



**VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES**  
**AGENDA**

**MEETING DATE:** DECEMBER 15, 2020

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

**AGENDA ITEM NO. :** 2

**AGENDA ITEM:** CONSIDER SETTING PUBLIC HEARING ON JANUARY 12, 2021 FOR SITE PLAN APPROVAL OF 13 ENGLISH LANE

**ITEM BACKUP DOCUMENTATION:**

1. PLAN SUBMITTAL FORM AND DRAWINGS FOR 13 ENGLISH LANE

**Plan Submittal Form**

Address: 13 English Ln

Application #: A2020-0561

Project: Multi-family building

Name: Lizette Garcia-Elias

Email: lg@cgastudio.com

Phone: 914-478-0799

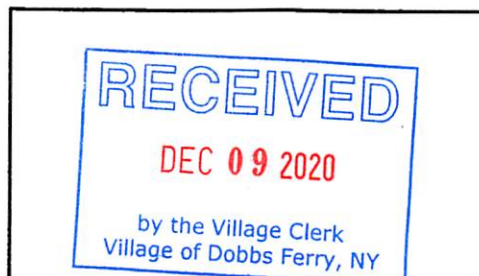
Plans attached are being submitted for:

- Building permit application 1 PDF copy & 2 paper copies ¼ scale
- Amendment to an application or permit, 2 sealed copies
- Final As Built to close permit, 1 sealed copy
- Final survey to close permit, 1 sealed copy

Plans attached are submitted at the direction of the Building Inspector for review by the following board:

- BOT- 1 PDF copy + 5 paper copies ¼ scale**
- PB - 1 PDF copy + 7 paper copies ¼ scale
- ZBA - 1 PDF copy + 4 paper copies ¼ scale
- AHRB – 1 PDF copy + 2 paper copies ¼ scale

Received Stamp:



# 13 ENGLISH LANE

DOBBS FERRY, NY 10522

CHRISTINA GRIFFIN ARCHITECT PC

12 Spring Street, Hastings-on-Hudson, NY 10706



STONE VENEER



STUCCO



FIBERGLASS ROOF



WINDOWS



TRIM & PANELS



HARDPLANK SIDING



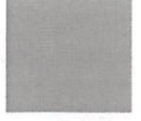
HARDPLANK SIDING



HARDPLANK SIDING



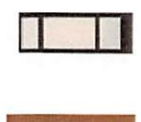
HARDPLANK SIDING



DOORS



WALL SCIENCE



**TABLE OF ZONING DATA**

ZONING DISTRICT: DT		3.90 - 52-21	
REQUIRED	EXISTING	PROPOSED	
LOT AREA	N/A	6,320 SF	
LOT COVERAGE - BUILDING	N/A	(49.5%) 3,070 FT	
LOT COVERAGE - IMPERVIOUS	N/A	(62.4%) 3,310 FT	
BUILDING HEIGHT	N/A	35 FT (3 STORIES)	
MIN. UNIT SIZE	600 SF	2,070 SF	
FRONT YARD SETBACK	0 FT	5'-0" FT 9'-6" FT TO GARAGE	
REAR YARD SETBACK	25 FT	19'-4"*	
SIDE YARD SETBACK	5 FT	5'-0" FT	
BOTH SIDE YARD SETBACK	10 FT	14'-8" FT	

OWNER: ANDREW CORTESE  
 ZONING DISTRICT: DT  
 ESSENTIAL UNDERWRITING: YES

SURVEYED BY: SUMMIT LAND SURVEYING P.C. / RAKESH BEHAL PLS  
 SURVEY DATE: APRIL 22, 2020  
 MANAGER/PL: DOBBS FERRY

**LIST OF DRAWINGS**

TITLE SHEET	COLOR SCHEME, LIST OF DIMENSIONS, DATES
S-1	ZONING DATA, AREA MAP, PHOTOS OF EXISTING
S-2	PHOTOS OF NEIGHBORING PROPERTIES
S-3	SURVEY OF EXISTING CONDITIONS
S-4	PROPOSED SITE PLAN
A-1	GROUND FLOOR PLAN
A-2	SECOND FLOOR PLAN
A-3	SECTION ELEVATION
A-4	FRONT ELEVATION
A-5	REAR ELEVATION
A-6	SIZE ELEVATIONS, DOOR & WINDOW SCHEDULES
A-7	STREETSCAPE

**DATES**

BAR SUBMISSION	06-18-20
PLANNING BOARD SUBMISSION	08-13-20
REV PLANNING BOARD SUBMISSION	10-01-20
REV PLANNING BOARD SUBMISSION	10-14-20
AHRS SUBMISSION	11-10-20

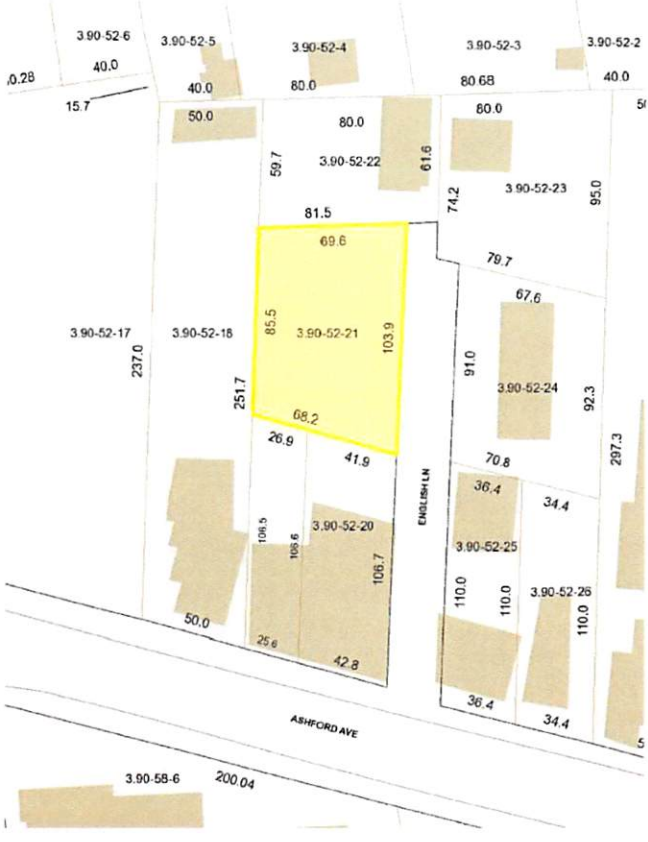


13 ENGLISH LANE  
 DOBBS FERRY, NY 10522

CHRISTINA GRIFFIN ARCHITECT PC  
 12 Spring Street  
 Hastings-on-Hudson, New York 10706  
 914.478.0795 tel 914.478.0806 fax  
 www.christinagriffinarchitect.com

AS SHOWN  
 ZONING DATA  
 AREA MAP  
 PHOTOS OF EXISTING  
 PLANNING BOARD SUBMISSION 08-13-20  
 PLANNING BOARD SUBMISSION 10-01-20  
 PLANNING BOARD SUBMISSION 10-14-20  
 AHRS SUBMISSION 11-10-20  
 REV PLANNING BOARD SUBMISSION 10-01-20  
 REV PLANNING BOARD SUBMISSION 10-14-20  
 PLANNING BOARD SUBMISSION 11-10-20

S-1



**AREA MAP**  
 SCALE: NTS



PHOTOS OF EXISTING CONDITIONS

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CHRISTINA GRIFFIN ARCHITECT PC  
12 Spring Street  
Harrison-Hudson, New York 10708  
914.478.0799 | 914.478.0908 fax  
www.christinagriffinarchitect.com

PLANNING BOARD SUBMISSION 05-21-20  
BUILDING PERMIT SUBMISSION 05-21-20  
PLANNING BOARD SUBMISSION 08-13-20  
PLANNING BOARD SUBMISSION 10-01-20  
PLANNING BOARD SUBMISSION 10-08-20  
AREA MAP  
PHOTOS OF EXISTING  
ZONING DATA

AS SHOWN  
DATE

S-2



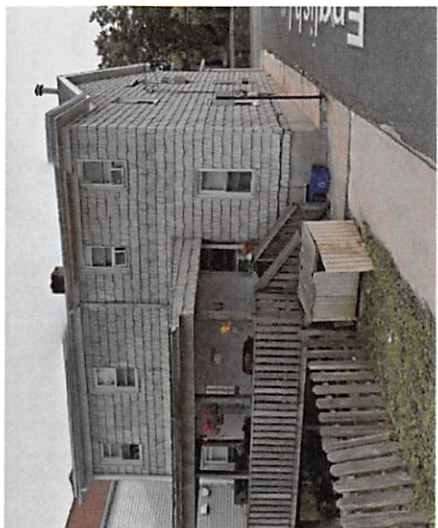
14 ENGLISH LN



81 ASHFORD AVE



17 ENGLISH LN

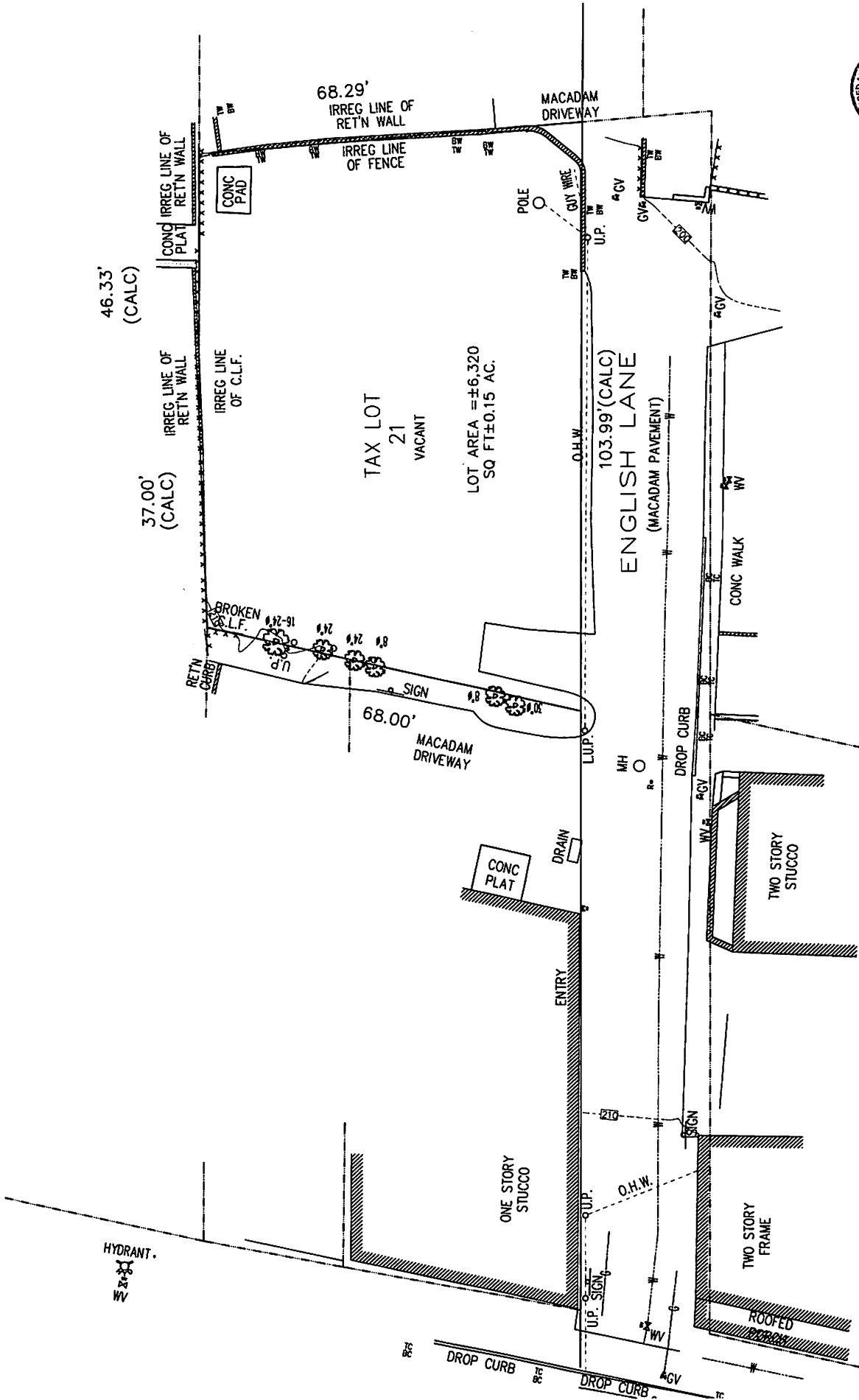


85 ASHFORD AVE



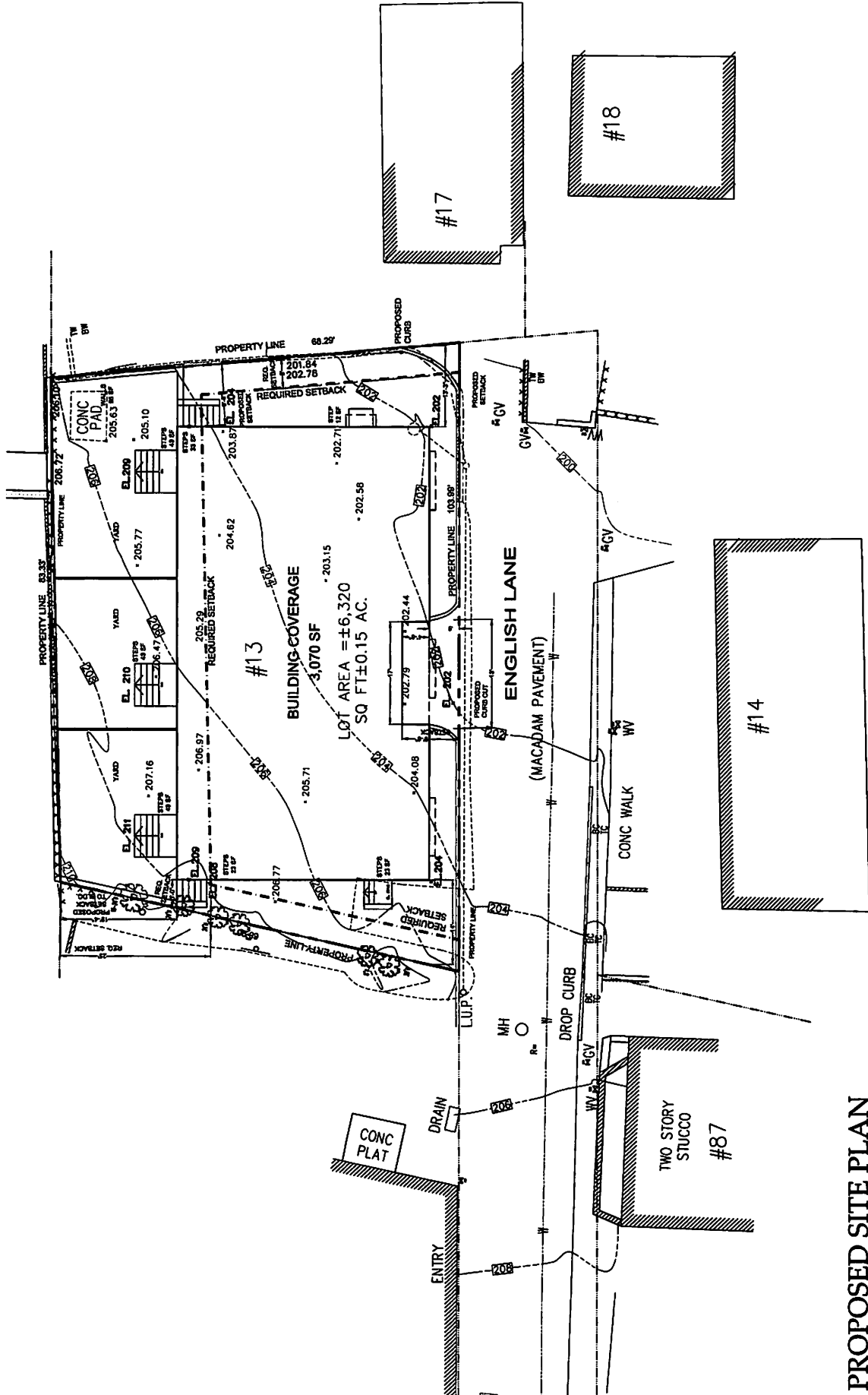
87 ASHFORD AVE

PHOTOS OF NEIGHBORING PROPERTIES



SURVEY OF EXISTING CONDITIONS

SCALE: 1/8" = 1'-0"



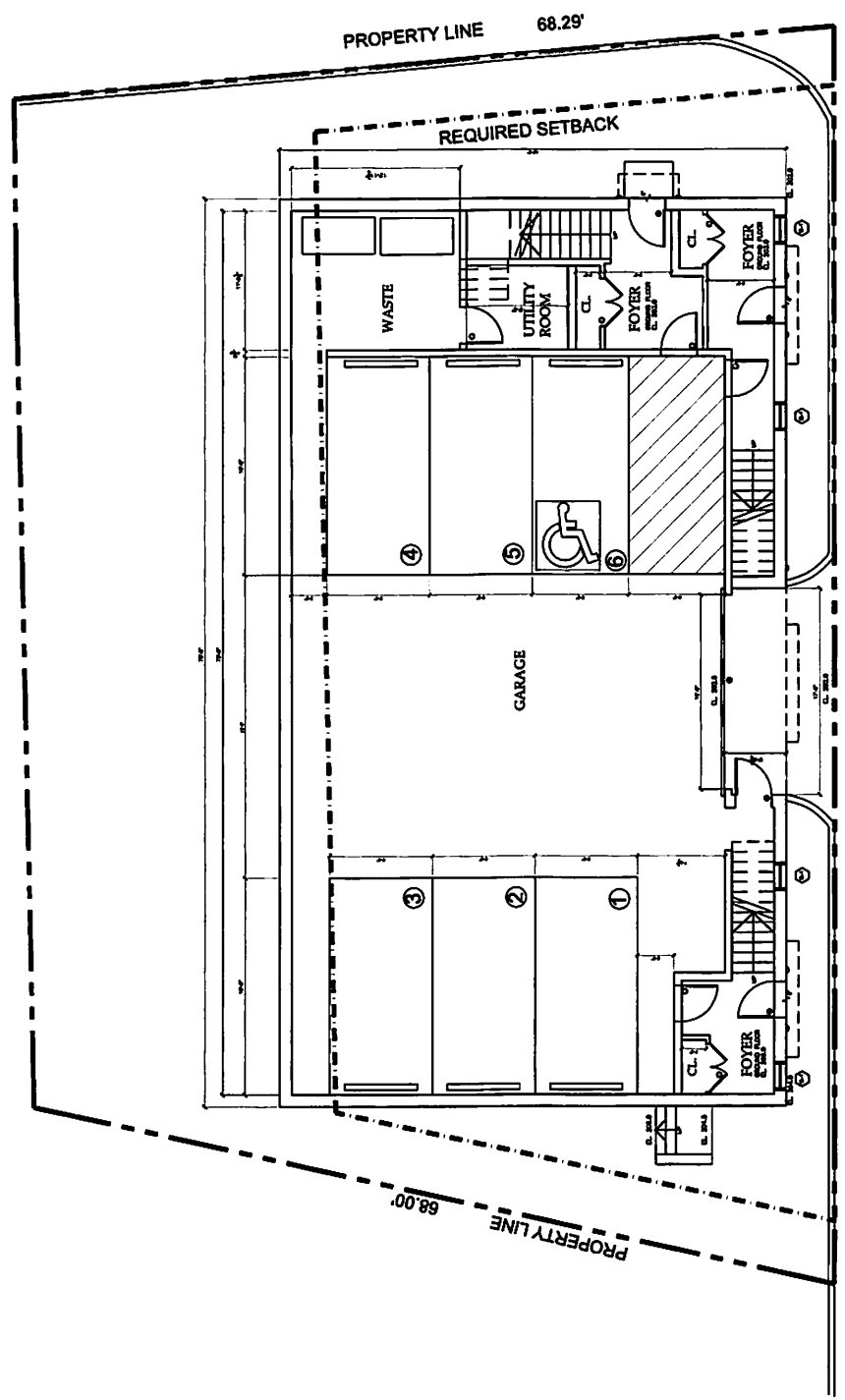
PROPOSED SITE PLAN  
SCALE: 3/16" = 1'-0"

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CHRISTINA GRIFFIN ARCHITECT PC  
12 Spring Street  
Hastings-on-Hudson, New York 10706  
914.478.0799 tel 914.478.0808 fax  
www.christinagriffinarchitect.com

BLDG PERMIT SUBMISSION 05-21-20  
REVISED DESIGN SHEET 7-31-20  
PLANNING BOARD SUBMISSION 08-13-20  
PLANNING BOARD SUBMISSION 10-15-20  
ASD SUBMISSION 11-02-20  
NOT SUBMITTED 11-03-20

A-1



GROUND FLOOR PLAN  
SCALE: 3/16" = 1'-0"



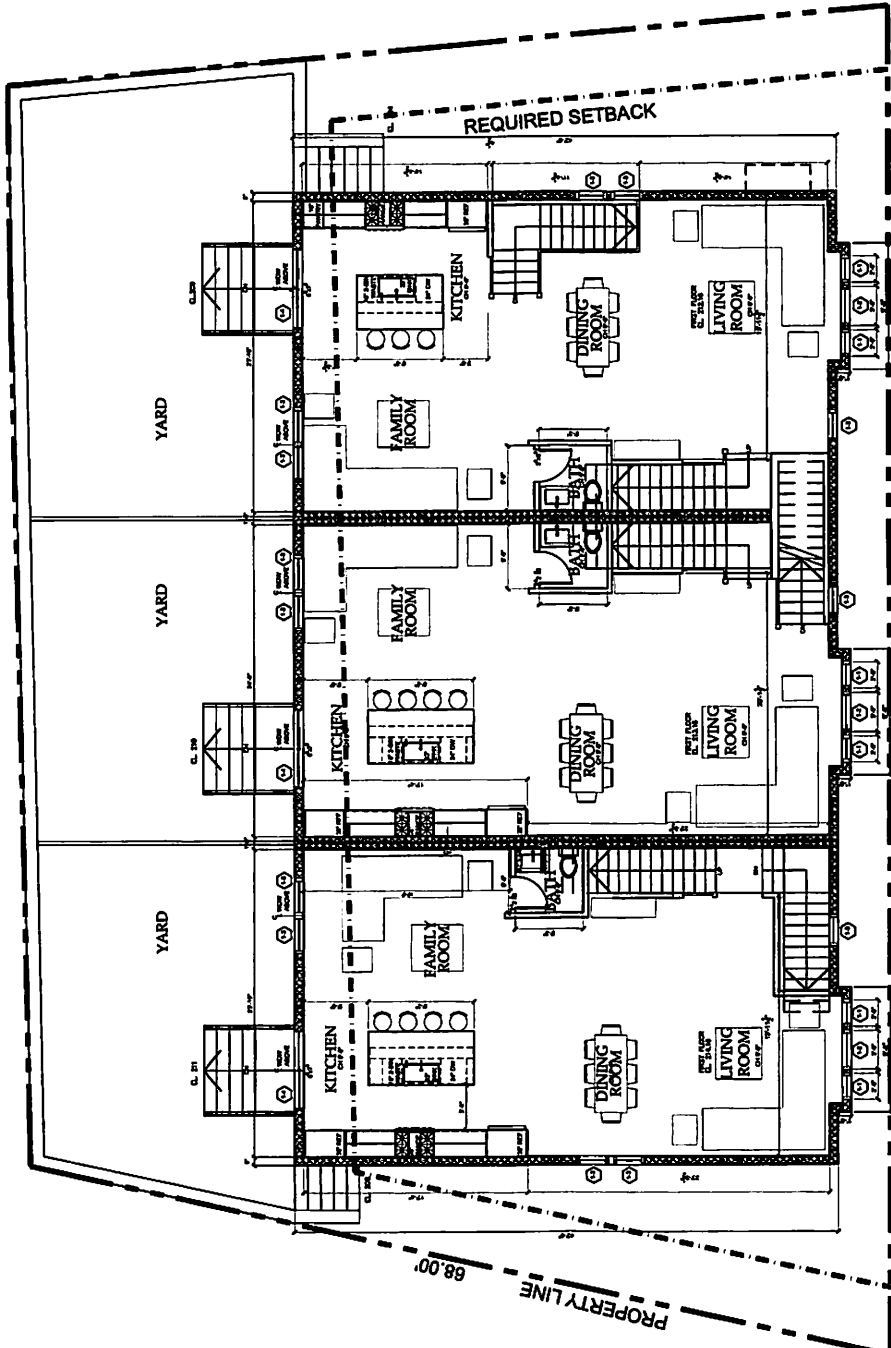
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CHRISTINA GRIFFIN ARCHITECT PC  
12 Spring Street  
Hastings-on-Hudson, New York 10706  
914.478.0789 tel 914.478.0806 fax  
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PLANNING BOARD SUBMISSION 08-13-20  
PLANNING BOARD SUBMISSION 10-01-20  
AREA SUBMISSION 11-10-20  
BOT SUBMISSION 11-30-20

Building Plan  
FIRST FLOOR PLAN  
AS SHOWN

A-2



FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

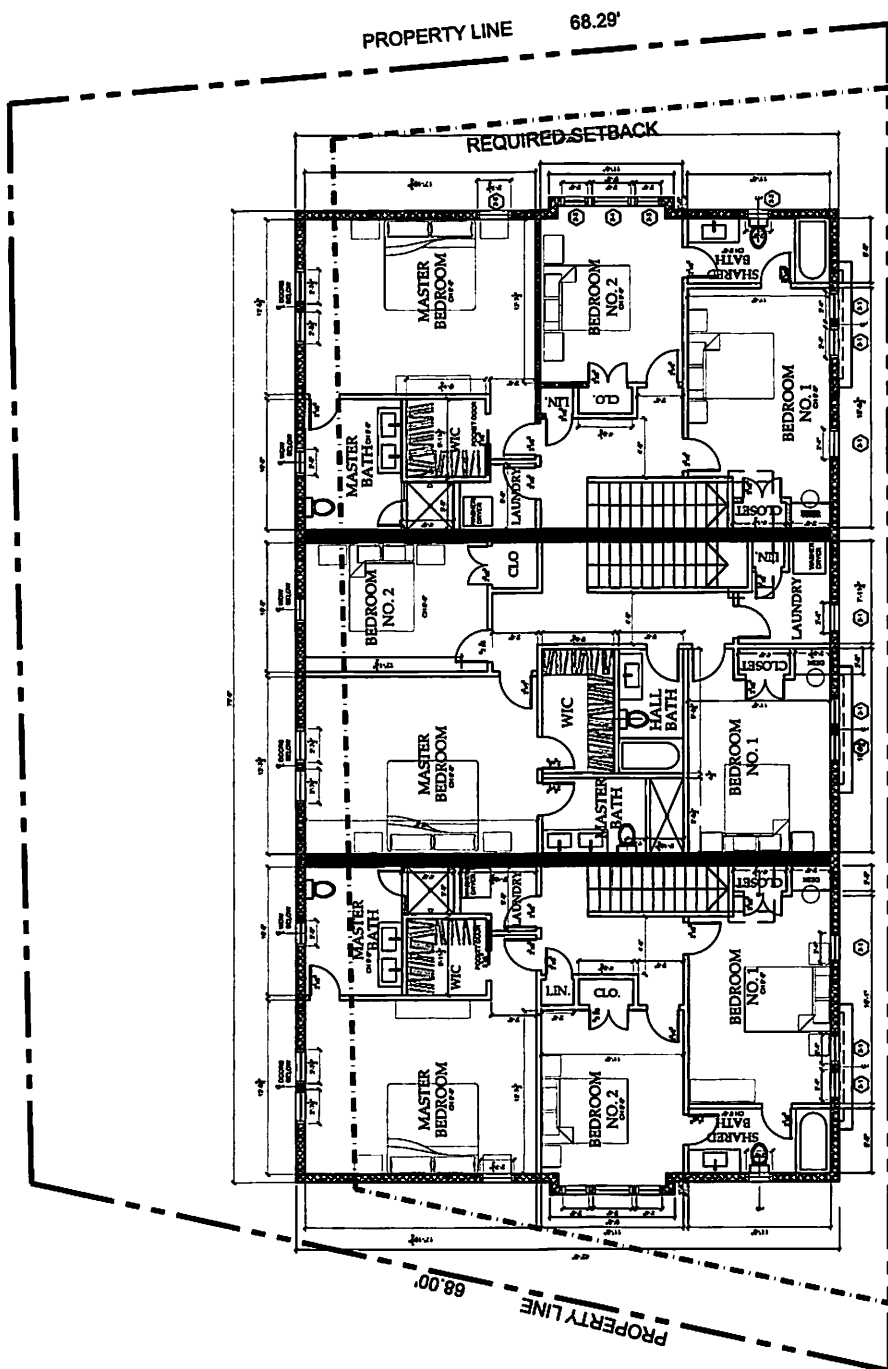
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914.478.0799 tel 914.478.0806 fax  
www.christinagriffinarchitect.com

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PLANNING BOARD SUBMISSION 08-13-20  
PLANNING BOARD SUBMISSION 10-01-20  
PLANNING BOARD SUBMISSION 10-15-20  
APRS SUBMISSION 11-10-20  
BOT SUBMISSION 11-30-20

Second Floor Plan  
AS SHOWN

A-3



# SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"



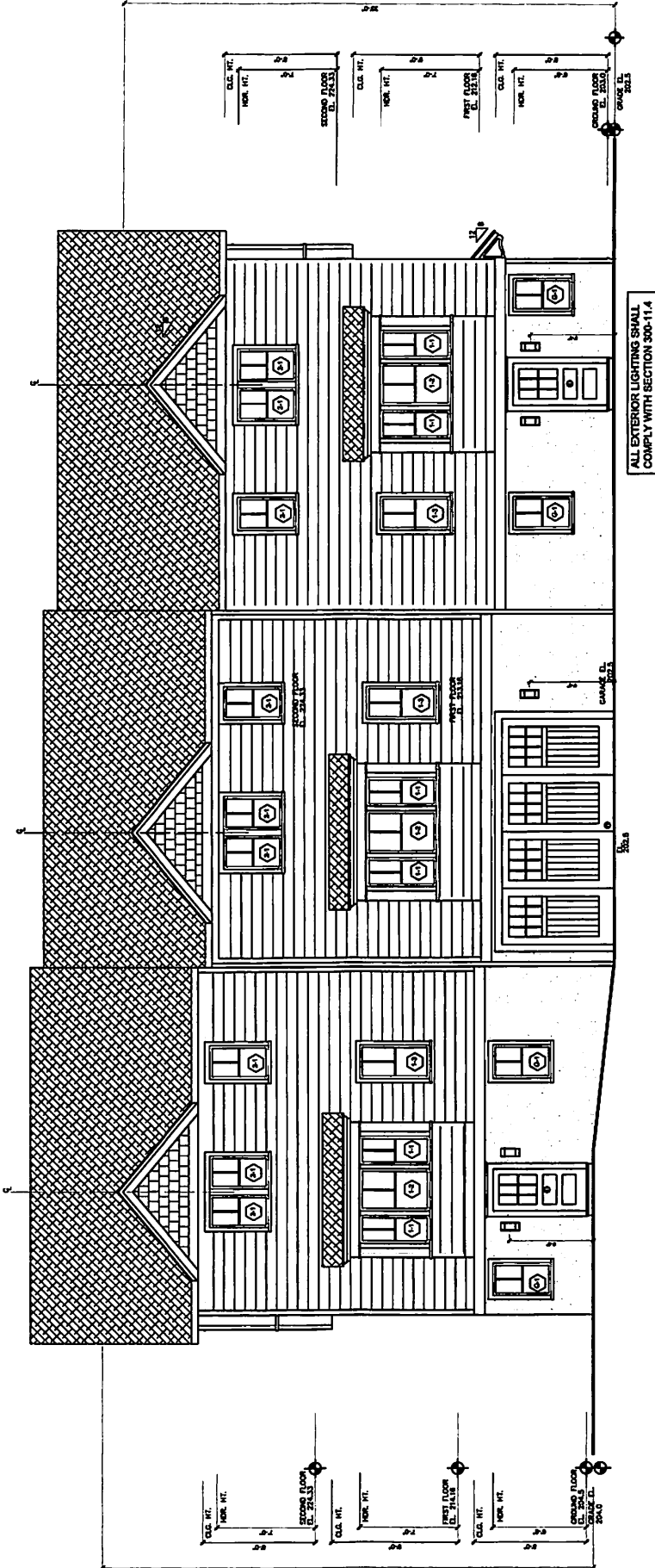
A-4

Drawing No. 1  
ELEVATIONS

PER LAND PERMIT SUBMISSION 05-21-20  
PLANNING BOARD SUBMISSION 08-13-20  
PLANNING BOARD SUBMISSION 10-01-20  
ZONING BOARD SUBMISSION 10-13-20  
ZONING SUBMISSION 11-19-20

CHRISTMA GRIFFIN ARCHITECT P.C.  
12 Spring Street  
Hastings-on-Hudson, New York 10706  
914.478.0799 tel 914.478.0806 fax  
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NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

A-5

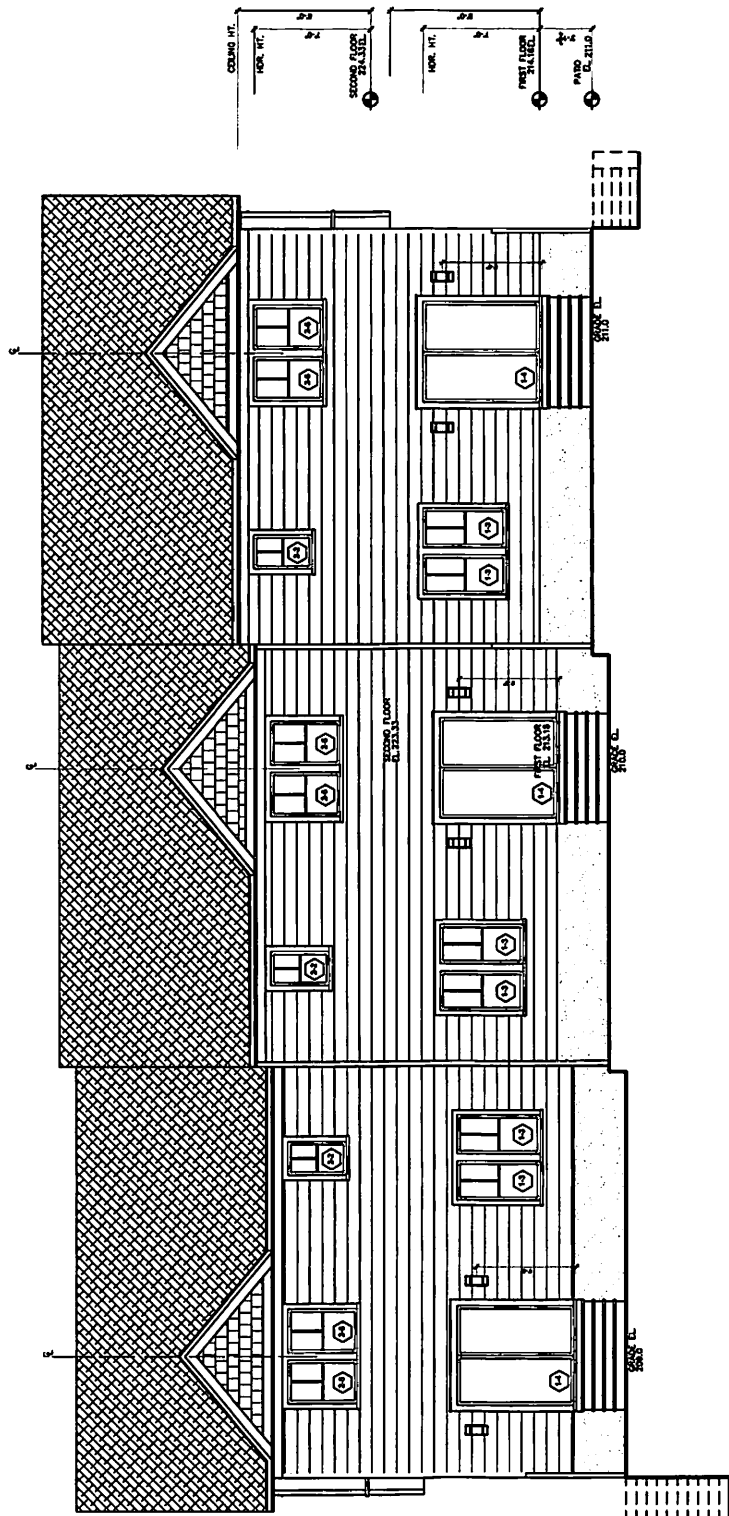


DATE: AS SHOWN

PLANNING BOARD SUBMISSION 09-13-20  
PLANNING BOARD SUBMISSION 10-13-20  
ARTS SUBMISSION 11-03-20  
POT SUBMISSION 11-20-20

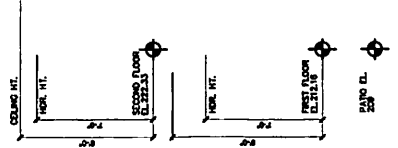
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12 Spring Street  
Hastings-on-Hudson, New York 10706  
914.478.0799 (w) 914.478.0806 (h)  
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ALL EXTERIOR LIGHTING SHALL COMPLY WITH SECTION 300-11.4

**SOUTH ELEVATION**  
SCALE: 3/16" = 1'-0"



PLANNING BOARD SUBMISSION 15-19-20  
 PLANNING BOARD SUBMISSION 15-19-20  
 PLANNING BOARD SUBMISSION 15-19-20  
 PLANNING BOARD SUBMISSION 15-19-20  
 PLANNING BOARD SUBMISSION 15-19-20

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 12 Spring Street  
 Hastings-on-Hudson, New York 10706  
 914.478.0808 fax  
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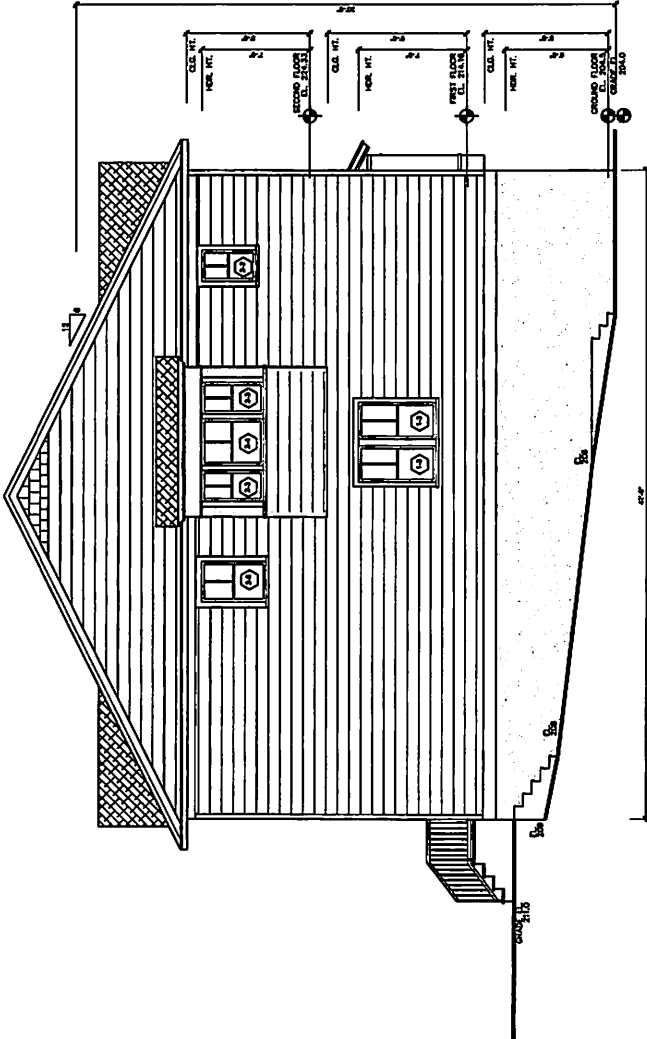
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**WINDOW & GLASS DOOR SCHEDULE**

No.	Description	Manufacturer/ Model No.	Unit Size	Notes	#
0-1	CEILING WINDOW	Plain Laminated Glass	2'-0" x 3'-11"	Structural Glazing Units - Top view SEE ARCHITECT	4
1-1	Corner Window	Plain Laminated Glass	1'-11" x 4'-11"	Structural Glazing Units - Top view SEE ARCHITECT	0
1-2	Corner Window	Plain Laminated Glass	2'-11" x 4'-11"	Structural Glazing Units - Top view SEE ARCHITECT	3
1-3	Corner Window	Plain Laminated Glass	2'-9" x 4'-11"	Structural Glazing Units - Top view SEE ARCHITECT	13
1-4	Plain Doors	Plain Laminated Glass	0'-9" x 6'-6"	Structural Glazing Units - Top view SEE ARCHITECT	3
<b>SECOND FLOOR</b>					
2-1	Corner Window	Plain Laminated Glass	2'-0" x 3'-11"	Structural Glazing Units - Top view SEE ARCHITECT	0
2-2	Corner Window	Plain Laminated Glass	1'-11" x 3'-5"	Structural Glazing Units - Top view SEE ARCHITECT	5
2-3	Corner Window	Plain Laminated Glass	1'-11" x 3'-11"	Structural Glazing Units - Top view SEE ARCHITECT	4
2-4	Corner Window	Plain Laminated Glass	2'-11" x 3'-11"	Structural Glazing Units - Top view SEE ARCHITECT	2
2-5	Corner Window	Plain Laminated Glass	2'-0" x 3'-11"	Structural Glazing Units - Top view SEE ARCHITECT	0

**NOTES:**

- All new windows & glass doors will have the following features:
  - Exterior color: White
  - Interior color: White
  - Glass: Clear Glass
  - Hardware: - Same as to be approved by Owner before ordering.
  - Finish: - Same as to be approved by Owner before ordering.
  - U-value: U ≤ 0.35 - 0.34
  - All safety glass to be laser etched
- Owner to furnish the structural steel framework and/or window and/or door schedule for window and/or door schedule.



**EAST ELEVATION**

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

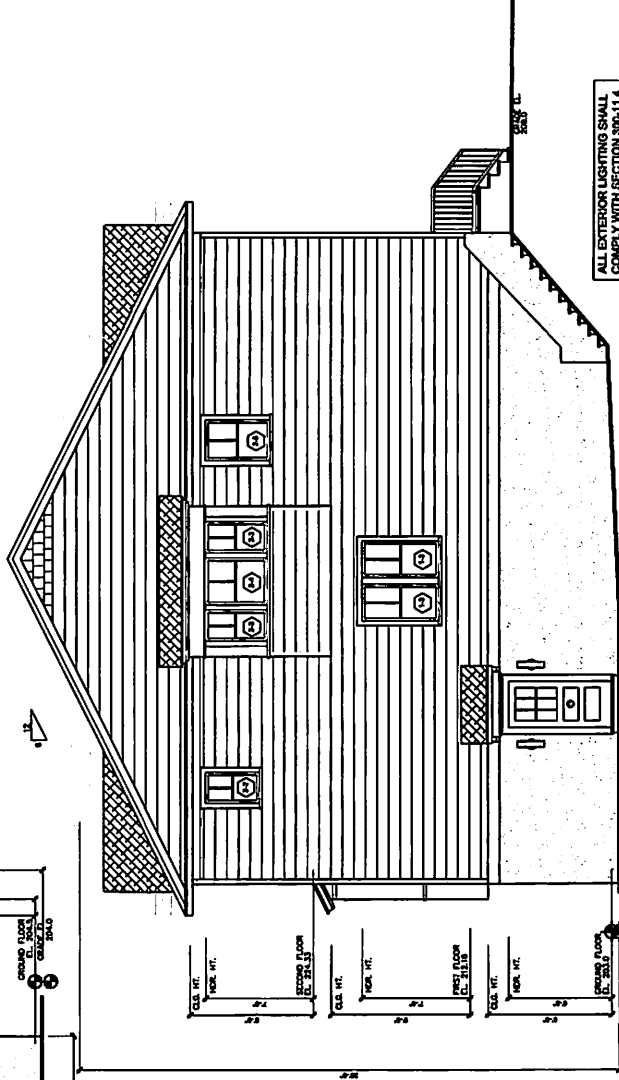
**DOOR SCHEDULE**

No.	Description	Manufacturer/ Model No.	Unit Size	Notes	#
A	Exterior door	Woodcraft	3'-0" x 6'-6"	Woodcraft Entry 1000	1
B	Exterior door	Woodcraft	3'-0" x 6'-6"	Woodcraft Entry 1000	3
C	Exterior door	Woodcraft	3'-0" x 6'-6"	Woodcraft Entry 1000	4



**WEST ELEVATION**

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



ALL EXTERIOR LIGHTING SHALL  
 COMPLY WITH SECTION 900-11.4

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Hastings-on-Hudson, New York 10706  
914.478.0799 tel 914.478.0806 fax  
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PLANNING BOARD SUBMISSION 05-13-20  
PLANNING BOARD SUBMISSION 10-01-20  
PLANNING BOARD SUBMISSION 10-15-20  
APR 8 SUBMISSION 11-03-20  
BOT SUBMISSION 11-03-20

Drawing Title  
STREETSCAPE  
AS SHOWN

A-7



**EXISTING STREETSCAPE**

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

**PROPOSED STREETSCAPE**

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