicant for 58 Colonial Ave, Christopher Kenneth, has presented to our Architectural and Historical Review Board a proposal describing changes, repairs and upgrades to Retaining Walls, Front Steps and Landscaping.

The board supports the applicant improvements. Therefore, we recommend the Board of Trustees approve this project subject to:

- The new proposed retaining wall to not exceed 30 inch in height
- The new proposed retaining wall be positioned to avoid adverse impacts on the
  existing trees along the sidewalk in the right-of-way, specifically to control dirt to
  wash onto the sidewalk.
- The wood ties shall be stained to match the color of the house.

Respectfully,

lair Rosenkranz

Architectural Historical and Review Board

Cc/ Dale Greenwald, Dipti Shah, Paul Colombo, Brandon Morrison