



**VILLAGE OF DOBBS FERRY**

112 Main Street  
Dobbs Ferry, New York 10522  
TEL: (914) 231-8513 • FAX: (914) 693-3470



**NOTICE**

**NOTICE IS HEREBY GIVEN** that an application has been filed by Daniel J. Pennessi for Minor Subdivision Approval for Proposed Lot Line Move on property located at 43 Appleton Place, shown on the Assessment Map of the Village as Sheet 3.120, Block 115, Lot 14. A copy of the subdivision application, environmental assessment form and related documents are on file in the Office of the Village Clerk and available for inspection Monday through Friday, between the hours of 9:00 AM and 4:00 PM.

**NOTICE IS HEREBY GIVEN** that the Planning Board will hold a Public Hearing to consider the subdivision application on Thursday evening, July 2, 2020 at eight o'clock PM. The meeting will be held remotely via Zoom. The Zoom sign-in instructions for the meeting are posted on the agenda located on the Village calendar on the Village website at: [www.dobbsferry.com](http://www.dobbsferry.com). You may access the agenda by going to the meeting date on the calendar & clicking on the link for the Planning Board.

**BY ORDER OF THE PLANNING BOARD**

Dated: June 12, 2020

Elizabeth Dreaper  
Village Clerk



# VILLAGE OF DOBBS FERRY

112 Main Street

Dobbs Ferry, New York 10522

(914) 693-2203 FAX 693-3470  
231-8513

## SUBDIVISION APPLICATION

Please check one:

☒ Preliminary  
☒ Final

Date: 6/16/2020

RECEIVED

JUN 18 2020

Village of Dobbs Ferry  
Building Department

1. Applicant's Name: Daniel Pennessi
2. Address: 43 Appleton Place, Dobbs Ferry, NY 10522
3. Name of person to contact regarding this project: Daniel Pennessi
4. Telephone: (914) 582-7861 FAX: \_\_\_\_\_
5. Owner's name and address if different from above: Daniel + Kristen Pennessi (as to 43 Appleton Place) and Frances Rea (as to 194 Clinton Street)  
Contact: Daniel Pennessi Telephone: (914) 582-7861
6. Surveyor's name: Summit Land Surveying  
Address: 64 Virginia Ave, Dobbs Ferry, NY 10522  
Telephone: (914) 629-7758
7. Tax Designation: 3.120-115-14 (43 Appleton Pl.) and 3.120-115-9 (194 Clinton Ave)  
Property location: 43 Appleton Place and 194 Clinton Ave, Dobbs Ferry, NY 10522
8. Property square footage prior to subdivision: 15,269 SF (43 Appleton) and 18,854 (194 Clinton)  
Existing zoning classification: OF-3
9. Number of lots applied for: 2 (minor lot line adjustment)  
Number of lots approved: 2 (minor lot line adjustment)
10. List additional streets below: N/A
11. Is the property within five hundred feet of any municipal boundary, county or state highway, county or municipal utility line, municipal building or institution, or park?: No  
If yes, please cite: \_\_\_\_\_

Subdivision Application

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12. Does the property have direct access into utility lines established by the Westchester County Commissioner of Public Works, County Department of Environmental Facilities, or County Department of Health?: N/A  
If yes, please cite: \_\_\_\_\_
13. Does property border or provide access directly onto a County or State highway?: No
14. Please list correspondence received from other governmental agencies applicable to this application including date and comment:  
Meeting on August 22, 2019 (pre-submission conference) w/ Ed Hawley, Dan Roemer and Dan Pozin, Esq.
15. Engineering estimate of the cost of construction for this subdivision including the cost of all streets and other improvements shown on the final construction plan: 0.00
16. Is a variance(s) or special permit required for this subdivision as proposed?: No  
If yes, please describe: \_\_\_\_\_
17. Date variance(s) or special permit(s) were granted: N/A

Plans submitted to Planning Board for Preliminary Subdivision Approval: \_\_\_\_\_

Plans submitted to Conservation Advisory Commission: \_\_\_\_\_

Plans sent to Westchester County Planning Department: \_\_\_\_\_

Round Table held: \_\_\_\_\_

Plans submitted to Planning Board for Final Subdivision Approval: \_\_\_\_\_

All conditions set when the subdivision plan is granted preliminary approval shall be listed below or attached hereto: \_\_\_\_\_

Subdivision Application

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STATE OF NEW YORK                    )  
COUNTY OF WESTCHESTER        ) ss:  
VILLAGE OF DOBBS FERRY        )

Daniel Pennesi being duly sworn, deposes and says, that he is the authorized owner/representative of the owner and that the foregoing answers are true to the best of his knowledge and belief, that the plat, if approved by the Planning Board, will be filed in the Office of the County Clerk within ninety (90) days following the date of approval and that all regulations of the Planning Board will be complied with.

DDSC

Sworn to before me this 16<sup>th</sup> day  
of June, 2020.

DANIEL SCHUYLER  
Notary Public, State of New York  
No. 01SC5034025  
Qualified in Orange County  
Commission Expires Aug. 25, 2021



SEQR

PROJECT I.D. NUMBER

617.21  
Appendix C  
State Environmental Quality Review  
**SHORT ENVIRONMENTAL ASSESSMENT FORM**  
For UNLISTED ACTIONS Only

## PART 1-PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT/SPONSOR <i>David Pennessi</i>	2. PROJECT NAME <i>43 Appleton / 194 Clinton Lot Line</i>
3. PROJECT LOCATION: Municipality <i>Dobbs Ferry</i> County <i>Westchester</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc. or provide map) <i>43 Appleton Place, Dobbs Ferry, NY 10522</i> <i>194 Clinton Street, Dobbs Ferry, NY 10522</i>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/Alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>Lot line adjustment to address encroachment (41000sf)</i>	
7. AMOUNT OF LAND AFFECTED: Initially <i>1000 SF</i> acres Ultimately <i>1000 SF</i> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly.	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, list agency(ies) and permit/approval <i>Certificate of occupancy by Village</i>	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/Sponsor Name: <i>David Pennessi</i>	Date: <i>6/12/2020</i>
Signature: <i>[Signature]</i>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.

## PART II--ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.  
☐ Yes ☐ No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.5? If No, a negative declaration may be superceded by another involved agency.  
☐ Yes ☐ No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

- C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:
- C2. Aesthetic, agricultural, archaeological, historic or other natural or cultural resources; or community or neighborhood character? Explain briefly.
- C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly.
- C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly.
- C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.
- C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.
- C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CEA?  
☐ Yes ☐ No

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?  
☐ Yes ☐ No If Yes, explain briefly.

## PART III--DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D or Part II was checked yes, the determination and significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

**VILLAGE OF DOBBS FERRY - LWRP CONSISTENCY REVIEW**

**COASTAL ASSESSMENT FORM (CAF)**

Name of applicant: Daniel Pennucci

Mailing address: 43 Appleton Place

Dobbs Ferry, NY 10522

Telephone number: (914) 582-7861

Tax Lot # 3.120-115-14 (43 Appleton) and 3.120-115-9 (194 Clinton)

Application number, if any: N/A

**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 cannot 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) Planning

(b) Financial assistance (e.g. grant, loan, subsidy) N/A

(c) Permit, approval, license, certification Subdivision

(d) Party or Agency undertaking action: Owner / Planning Board



2. Describe nature and extent of action: Minor subdivision / lot line adjustment

3. Location of action (Street or Site Description): 43 Appleton Place /  
194 Clinton 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](http://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.

**Planning Bd.**

1. ☐

**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

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2. ☐

2. Does the proposed action preserve historic and archaeological resources?

\_\_\_\_ YES \_\_\_\_ NO \_\_\_\_ Not Applicable

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3. ☐

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

\_\_\_\_ YES \_\_\_\_ NO \_\_\_\_ Not Applicable

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4. ☐

4. Does the proposed action minimize loss of life, structures, and natural resources from flooding and erosion?

\_\_\_\_ YES \_\_\_\_ NO \_\_\_\_ Not Applicable

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5. ☐

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

\_\_\_\_ YES \_\_\_\_ NO \_\_\_\_ Not Applicable

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6. ☐

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

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7. ☐

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

\_\_\_\_ YES \_\_\_\_ NO \_\_\_\_ Not Applicable

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8. ☐

8. Does the proposed action minimize environmental degradation from solid waste and hazardous substances and wastes?

\_\_\_\_ YES \_\_\_\_ NO \_\_\_\_ Not Applicable

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9. ☐

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

\_\_\_\_ YES \_\_\_\_ NO \_\_\_\_ Not Applicable

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10. ☐

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

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11. ☐

11. Does the proposed action promote the sustainable use of fish and wildlife resources?

☐ YES ☐ NO ☐ Not Applicable

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12. ☐

12. Does the proposed action protect agricultural lands?

☐ YES ☐ NO ☐ Not Applicable

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13. ☐

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

☐ YES ☐ NO ☐ Not Applicable

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**Consistency  
Determination**

☐ Yes

☐ No

**E. FURTHER REMARKS OR ADDITIONAL INFORMATION:**

If assistance or further information is needed to complete this form, please contact Village of Dobbs Ferry Clerk at 914-693-2203 ext. 204..

Preparer's

Name: Daniel Pennosi Telephone: (914) 582-7861

Title: Owner Agency: \_\_\_\_\_ Date: 6/2/2020