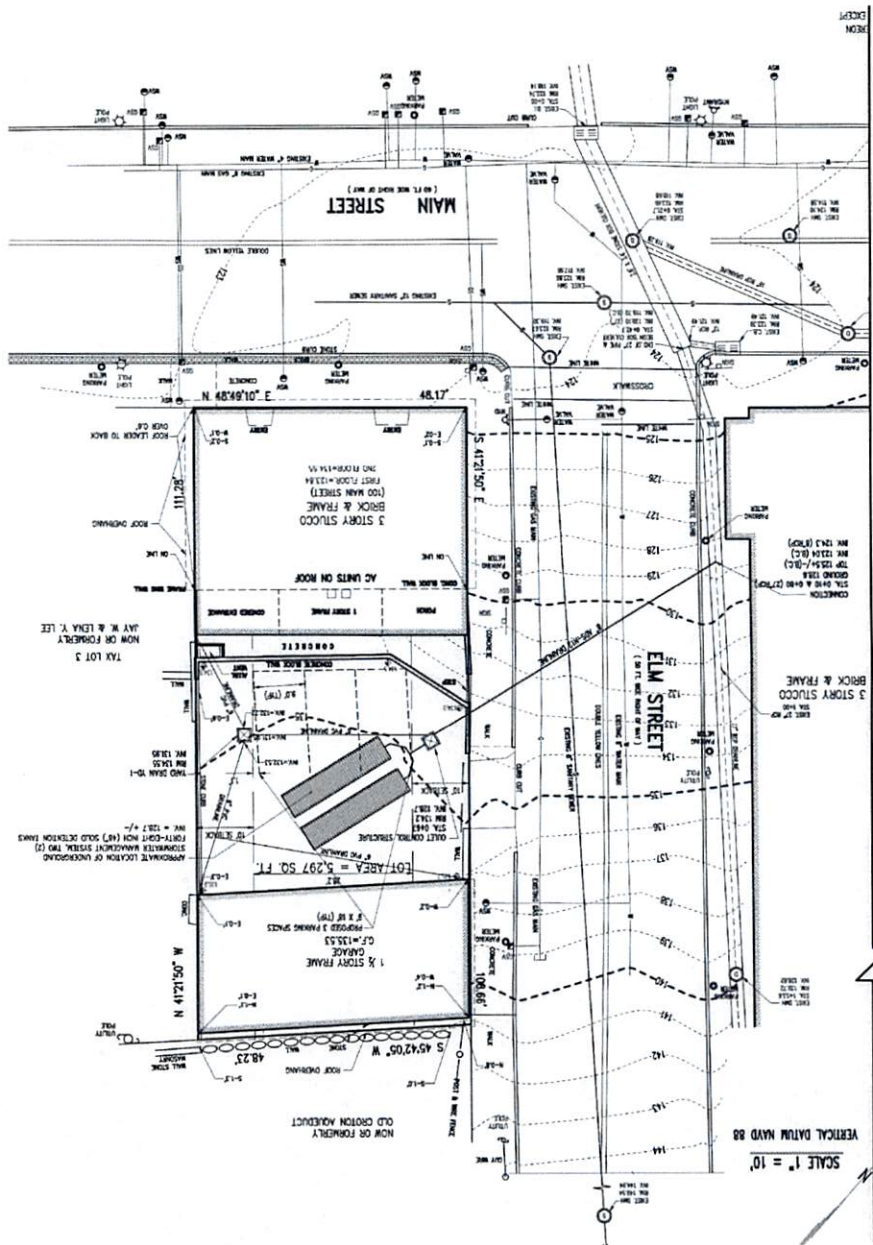


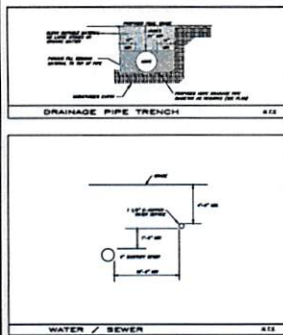


VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES AGENDA

MEETING DATE: NOVEMBER 10, 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. DRAWINGS

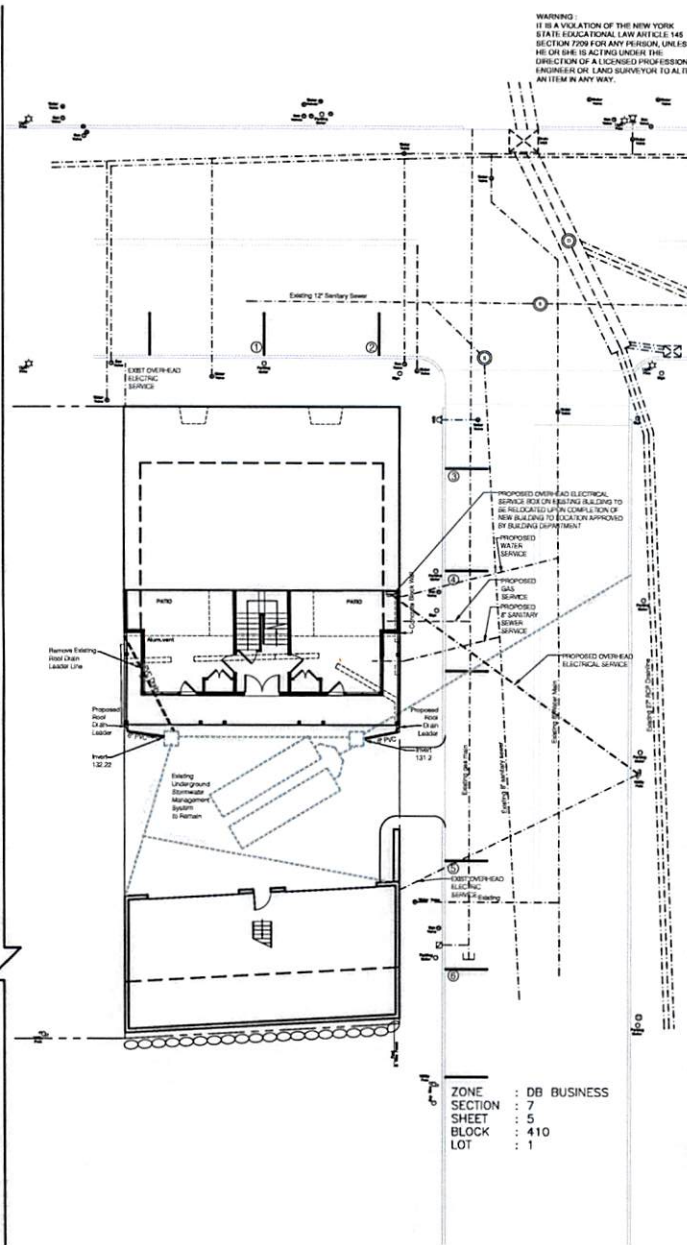


1 SURVEY
SCALE: 1" = 10'



NOTE:
ALL SURVEYING INFORMATION ON THIS DRAWING HAS BEEN TAKEN FROM A SURVEY PREPARED BY WARD CARPENTER ENGINEERS INC. 78 MAMARONECK 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. + L.S. 30 GOULD AVENUE, DOBBS FERRY, NY 10522 ORIGINALLY DATED DECEMBER 15, 2008. AS REVISED 07/09/09



3 PROPOSED STORM DRAINAGE AND UTILITIES PLAN
SCALE: 1" = 10'

WARNING:
IT IS A VIOLATION OF THE NEW YORK STATE EDUCATIONAL LAW ARTICLE 148 SECTION 2209 FOR ANY PERSON UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR TO ALTER ANY ITEM IN ANY WAY.



PROJECT TITLE: 100 MAIN STREET
DOBBS FERRY, NY 10522

PROJECT NO.: 0805

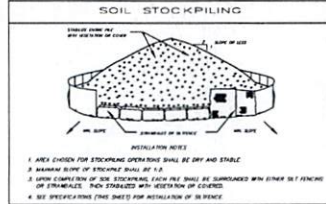
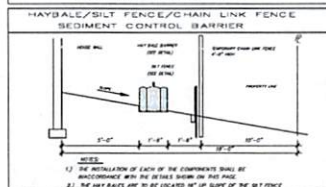
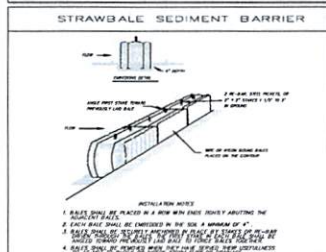
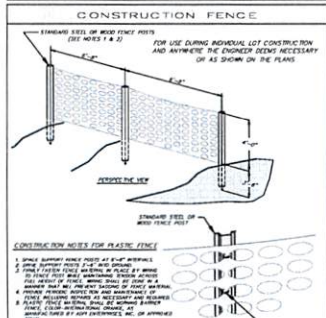
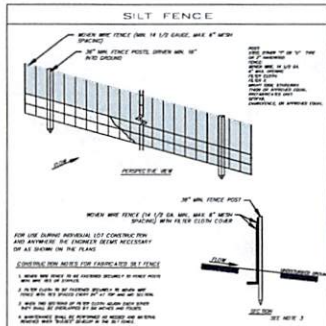
GOTHAM DESIGN
AND COMMUNITY DEVELOPMENT LTD.

339 Broadway
Dobbs Ferry, N.Y. 10522
Phone: (914) 693-5093
Fax: (914) 693-5390
email: arch323@gmail.com

ISSUED DATE: 05-12-14
RE-SUBMIT: 06-01-2018
SUBMITTED TO: 06-01-2018
BOARD OF TRUSTEES
SUBMITTED TO: 07-19-2018
PLANNING BOARD
SUBMITTED TO: 08-23-2018
PLANNING BOARD
SUBMITTED TO: 10-11-2018
PLANNING BOARD
AND AFRS
REVISED: 05-16-2019
SUBMITTED TO: 06-13-2019
TO AFRS
SUBMITTED TO: 11-07-2019
TO AFRS
REVISED: 02-13-2020
ADDED PROPOSED
OVERHEAD ELECTRICAL
SERVICE TO EXIST BUILDING
SUBMITTED TO: 03-13-2020
BOARD OF TRUSTEES
SUBMITTED TO: 06-06-2020
BOARD OF TRUSTEES
SUBMITTED TO: 11-03-2020
BOARD OF TRUSTEES

SHEET TITLE
EXISTING AND
PROPOSED STORM
DRAINAGE AND
UTILITIES PLAN
DRAWN BY: GS
APPROVED BY: PRS

SHEET NUMBER
SP-3.1



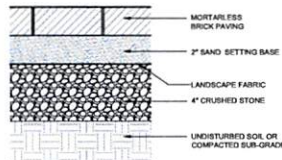
ZONING ANALYSIS

OWNER: LEON SUTTON
 LOCATION: 100 MAIN STREET DOBBS FERRY, N.Y. 10522
 TAX MAP: SECTION: 7 SHEET: 5 BLOCK: 410 LOT: 1
 EXISTING ZONING: DB BUSINESS
 EXISTING USE: TWO RESIDENTIAL UNITS ABOVE RETAIL SPACE WITH AN ACCESSORY STRUCTURE PROVIDING STORAGE FOR THE TENANTS
 PROPOSED USE: CONSTRUCTION OF AN ADDITION TO THE EXISTING BUILDING ADDING TWO APARTMENTS FOR A TOTAL OF FOUR RESIDENTIAL UNITS EXISTING ACCESSORY STRUCTURE TO BE RENOVATED TO PROVIDE FOUR GARAGE SPACES PLUS STORAGE

ZONING REQUIREMENTS

STREETS	REQUIRED/ALLOWED DB ZONE - COMMUNITY BUSINESS	EXISTING	PROPOSED
FRONTAGE	0 FEET	0.1 FEET	0.1 FEET
SIDE LINE (MIN.)	0 FEET	0.0 FEET	0.0 FEET
SIDE TRUCK TOTAL (MIN.)	0 FEET	0.0 FEET	0.0 FEET
REAR YARD	0 FEET	0.0 FEET	0.0 FEET
ADJACENT	10 FEET	0.0 FEET	0.0 FEET
HEIGHT			
STORYS (MAX.)	3		
STOREFRONT	3'		
FRONT BUILDING		3.5	4***
FEET (MAX.)	24 FEET		
FEET (MAX.)	40 FEET**	33.33 FEET	45 FEET***
HEIGHT FROM SIDEWALK TO PROPOSED FLAT ROOF DECK			30 FEET
LOT COVERAGE			
LOT WIDTH	NA	40.3 FEET	
LOT DEPTH	NA	108.8 SQ. FT.	
LOT AREA	NA	5,339 SQ. FT.	
MAXIMUM LOT COVERAGE BY BUILDINGS	80%	58.8%	72.91%
PERCENTAGE OF LOT MAXIMUM LOT COVERAGE BY SUPERVISED COVER	100%	100%	100%
PARKING			
REQ. RETAIL (1,000/100)	5 SPACES	0 SPACES	
1 SPACE PER 50 SQ. FT. PLAZA			
REQ. RESIDENTIAL****	2 UNITS = 2 SPACES	4 UNITS = 4 SPACES	
1 SPACE/UNIT = 5 (BUREAU/ROOM)	4 SPACES = 1 SPACE	8 SPACES = 2 SPACES	
TOTAL REQUIRED	9 SPACES	4 SPACES	
PROVIDED ON SITE	9 SPACES		
PROVIDED AT CURB		2 SPACES	

** SETBACK TO ADJACENT ADDY BY CHANGE TO VILLAGE CODE 09-22-0118
 *** PERMITTED HEIGHT OF BUILDING IN VILLAGE CODE CHANGED 09-22-0118
 **** FOUR STORIES AND 45 FEET PERMITTED AT THE DISCRETION OF THE BOARD OF TRUSTEES
 ***** REQUIRED PARKING INCREASED FROM FOUR TO SIX SPACES PER VILLAGE CODE CHANGED 09-22-0118



BRICK PAVING DETAIL
 NOT TO SCALE

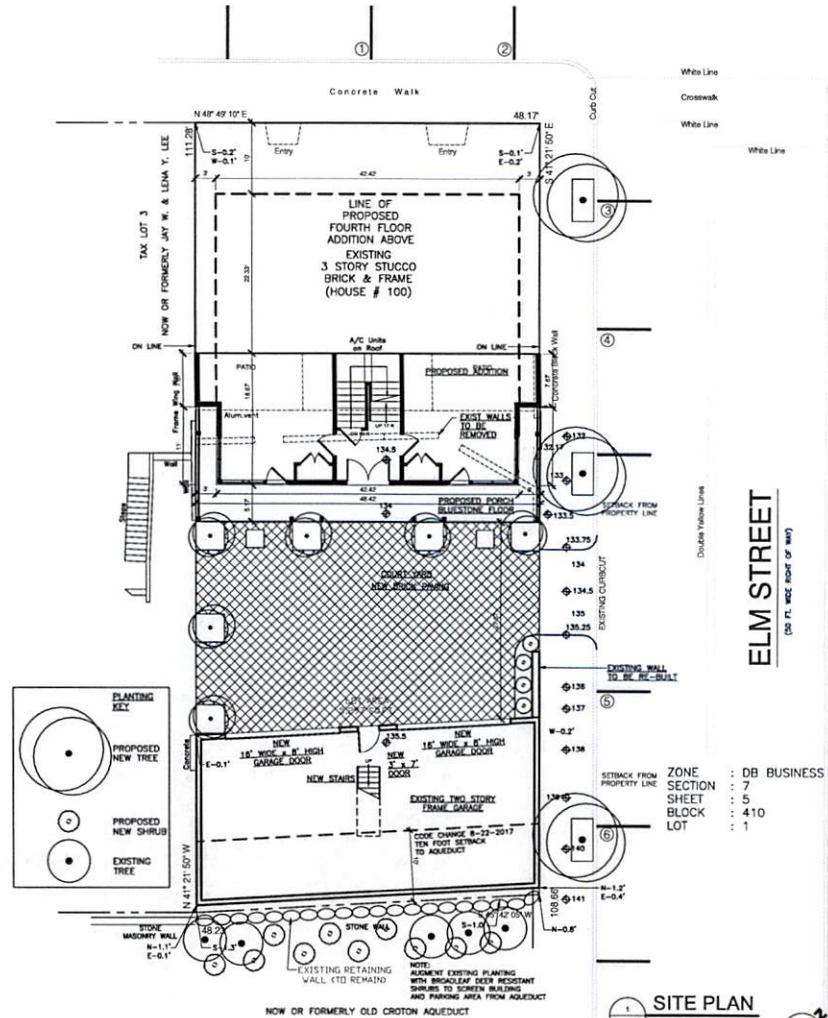
NOTE:
 ALL SURVEYING INFORMATION ON THIS DRAWING HAS BEEN TAKEN FROM A SURVEY PREPARED BY WARD CARPENTER ENGINEERS INC. 76 MAMARONECK AVE., WHITE PLAINS, NY 10601. DATED MAY 2ND 2005. SURVEY BROUGHT TO DATE MARCH 31ST, 2008.

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. + L.S. 30 GOULD AVENUE, DOBBS FERRY, NY 10522. ORIGINALLY DATED DECEMBER 15, 2008. AS REVISED 07/09/09.

PROPERTY OWNER: LEON SUTTON
 L.M.SUTTON REALTY
 ADDRESS: 2600 Netherland Ave # 3102
 Bronx, New York 10463-4801
 PHONE: (718) 432-1112

MAIN STREET

(80 FT. WIDE RIGHT OF WAY)



WARNING:
IT IS A VIOLATION OF THE NEW YORK
STATE EDUCATIONAL LAW ARTICLE 146
SECTION 7209 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.

GENERAL NOTE:
BUILDING PLAN DETAILS AND
SECTIONS ARE FOR REFERENCE
ONLY, NOT FOR CONSTRUCTION.
STRUCTURAL MEMBERS
NOT REVIEWED



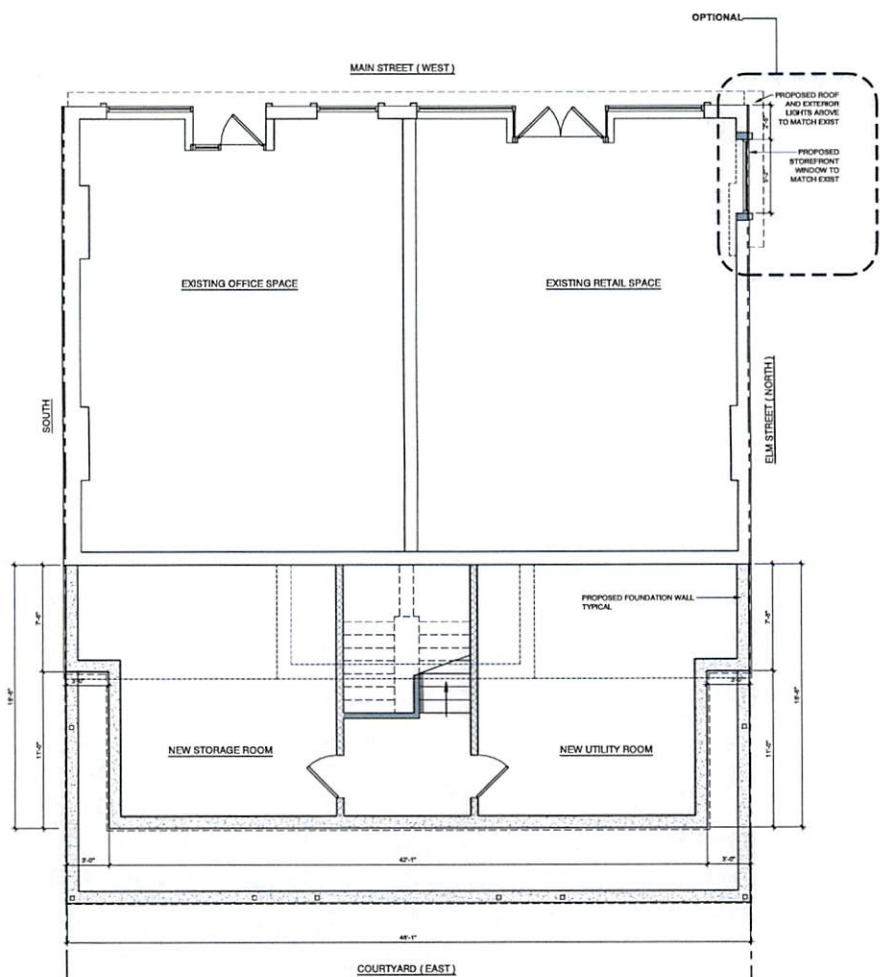
PROJECT TITLE: **100 MAIN STREET**
DOBBS FERRY, NY 10522
PROJECT NO.: 0805

GOTHAM DESIGN
AND COMMUNITY DEVELOPMENT LTD.
329 Broadway
Dobbs Ferry, N.Y. 10522
Phone: (914) 693-5093
Fax: (914) 693-5390
Email: arch327@gmail.com

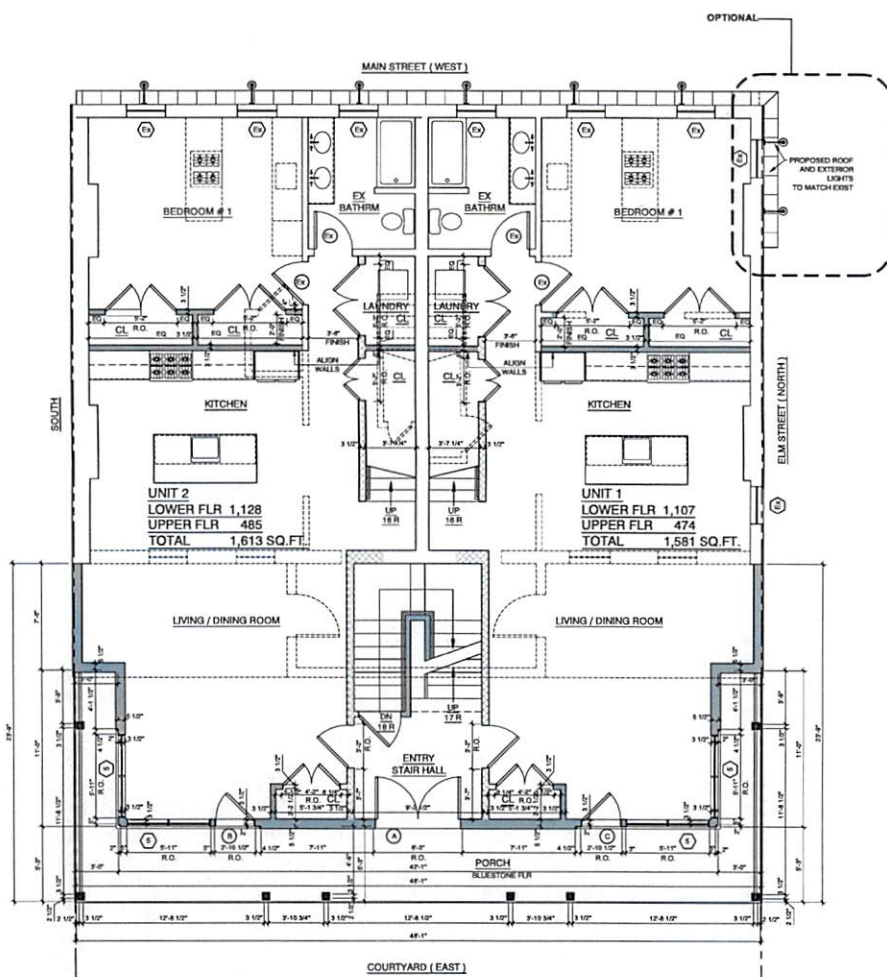
SUBMITTED 01-02-2020
TO AHSB
SUBMITTED 02-13-2020
TO BOARD OF TRUSTEES
SUBMITTED 06-08-2020
TO BOARD OF TRUSTEES
SUBMITTED 11-03-2020
TO BOARD OF TRUSTEES

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

SHEET NUMBER
A-2.1



1 FIRST FLOOR PLAN
A-2.1 SCALE: 1/4" = 1'-0" GRAPHIC SCALE IN FEET
0 1 2 4 8



2 SECOND FLOOR PLAN
A-2.1 SCALE: 1/4" = 1'-0" GRAPHIC SCALE IN FEET
0 1 2 4 8

LEGEND

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

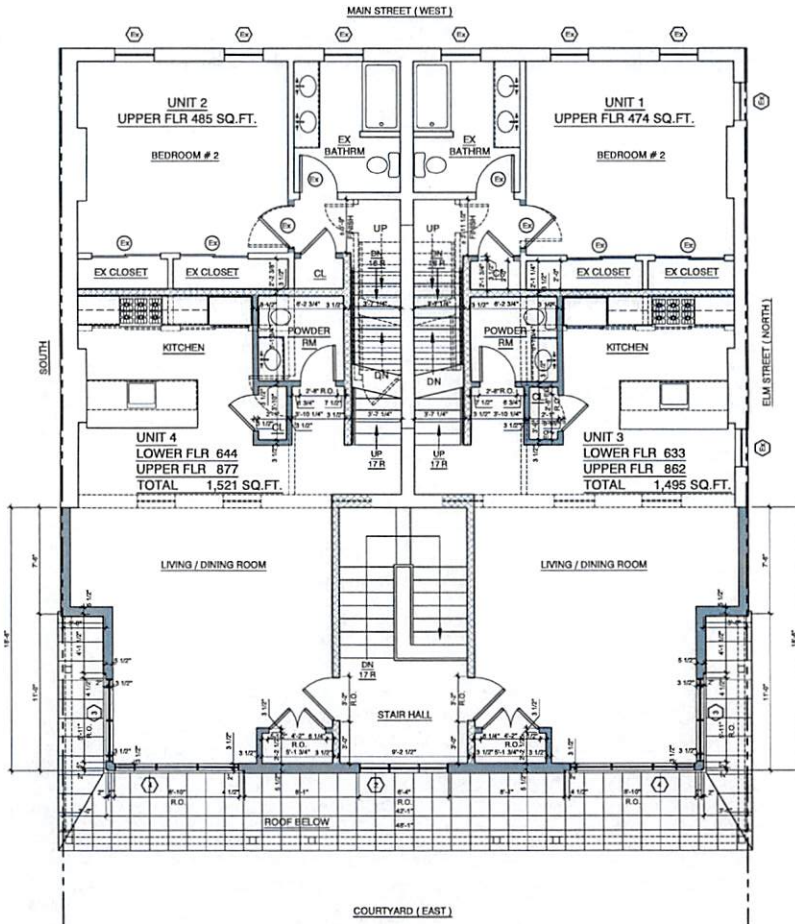
DOOR SCHEDULE 100 MAIN STREET DOBBS FERRY N.Y. 10522									
SYN	MANUF	TYPE	NUMBER	ROUGH OPENING	QUANTITY	GLAZING	U-FACTOR	JAMB	NOTES
A		SWINGING DOOR	(1) 2'-0" x 8'-0"	8'-0" x 8'-0"	1 L.R.	INSULATED	0.28	8'-0"	
B	PELLE	SLIDING FRENCH DOOR	348 R.	2'-0" x 8'-0"	1 R.	INSULATED	0.28	4'-0"	
C	PELLE	SLIDING FRENCH DOOR	348 L.	2'-0" x 8'-0"	1 L.	INSULATED	0.28	4'-0"	
D	PELLE	SLIDING PATIO DOOR	725 (R)	8'-0" x 8'-0"	1	INSULATED	0.28	8'-0"	
E	PELLE	SLIDING PATIO DOOR	725 (L)	8'-0" x 8'-0"	1	INSULATED	0.28	8'-0"	
F		FIXED WINDOW OVER SWINGING DOOR	350 OVER 348	2'-0" x 8'-0"	1	INSULATED	0.28		
G		OVERHEAD DOOR		15'-0" x 8'-0"	2	INSULATED			VERIFY IN FIELD

WINDOW SCHEDULE 100 MAIN STREET DOBBS FERRY N.Y. 10522									
SYN	MANUF	TYPE	NUMBER	ROUGH OPENING	QUANTITY	GLAZING	U-FACTOR	JAMB	NOTES
1	PELLE	CASEMENT	CC 322	2'-0" x 8'-0"	8 (L, R)	INSULATED	0.28	8'-0"	
2	PELLE	CASEMENT	CC 369 SW	2'-0" x 8'-0"	4 (L, R)	INSULATED	0.28	8'-0"	EXTERIOR WINDOW
3	PELLE	CASEMENT	CC 369 SW	2'-0" x 8'-0"	4 (L, R)	INSULATED	0.28	8'-0"	EXTERIOR WINDOW
4	PELLE	CASEMENT	CC 369 SW	2'-0" x 8'-0"	4 (L, R)	INSULATED	0.28	8'-0"	EXTERIOR WINDOW
5	PELLE	CASEMENT	CC 369 SW	2'-0" x 8'-0"	4 (L, R)	INSULATED	0.28	8'-0"	EXTERIOR WINDOW

EGRESS WINDOW:
 THESE WINDOWS MEET OR EXCEED THE REQUIREMENTS OF SECTION R310.2.1 FOR EMERGENCY ESCAPE AND RESCUE OPENINGS.
 OPENINGS TO HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET.
 THE NET CLEAR HEIGHT OPENING SHALL NOT BE LESS THAN 24 INCHES.
 THE NET CLEAR WIDTH OPENING SHALL NOT BE LESS THAN 20 INCHES.
 THE SILL HEIGHT SHALL BE NOT MORE THAN 44 INCHES ABOVE THE FLOOR.

WARNING:
 IT IS A VIOLATION OF THE NEW YORK STATE EDUCATIONAL LAW ARTICLE 145, SECTION 705 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.

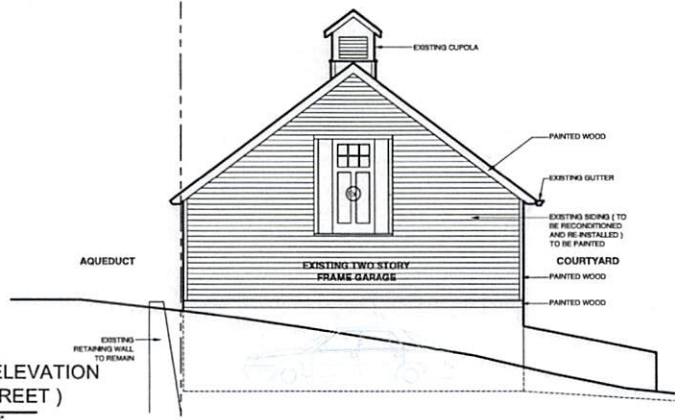
GENERAL NOTE:
 BUILDING PLAN DETAILS AND SECTIONS ARE FOR REFERENCE ONLY, NOT FOR CONSTRUCTION. STRUCTURAL MEMBERS NOT REVIEWED.



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

GARAGE NORTH ELEVATION (ELM STREET)

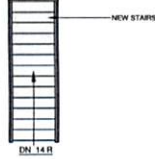
SCALE : 1/4" = 1'-0"
GRAPHIC SCALE IN FEET
0 1 2 4 8



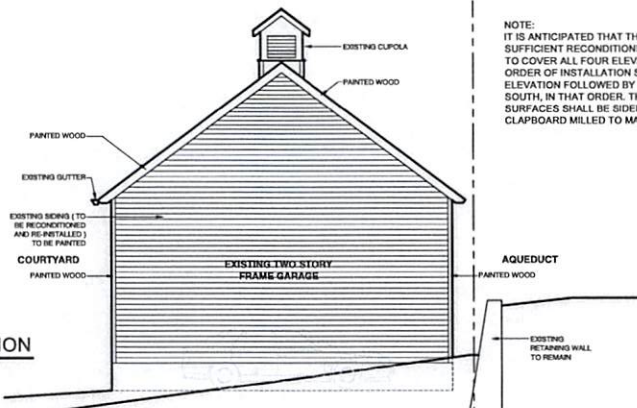
COURTYARD (WEST)

Work Description for the Restoration of the Existing Garage:

- All work shall be performed in accordance with the Secretary of the Interior's Guidelines for Rehabilitation unless otherwise noted.
- The Standards will be applied using the minimum level of intervention and technical feasibility of each project.
- A property will be used as a new material or be given a new use that requires minimal change to its historic exterior features, location and spatial relationship.
- Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectured features or elements, their location, materials, or scale, will not be undertaken.
- Deductive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- Demonstrative historic features will be repaired rather than replaced. Where the quality of restoration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- Chemical or physical treatments, if appropriate, will be undertaken using the gentlest possible means. Treatments that cause damage to historic materials will not be used.
- Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.



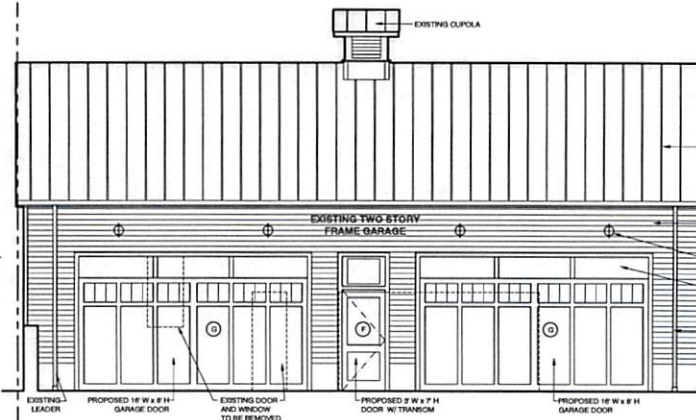
AQUEDUCT (EAST)



GARAGE SOUTH ELEVATION

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

ELM STREET



WARNING :
IT IS A VIOLATION OF THE NEW YORK
STATE EDUCATIONAL LAW ARTICLE 146
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.

PROPOSED
PRE-FINISHED
STANDING BEAM
METAL ROOFING

EXISTING SIDING (TO
BE RECONDITIONED
AND RE-INSTALLED)
TO BE PAINTED
PROPOSED EXTERIOR LIGHT
FEATURES CONTROLLED BY
MOTION SENSORS
PROPOSED PANELS
ABOVE GARAGE DOOR
AFTER TRIM TO BE PAINTED

EXISTING LEADER

GARAGE WEST ELEVATION (COURTYARD)

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

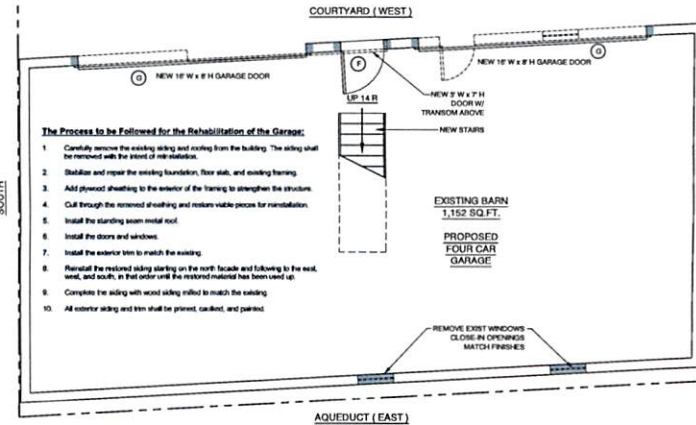
GENERAL NOTE:
BUILDING PLAN, DETAILS AND
SECTIONS ARE FOR REFERENCE
ONLY, NOT FOR CONSTRUCTION.
STRUCTURAL MEMBERS
NOT REVIEWED.

LEGEND

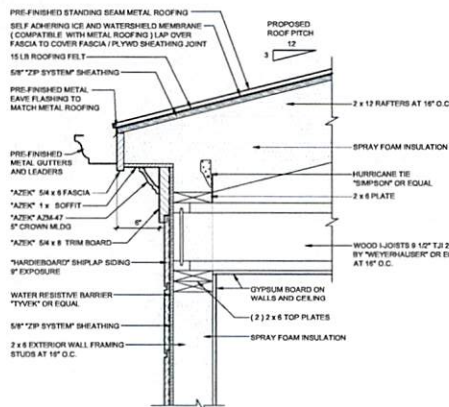
EXISTING TO REMAIN
EXISTING TO BE REMOVED
PROPOSED WORK

GARAGE FLOOR PLAN

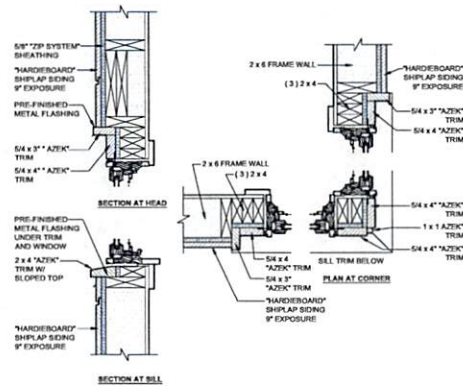
SCALE : 1/4" = 1'-0"
GRAPHIC SCALE IN FEET
0 1 2 4 8



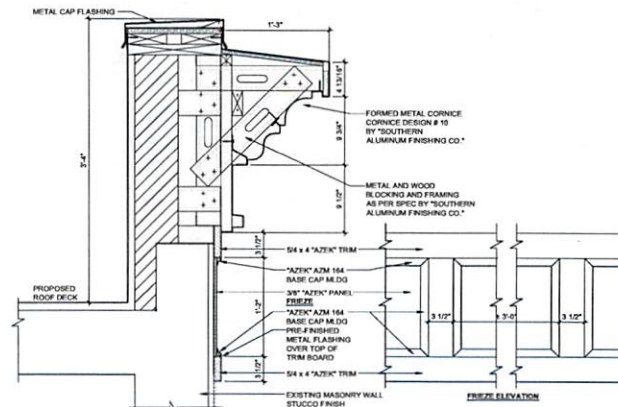
The Process to be Followed for the Rehabilitation of the Garage:



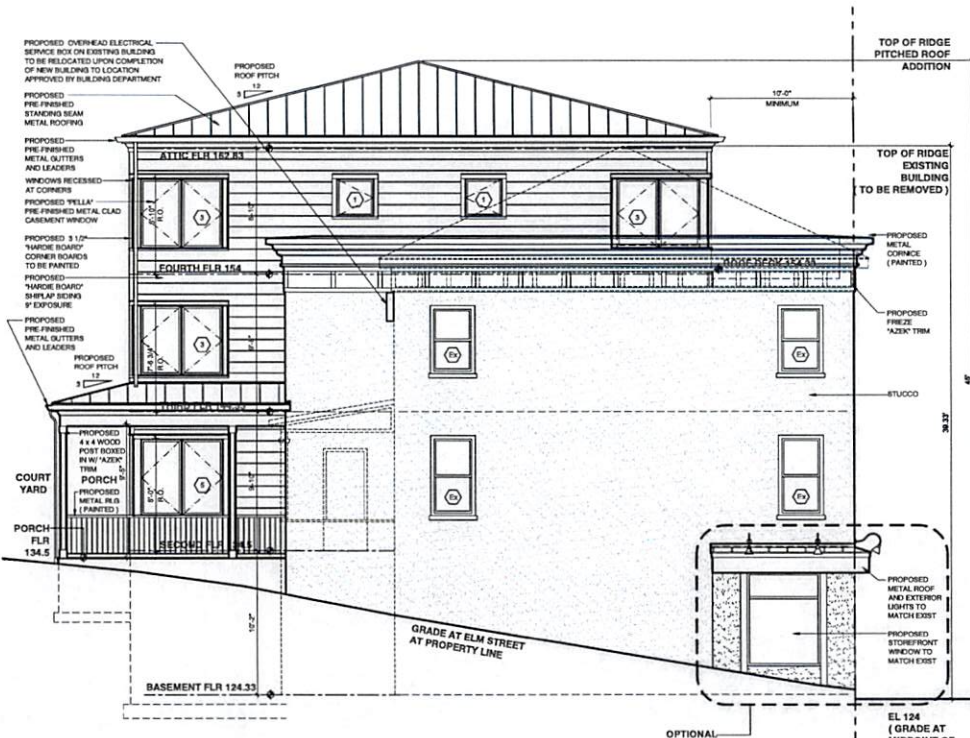
3 ROOF EAVE DETAIL
A-3.1 SCALE: 1 1/2" = 1'-0" GRAPHIC SCALE IN FEET



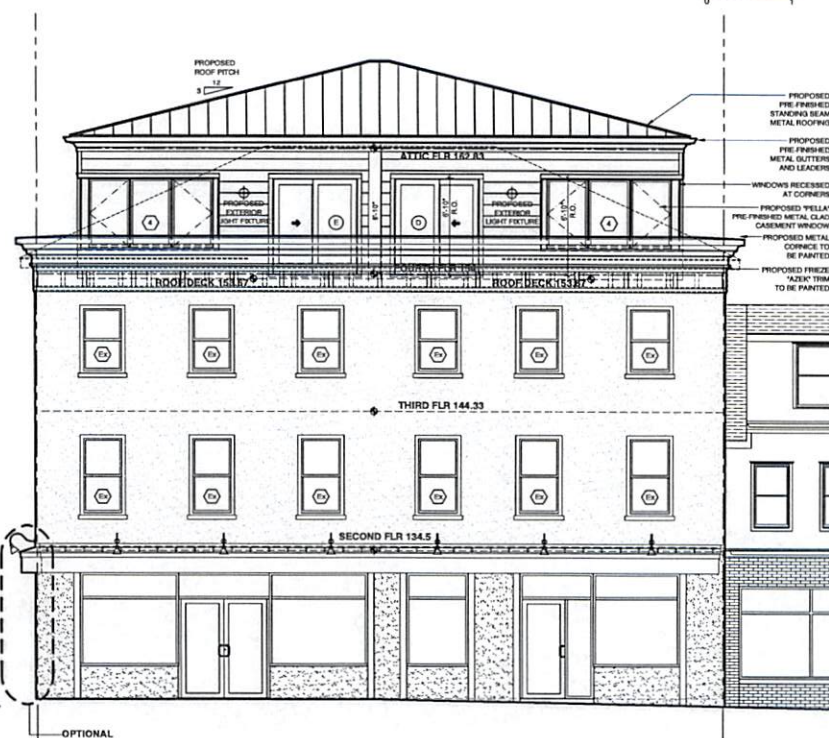
4 CORNER WINDOW DETAIL
A-3.1 SCALE: 1 1/2" = 1'-0" GRAPHIC SCALE IN FEET



5 CORNICE AND FRIEZE DETAIL
A-3.1 SCALE: 1 1/2" = 1'-0" GRAPHIC SCALE IN FEET



1 NORTH ELEVATION (ELM STREET)
A-3.1 SCALE: 1/4" = 1'-0" GRAPHIC SCALE IN FEET



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

WARNING:
IT IS A VIOLATION OF THE NEW YORK STATE EDUCATIONAL LAW ARTICLE 146 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.

GENERAL NOTE:
BUILDING PLAN, DETAILS AND SECTIONS ARE FOR REFERENCE ONLY, NOT FOR CONSTRUCTION. STRUCTURAL MEMBERS NOT REVIEWED.



PROJECT TITLE: 100 MAIN STREET DOBBS FERRY, NY 10522

PROJECT NO.: 0805

GOTHAM DESIGN AND COMMUNITY DEVELOPMENT LTD.
329 Broadway
Dobbs Ferry, N.Y. 10522
Phone: (914) 693-5093
Fax: (914) 693-5390
email: arch329@gmail.com

SUBMITTED 01-02-2020 TO A/FB
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
SUBMITTED 11-03-2020 TO BOARD OF TRUSTEES

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

SHEET NUMBER
A-3.1

WARNING:
IT IS A VIOLATION OF THE NEW YORK
STATE EDUCATIONAL LAW ARTICLE 145
SECTION 7209 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.

GENERAL NOTE:
BUILDING PLAN, DETAILS AND
SECTIONS ARE FOR REFERENCE
ONLY, NOT FOR CONSTRUCTION.
STRUCTURAL MEMBERS
NOT REVIEWED.



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

**GOTHAM
DESIGN**
AND COMMUNITY
DEVELOPMENT LTD.

329 Broadway
Dobbs Ferry, N.Y. 10522
Phone: (914) 893-4093
Fax: (914) 893-4093
email: arch329@gmail.com

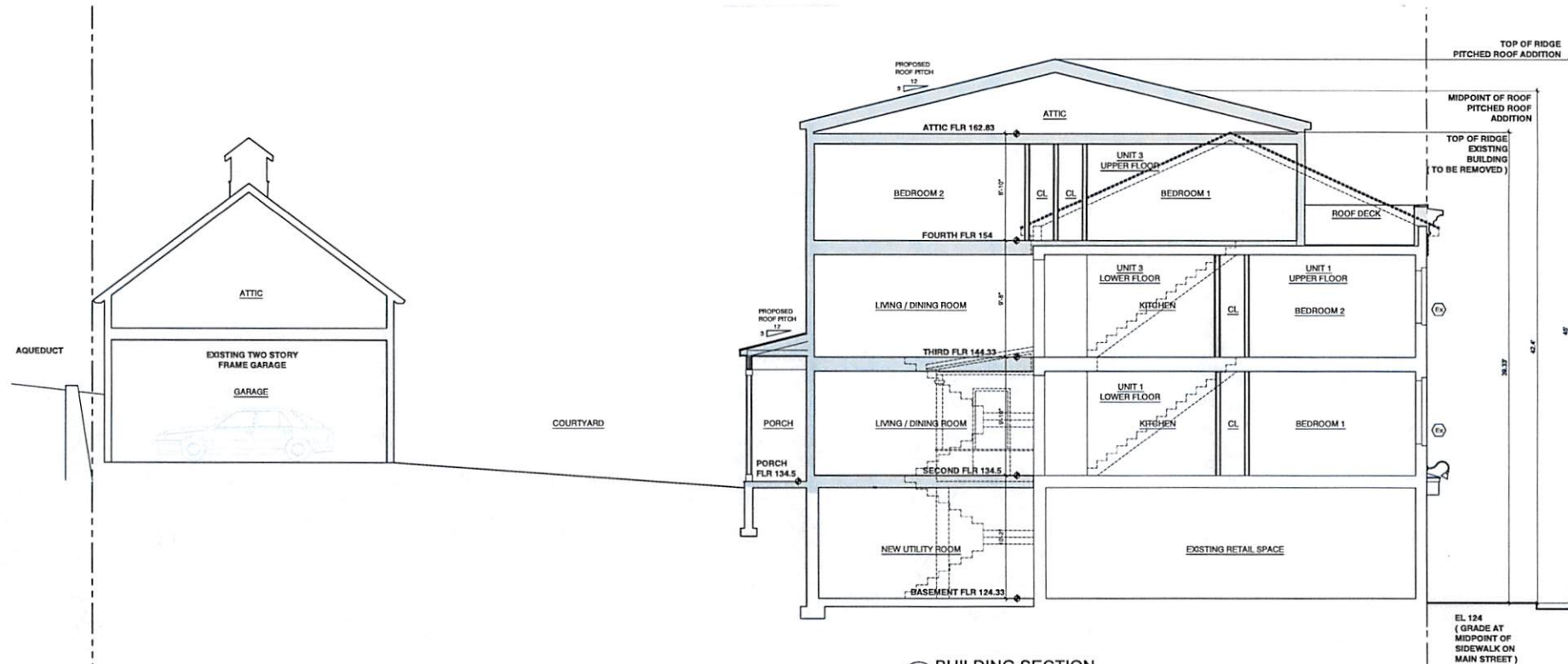
SUBMITTED 01-02-2020
TO JARR
SUBMITTED 02-13-2020
TO BOARD OF TRUSTEES
SUBMITTED 06-06-2020
TO BOARD OF TRUSTEES
SUBMITTED 11-03-2020
TO BOARD OF TRUSTEES

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