



VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES AGENDA

MEETING DATE: JULY 14, 2020

AGENDA ITEM SECTION: PUBIC HEARING

AGENDA ITEM NO. : 3

AGENDA ITEM: PUBLIC HEARING FOR REVIEW OF THE APPLICATION OF 100 MAIN STREET

ITEM BACKUP DOCUMENTATION:

1. PUBLIC HEARING LEGAL NOTICE
2. LETTER AND ATTACHMENTS RECEIVED BY THE BUILDING DEPARTMENT ON JUNE 17, 2020 FROM MR. PADDY STEINSCHNEIDER/GOTHAM DESIGN
3. 100 MAIN STREET BOARD OF TRUSTEES SUBMISSION DATED JUNE 17, 2020



VILLAGE OF DOBBS FERRY

112 Main Street
Dobbs Ferry, New York 10522
TEL: (914) 231-8500 • FAX: (914) 693-3470

PLEASE TAKE NOTICE that a public hearing will be conducted by the Village Board of the Village of Dobbs Ferry, 112 Main Street, Dobbs Ferry, New York 10522 on July 14, 2020 at 6:30 p.m., or as soon thereafter as the matter may be heard, to receive public comments on an application for site plan approval for improvements which will result in a 4-story residential building containing 4 residential units, on-site parking and related improvements on property located at 100 Main Street.

The hearing will be conducted via virtual technology or in person at Village Hall, 112 Main Street, Dobbs Ferry, New York with the format to be dictated by the requirements then in effect by virtue of COVID-19 related Executive Orders. For virtual participation, all interested parties may be heard using Zoom, a web-based videoconferencing service: Webinar ID 205 957 953, Password: 309361. Copy/paste the following link: <https://zoom.us/j/205957953?pwd=aU5YNHJVYkxub3lWN0RzQUZoVzROUT09> -or- by Telephone: 1 929 205 6099 during the hearing.

The Village Board of Trustees will also accept written comments forwarded in advance to LDreaper@dobbsferry.com. Materials relevant to the matter may be reviewed and further details on public participation can be found online at the Village of Dobbs Ferry website, www.dobbsferry.com

BY ORDER OF THE BOARD OF TRUSTEES

Dated: July 1, 2020

Elizabeth Dreaper
Village Clerk

GOTHAM

Padriac Steinschneider
Gotham Design & Community Development Ltd.
329 Broadway
Dobbs Ferry, New York 10522
(914) 693-5093 ■ Fax: (914) 693-5390
Cell (914) 906-4802 ■ arch329@gmail.com

Dobbs Ferry Building Department
112 Main Street
Dobbs Ferry, New York 10522

Re: 100 Main Street Site Plan Review

RECEIVED
June 9, 2020

JUN 17 2020

Village of Dobbs Ferry
Building Department

Dear Mr. Manley, Building Inspector:

This letter is to request that the above referenced matter be placed on the next available meeting of the Board of Trustees to conclude the Site Plan Review process for this application.

The Planning Board called for a Public Hearing on this application, which opened at its November 1, 2018 meeting, was continued at its December 6, 2018, February 7, 2019, March 7, 2019 meetings, and which was closed at its meeting on June 6, 2019, at which time it adopted the Resolution recommending approval of the Site Plan. The recommended Site Plan was then forwarded to the Architectural and Historic Review Board (AHRB), which reviewed the current design at its first available meeting on October 28, 2019. The AHRB continued its review at its November 25, 2019, December 9, 2019, and January 13, 2020 meetings. At its January 13, 2020 meeting, the AHRB approved the design and agreed to send a letter to the Board of Trustees so confirming.

Attached please find five sets of 10 sheets of drawings including the drawings recommended for approval by the Planning Board for Site Plan and the drawings approved by the AHRB for the building. These have been prepared by Gotham Design & Community Development Ltd. as the Land Use Planners for the project. John Dedyo, P.E. was the engineer for the project until he retired in February 2020. I understand that a claim has been made that his license was revoked, but that is not true. He retired.

The owner of the property Adele Sutton Trust, which is managed by Leon Sutton, has retained Sirus Miandoabi, P.E. to replace John Dedyo. Mr. Miandoabi has reviewed the entire submission for compliance with the New York State Building Code, the Dobbs Ferry Zoning Ordinance, accuracy, and confirming that the drawings have been prepared in accordance with reasonable standards. Mr. Miandoabi has sealed and signed the drawings in his capacity as a professional engineer licensed by the State of New York.

It should be noted that the Storm Drainage system, which is existing and the most significant engineering component of the project, was designed and supervised during construction by Paul Petretti, P.E. Mr. Miandoabi has confirmed that the information included on the Site Plan for the Storm Drainage system is accurate and not compromised by the proposed project. Since the site is effectively 100% impervious, Mr. Miandoabi has confirmed that the proposed addition and renovation will not increase the volume or rate of storm water flow at the subject property.

Mr. Miandoabi has confirmed that, since no Construction Documents have been yet prepared for this project and since the drawings do not include structural information, the structure of the buildings is not included in the current scope of his Services on this project.

As the Board of Trustees should be aware, this is the third Site Plan that has been recommended for approval by the Planning Board and reviewed by the Architectural and Historic Review Board. The pending application is for Site Plan Approval, not a building permit.

The Board of Trustees decided not to consider the previous recommendations made by these Boards for the prior two Site Plans and, in fact, changed the Zoning Ordinance specifically affecting this property. This included reducing the height permitted in the DB zoning district, requiring a rear yard setback to the Aqueduct in this zoning district, and increasing the parking required in this zoning district.

Letter to Ed Manley, Building Inspector
Re: 100 Main Street
June 9, 2020
Page 2 of 2.

The current Site Plan recommended for approval proposes the restoration of the existing garage to provide parking for four vehicles on-site. While this happens within the rear yard setback requirement recently created, the Planning Board and AHRB has considered the restoration of this structure a value to the Village justifying its encroachment. The Planning Board and AHRB have recommended that the Site Plan include the creation of a fourth story on the existing building and that the Alternative Parking Provisions in the Code be considered. These three issues were already presented to the Board of Trustees during the review process conducted by the Planning Board. The Planning Board asked the Board of Trustees to confirm its willingness to consider these provisions, prior to the Planning Board adopting a Resolution recommending approval of the Site Plan.

The Board of Trustees conducted a site walk at the subject property and added the matter to its April 23, 2019 agenda for discussion. Specifically, the Planning Board asked the Board of Trustees for a "poll" as to whether it would consider retaining the existing garage a sufficient value to justify retaining the structure within the setback to the Aqueduct, adding a fourth story to the front building, and granting the use of Alternative Parking Provisions. It should be noted that, in reducing the permitted height of buildings in the DB zoning district from the four that was the Code since Dobbs Ferry first adopted zoning to three stories, the Board of Trustees reserved the right to grant permission for a fourth story, if it would help achieve specific needs in the Village. In an Office Memorandum dated April 30, 2019, the Village Attorney, Lori Lee Dickson, confirmed that the Board of Trustees had determined by a vote of 4 to 3 that it favored the Planning Board proceeding with a fourth story and that it had determined by a vote of 7 to 0 that it favored a PILOP for 2 of the 6 required parking spaces for a total of four residential units.

A set of 10 sheets of drawings, dated June 8, 2020 for submission to the Board of Trustees, has been submitted for consideration by your office and then by the Board of Trustees:

T1	"Title Sheet, General Notes, Location Map, List of Drawings, Aerial Map"
SP 3.1	"Existing and Proposed Storm Drainage and Utility Plans"
SP 4.1	"Erosion Control Plan and Details"
A - 1.1	"Site and Landscaping Plan, Zoning Analysis"
A - 2.1	"First and Second Floor Plans"
A - 2.2	"Third and Fourth Floor Plans"
A - 2.3	"Garage Plans and Elevations"
A - 3.1	"North and West Elevations, Details"
A - 3.2	"South and East Elevations, Details"
A - 4.1	"Building Section"

A copy of a letter from Sirius Miandoabi, P.E. to Leon Sutton dated June 9, 2020 confirming his review of the drawings.

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



27 Main Street : a
Dobbs Ferry, NY 10522
914-274-8874 : t
info@integralengr.com : e
www.integralengr.com : w

MEMO

Date: 6/11/2020



Leon Sutton
L.M. Sutton Realty
2600 Netherland Ave #3102
Bronx, NY 10463

RE: 100 Main Street – Dobbs Ferry, NY

Mr. Sutton,

Please see below description of review completed for the above referenced project:

Drawing Number : Description of Engineering Review

- T-1: All notes are confirmed to adhere to applicable building codes, standards of care and coordination required for contractors. Site plan and building location are noted for zoning review.
- SP-3.1: Storm water drainage and utilities plan have been analyzed and exiting utility sizing have not changed. There has been no added impervious area to the existing conditions that will necessitate increased underground storm water management equipment capacities. Scupper and drain lines to be relocated to prevent conflict with new building extension. Site inspection was conducted to spot check and verify visible structures on the property.
- SP-4.1: Erosion control plan has been reviewed and determined acceptable for construction sequencing noted and materials used to prevent uncontrolled soil erosion during construction.
- A-1.1: Zoning analysis has been reviewed based on the Village of Dobbs Ferry Zoning and Land Use Code as well as design guidelines in Appendix F, specifically for the proximity to Downtown for the project in question.
- A-2.1: Architectural Floor plans have been reviewed for general building requirements – no structural reviews were conducted as noted on plans.

- A-2.2 : Architectural Floor plans have been reviewed for general building requirements – no structural reviews were conducted as noted on plans.
- A-2.3 : Architectural Elevations have been reviewed for general building requirements – no structural reviews were conducted as noted on plans.
- A-3.1 : Architectural Elevations have been reviewed for general building requirements – no structural reviews were conducted as noted on plans.
- A-3.2 : Architectural Elevations have been reviewed for general building requirements – no structural reviews were conducted as noted on plans
- A-4.1 : Architectural Elevations have been reviewed for general building requirements. Elevations and dimensions noted on the drawings were coordinated with DWG A-1.1. Foundation elevations were reviewed for general geometry and location with respect to adjacent structures – no structural reviews were conducted as noted on plans

Supplementary to the drawings mentioned above, I have also reviewed various letters and issues brought to your attention with the previous design professional whose license is no longer valid. Under the New York State Board of Regents revision to Section 29.3(b), effective June 14, 1996 and guidance shown on the NYSED website, it is not unprofessional conduct for a licensed professional to delegate or assign design parameters to an unlicensed third party, such as Gotham. As required, I have reviewed, commented, annotated, and (after revisions) finally approved the design with notations of elements that have not been reviewed.

Should you have any additional question or comments, please feel free to reach out to my office.

Thank you,



Sirus Miandoabi, P.E.

SHEET NUMBER
SP-4.1

CONTROL PLAN
EROSION

SHEET TITLE
EROSION CONTROL

APPROVED BY: PMS
DRAWN BY: GS

DATE: 07/20/11
REVISIONS:

NO. 1	DATE	DESCRIPTION
1	07/20/11	ISSUED FOR PERMITS
2	07/20/11	ISSUED FOR PERMITS
3	07/20/11	ISSUED FOR PERMITS
4	07/20/11	ISSUED FOR PERMITS
5	07/20/11	ISSUED FOR PERMITS
6	07/20/11	ISSUED FOR PERMITS
7	07/20/11	ISSUED FOR PERMITS
8	07/20/11	ISSUED FOR PERMITS
9	07/20/11	ISSUED FOR PERMITS
10	07/20/11	ISSUED FOR PERMITS
11	07/20/11	ISSUED FOR PERMITS
12	07/20/11	ISSUED FOR PERMITS
13	07/20/11	ISSUED FOR PERMITS
14	07/20/11	ISSUED FOR PERMITS
15	07/20/11	ISSUED FOR PERMITS
16	07/20/11	ISSUED FOR PERMITS
17	07/20/11	ISSUED FOR PERMITS
18	07/20/11	ISSUED FOR PERMITS
19	07/20/11	ISSUED FOR PERMITS
20	07/20/11	ISSUED FOR PERMITS

PROJECT TITLE: 100 MAIN STREET
DOBBS FERRY, NY 10922

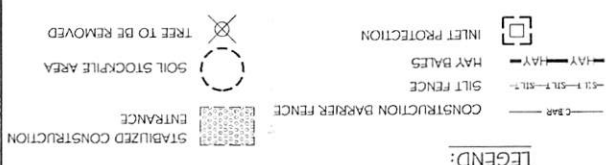
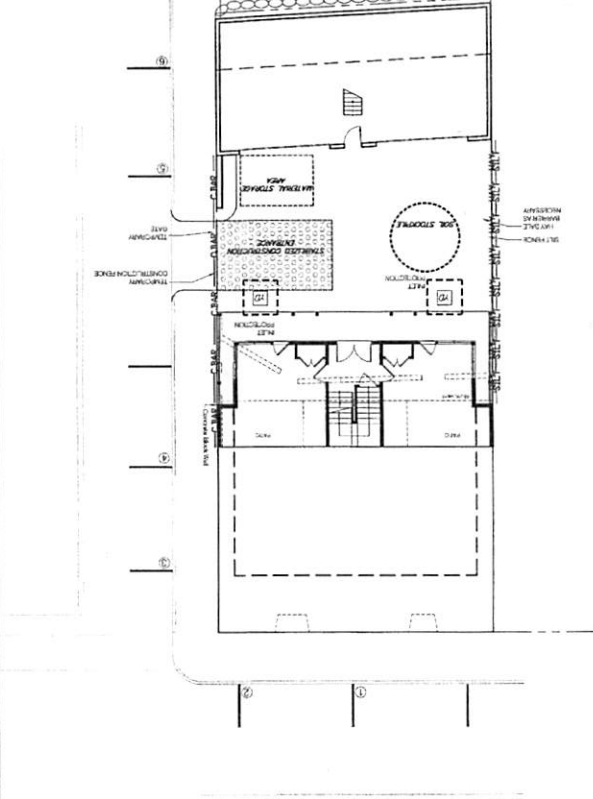
PROJECT NO.: 0805

GOTHAM DESIGN AND CONSTRUCTION
320 Broadway
Doors Ferry, NY 10922
Tel: (914) 882-5390
Fax: (914) 882-5393
www.gothamdesign.com
gdesign@gothamdesign.com



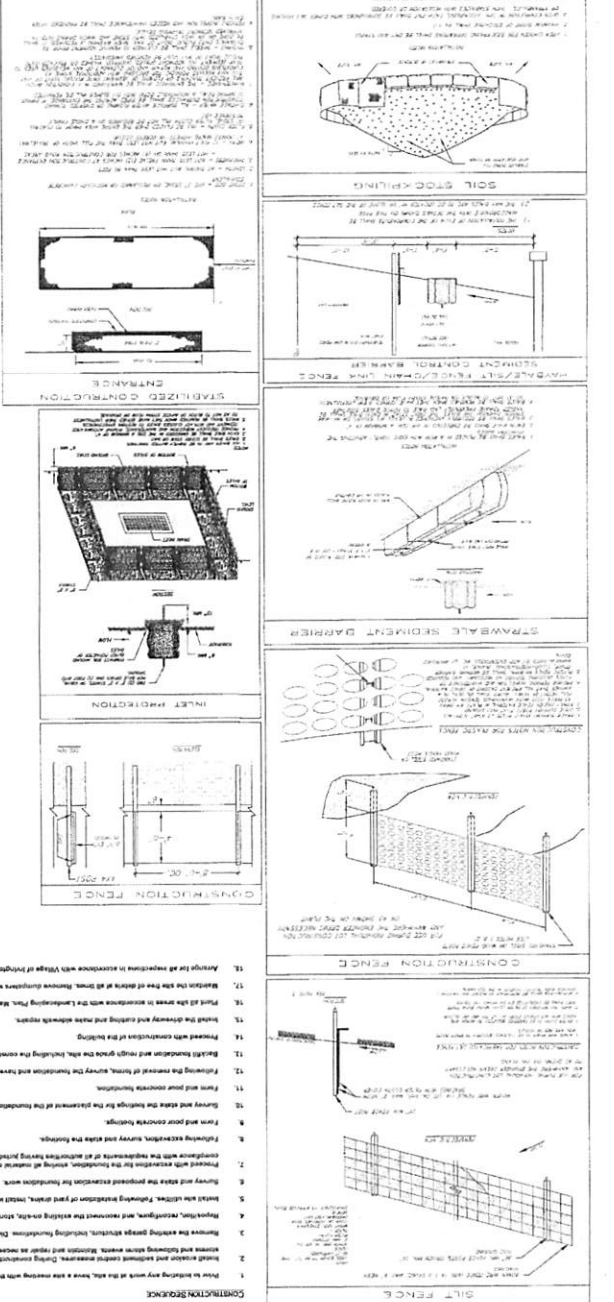
IT IS A VIOLATION OF THE NEW YORK
STATE EDUCATION LAW, ARTICLE 14-B,
SECTION 87(1)(b) FOR ANY PERSON,
OTHER THAN AN ARCHITECT, TO ALTER
OR BE A PARTY TO ALTER UNDER THE
SIGNATURE OF AN ARCHITECT, ANY
DRAWING OR DOCUMENT.

NOTE: ALL SURVEYING INFORMATION ON THIS DRAWING HAS BEEN TAKEN FROM
WARD CAPANTER ENGINEERS INC.
78 MASSAHOSETT AVE., WHITE PLAINS, NY 10601.
DATE: MAY 2ND AND 2005. SURVEY PLANS TO DATE: MARCH 31ST, 2008.ALL STORM DRAINAGE INFORMATION ON THIS DRAWING HAS BEEN
TAKEN FROM A DRAINAGE TITLED "DRAINAGE IMPROVEMENT PLAN"
SITE AND UTILITY PLAN (AS-BUILT) SHEET 1 OF 3.
PREPARED BY:
30 GOULD AVENUE, DOBBS FERRY, NY 10922
PAUL J. PAPPALARDO, P.E., L.S.
AS REVISION D/2008
ORIGINAL DATE: DECEMBER 15, 2008



SOIL EROSION & SEDIMENT CONTROL NOTES

1. Prior to installing any work at the site, there shall be a meeting with the general contractor, construction manager, and building inspector to discuss the schedule and control the construction.
2. Install erosion and sediment control measures. Erosion control measures shall include, but not be limited to, silt fences, straw wattles, sediment basins, and other measures as required by the local authority having jurisdiction.
3. Maintain the existing vegetation, including trees, shrubs, and grasses, to the maximum extent possible. If removal is necessary, the contractor shall be responsible for the replacement of such vegetation.
4. Remove the existing grass, including trees, shrubs, and grasses, to the maximum extent possible. If removal is necessary, the contractor shall be responsible for the replacement of such vegetation.
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20. Maintain the existing vegetation, including trees, shrubs, and grasses, to the maximum extent possible. If removal is necessary, the contractor shall be responsible for the replacement of such vegetation.



ZONING ANALYSIS

OWNER: LEON SUTTON
 LOCATION: 100 MAIN STREET DOBBS FERRY, N.Y. 10522
 TAX MAP: SECTION: 7 SHEET: 5 BLOCK: 400 LOTS: 1
 EXISTING ZONING: DB BUSINESS
 PROPOSED USE: TWO RESIDENTIAL UNITS ABOVE RETAIL SPACE WITH AN ACCESSORY STRUCTURE PROVIDING STORAGE FOR THE TENANTS
 PROPOSED LOT: CONSTRUCTION OF AN ADDITION TO THE EXISTING BUILDING ACCORDING TO TWO APPLICANTS FOR A TOTAL OF FOUR RESIDENTIAL UNITS EXISTING ACCESSORY STRUCTURE TO BE REDUCED TO PROVIDE FOUR GARAGE SPACES PLUS STORAGE

ZONING REQUIREMENTS

SETBACKS	REQUIRED/ALLOWED	EXISTING	PROPOSED
DB ZONE - COMMERCIAL BUSINESS			
FRONT YARD	5 FEET	5.1 FEET	5.1 FEET
SIDE YARD (MIN)	5 FEET	5.1 FEET	5.1 FEET
REAR YARD (TOTAL MIN)	5 FEET	5.0 FEET	5.1 FEET
REAR YARD (MIN)	5 FEET	5.0 FEET	5.1 FEET
REAR YARD (MAX)	5 FEET	5.0 FEET	5.1 FEET
HEIGHT			
HEIGHT FROM FINISHED GRADE	35 FEET	34.5 FEET	45.0 FEET ***
PROPOSED FLOOR FINISH			30 FEET

LOT COVERAGE

LOT WIDTH	LOT DEPTH	LOT AREA	MINIMUM LOT COVERAGE BY BUILDING	MINIMUM LOT COVERAGE BY APPLICABLE CODES
124.0 FEET	48.0 FEET	5,952 SQ FT	8.0%	100%

PARKING

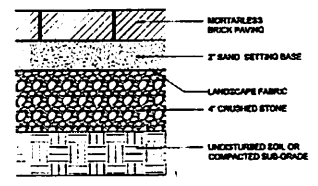
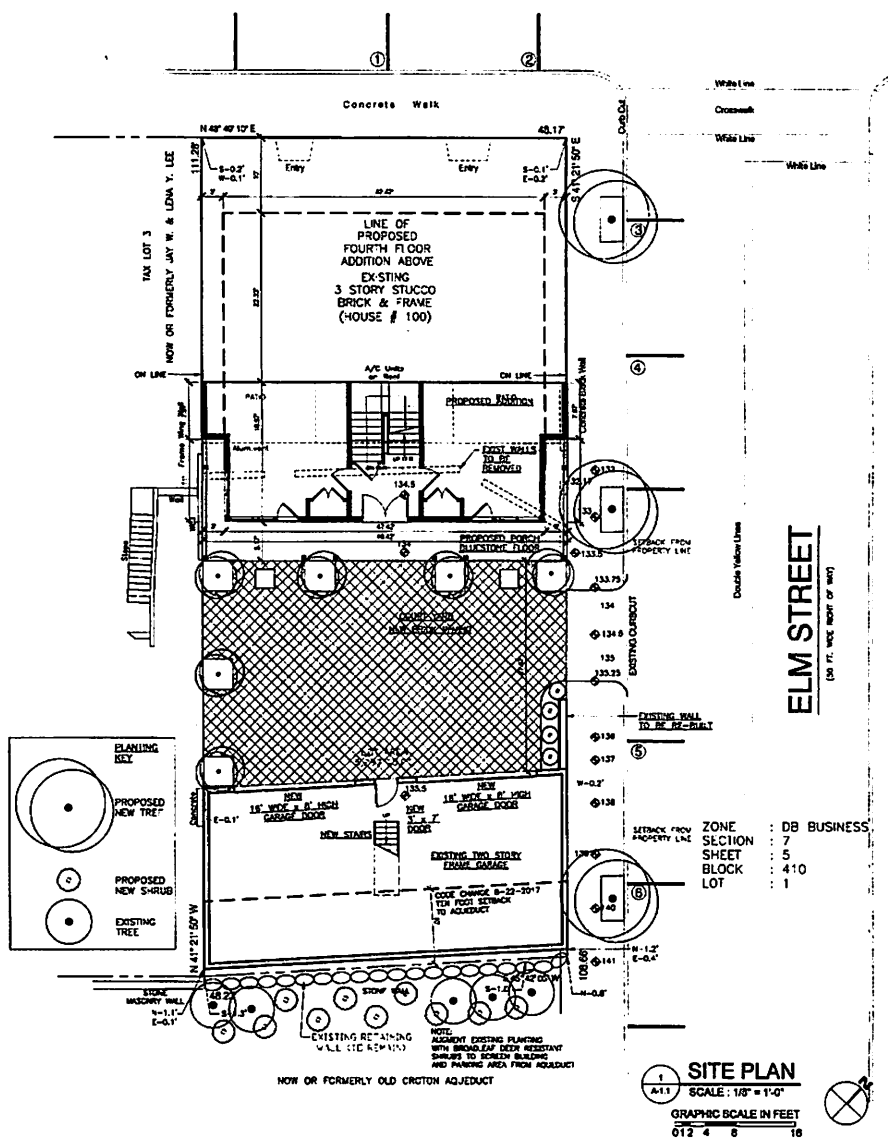
REQ. RETAIL (1 SPACES)	EXISTING	PROPOSED
1 SPACE/500 SQ FT FLAREA	0 SPACES	0 SPACES
REQ. RESIDENTIAL ****	2 UNITS = 2 SPACES	4 UNITS = 4 SPACES
1 SPACE/100 SQ FT SUBROOM	4 SPACES = 1 SPACES	8 SPACES = 8 SPACES
TOTAL REQUIRED	4 SPACES	4 SPACES
PROVIDED ON SITE	0 SPACES	0 SPACES
PROVIDED AT CURB	0 SPACES	0 SPACES

*** PERMITTED HEIGHT OF BUILDING IN VILLAGE CODE CHANGED 04-20-04
 **** REQUIRED PARKING INCREASED FROM FOUR TO EIGHT SPACES PER VILLAGE CODE CHANGED 04-20-04

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

WARNING
 IT IS A VIOLATION OF THE NEW YORK STATE EDUCATIONAL LAW ARTICLE 148 SECTION 1208 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.

MAIN STREET
 (80 FT. WIDE RIGHT OF WAY)



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. 78 MANARONCK AVENUE, 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. RETRETTI P.E. + L.S. 30 GOULD AVENUE, DOBBS FERRY, NY 10522. ORIGINALLY DATED DECEMBER 15, 2008. AS REVISED 07/08/09.

SEAL
 STATE OF NEW YORK
 OFFICE OF THE SURVEYOR
 DOBBS FERRY, N.Y. 10522

PROJECT TITLE: 100 MAIN STREET DOBBS FERRY, NY 10522

GOTH DESIGN AND COMM DEVELOPMENT
 329 Broadway
 Dobbs Ferry, N.Y. 1
 Phone: (914) 855-1
 Fax: (914) 855-4
 email: arch329@aol.com

SUBMITTED TO BOARD OF TRAFFIC
 SUBMITTED TO BOARD OF TRAFFIC
 SUBMITTED TO BOARD OF TRAFFIC
 SUBMITTED TO BOARD OF TRAFFIC

SHEET TITLE: SITE PLAN / LANDSCAPE PLAN
DRAWN BY: GS
APPROVED BY: I

SHEET NUMBER: A-1

WARNING:
IT IS A VIOLATION OF THE NEW YORK
STATE EDUCATIONAL LAW ARTICLES 1413
SECTION 7203 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



DATE: 11/14/02
BY: G. C. [Signature]
CHECKED BY: [Signature]
SCALE: AS SHOWN

PROJECT TITLE:
100 MAIN STREET
DOBBS FERRY, NY 10522

GOTH
DESI
AND COMM
DEVELOPMENT

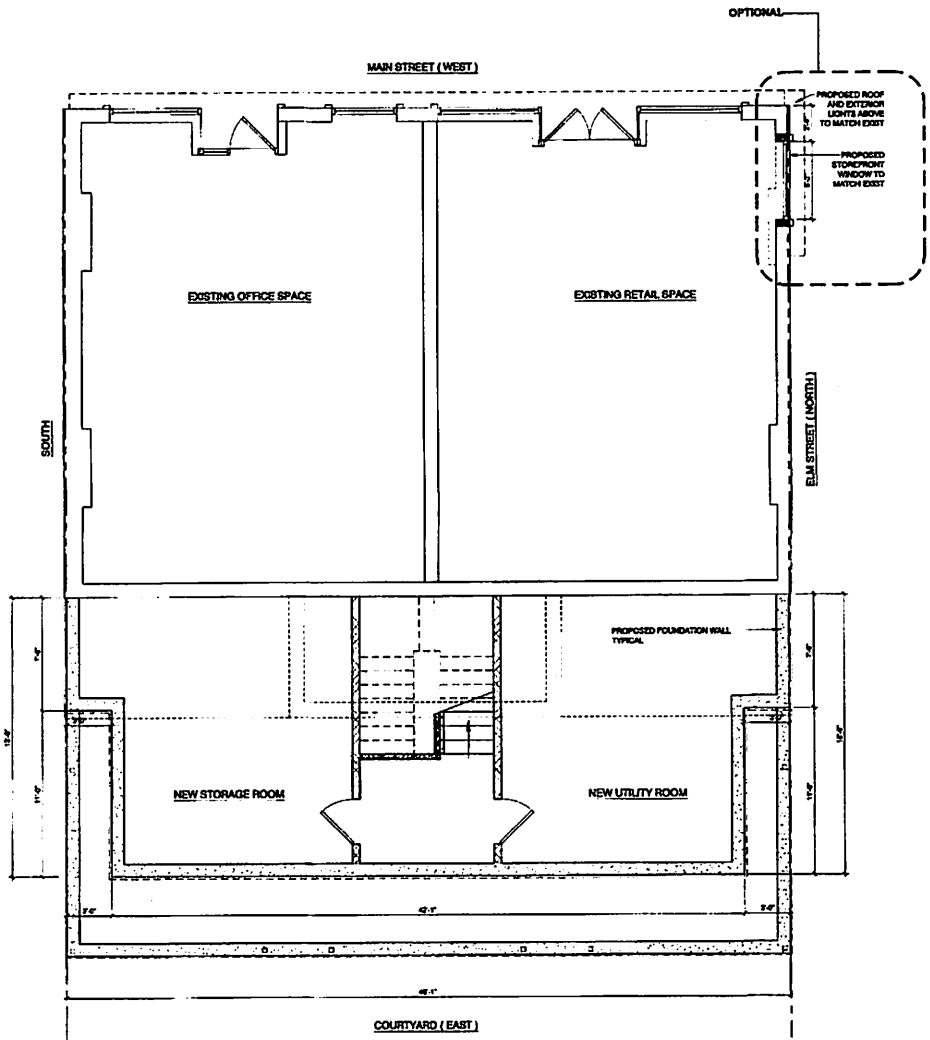
329 Broadway
Dobbs Ferry, N.Y.
Phone: (914) 622-
Fax: (914) 622-
e-mail: arch329@

SUBMITTED
TO AHSB
SUBMITTED
TO BOARD OF T
SUBMITTED
TO BOARD OF T

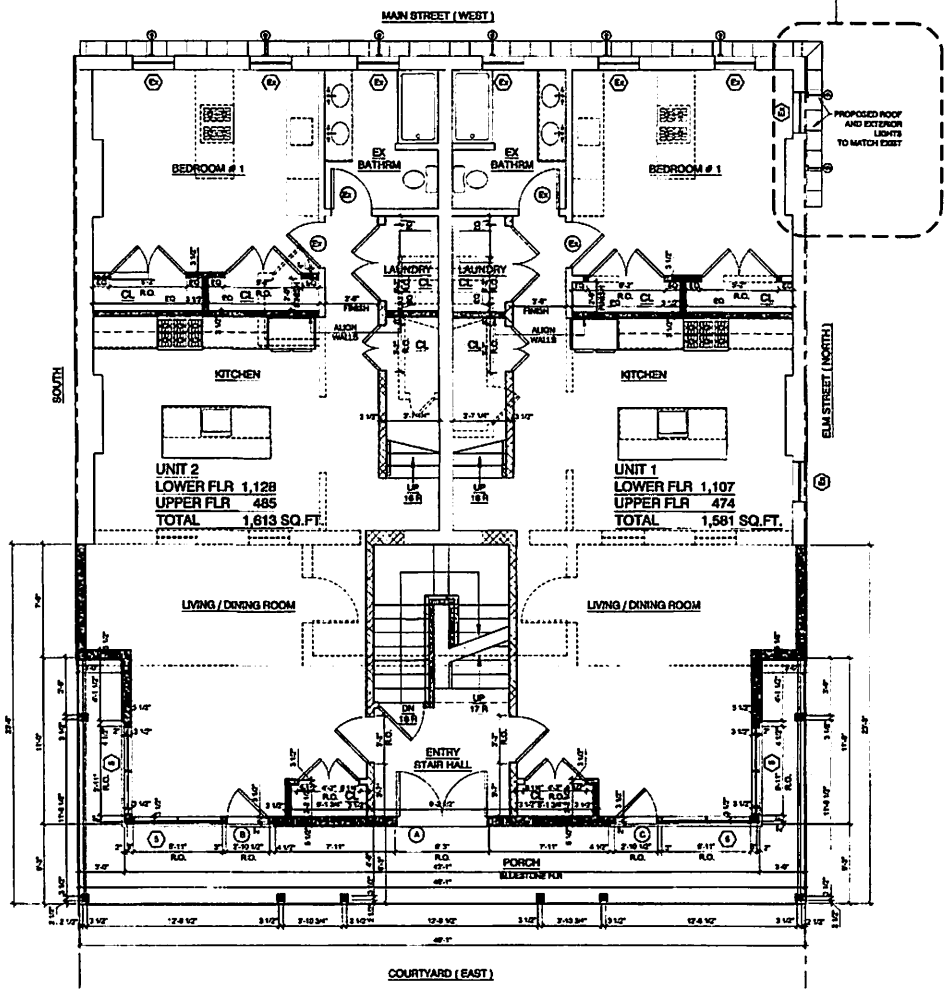
SHEET T1
FIRST F1
SECOND F1
PLANE
DRAWN BY: GC
APPROVED BY:

SHEET NUMBER

A-2



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

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

DOOR SCHEDULE									
100 MAIN STREET DOBBS FERRY N.Y. 10322									
EXTERIOR									
SYM	NO.	TYPE	FINISH	ROUGH OPENING	QUANTITY	GLAZING	GLAZING FACTOR	SWH	NOTES
A		BURGLAR DOOR	(1) 3' 0" x 6' 0"	6' 0" x 6' 0"	11, 18	INSULATED	0.30	88 1/2"	
B		BURGLAR WINDOW	300 B	2'-0" W x 3'-0" H	18	INSULATED	0.30	88 1/2"	
C		BURGLAR WINDOW	300 L	2'-0" W x 3'-0" H	11	INSULATED	0.30	88 1/2"	
D		BURGLAR WINDOW	300 (O.S.)	3'-0" x 3'-0"	1	INSULATED	0.30	88 1/2"	
E		BURGLAR WINDOW	300 (O.S.)	3'-0" x 3'-0"	1	INSULATED	0.30	88 1/2"	
F		FRONT DOOR	300	3'-0" x 3'-0"	1	INSULATED	0.30	88 1/2"	
G		REAR DOOR	300	3'-0" x 3'-0"	1	INSULATED	0.30	88 1/2"	
H		REAR DOOR	300	3'-0" x 3'-0"	1	INSULATED	0.30	88 1/2"	
I		REAR DOOR	300	3'-0" x 3'-0"	1	INSULATED	0.30	88 1/2"	
J		REAR DOOR	300	3'-0" x 3'-0"	1	INSULATED	0.30	88 1/2"	
K		REAR DOOR	300	3'-0" x 3'-0"	1	INSULATED	0.30	88 1/2"	
L		REAR DOOR	300	3'-0" x 3'-0"	1	INSULATED	0.30	88 1/2"	
M		REAR DOOR	300	3'-0" x 3'-0"	1	INSULATED	0.30	88 1/2"	
N		REAR DOOR	300	3'-0" x 3'-0"	1	INSULATED	0.30	88 1/2"	
O		REAR DOOR	300	3'-0" x 3'-0"	1	INSULATED	0.30	88 1/2"	
P		REAR DOOR	300	3'-0" x 3'-0"	1	INSULATED	0.30	88 1/2"	
Q		REAR DOOR	300	3'-0" x 3'-0"	1	INSULATED	0.30	88 1/2"	
R		REAR DOOR	300	3'-0" x 3'-0"	1	INSULATED	0.30	88 1/2"	
S		REAR DOOR	300	3'-0" x 3'-0"	1	INSULATED	0.30	88 1/2"	
T		REAR DOOR	300	3'-0" x 3'-0"	1	INSULATED	0.30	88 1/2"	
U		REAR DOOR	300	3'-0" x 3'-0"	1	INSULATED	0.30	88 1/2"	
V		REAR DOOR	300	3'-0" x 3'-0"	1	INSULATED	0.30	88 1/2"	
W		REAR DOOR	300	3'-0" x 3'-0"	1	INSULATED	0.30	88 1/2"	
X		REAR DOOR	300	3'-0" x 3'-0"	1	INSULATED	0.30	88 1/2"	
Y		REAR DOOR	300	3'-0" x 3'-0"	1	INSULATED	0.30	88 1/2"	
Z		REAR DOOR	300	3'-0" x 3'-0"	1	INSULATED	0.30	88 1/2"	

WINDOW SCHEDULE									
100 MAIN STREET DOBBS FERRY N.Y. 10322									
SYM	NO.	TYPE	FINISH	ROUGH OPENING	QUANTITY	GLAZING	GLAZING FACTOR	SWH	NOTES
1		PELLA	CASNET	CC 522	2'-0" W x 2'-0" H	4 (1, 2, 3, 4)	INSULATED	0.30	88 1/2"
2		PELLA	CASNET	CC 522	2'-0" W x 2'-0" H	4 (1, 2, 3, 4)	INSULATED	0.30	88 1/2"
3		PELLA	CASNET	CC 522	2'-0" W x 2'-0" H	4 (1, 2, 3, 4)	INSULATED	0.30	88 1/2"
4		PELLA	CASNET	CC 522	2'-0" W x 2'-0" H	4 (1, 2, 3, 4)	INSULATED	0.30	88 1/2"
5		PELLA	CASNET	CC 522	2'-0" W x 2'-0" H	4 (1, 2, 3, 4)	INSULATED	0.30	88 1/2"

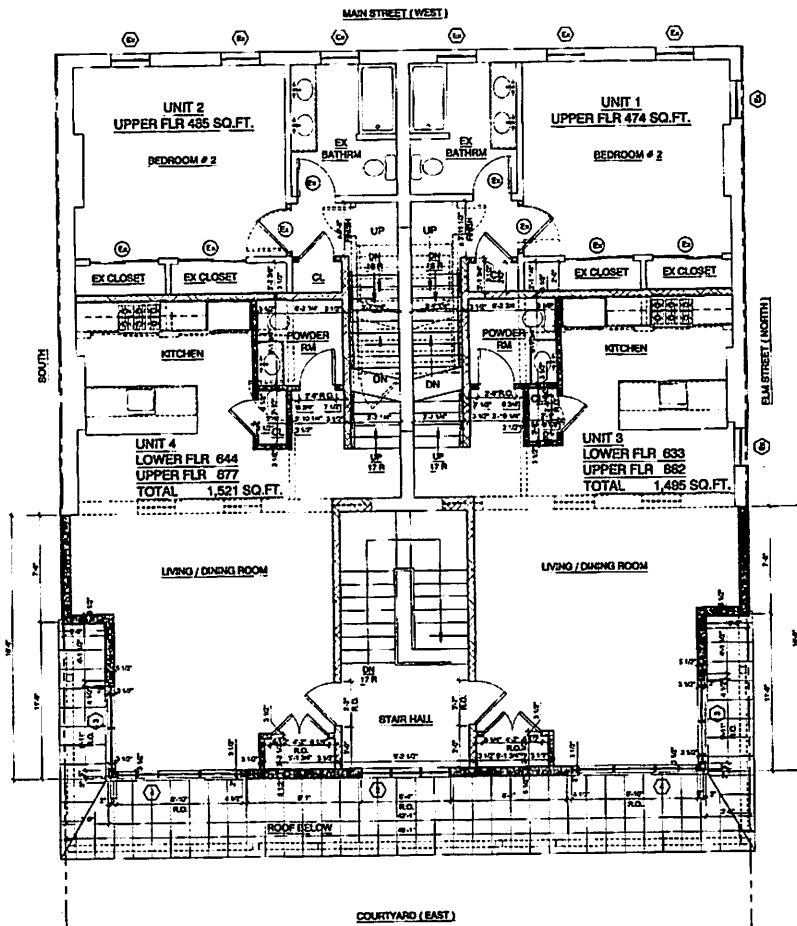
SCISSOR WINDOWS:
 THESE WINDOWS MEET OR EXCEED THE REQUIREMENTS OF SECTION 2404.1 FOR EMERGENCY ESCAPE AND RESCUE OPENINGS.
 OPENINGS TO HAVE A MINIMUM NET CLEAR HEIGHT OF 20 INCHES.
 THE NET CLEAR HEIGHT OPENING SHALL NOT BE LESS THAN 20 INCHES.
 THE NET CLEAR WIDTH OPENING SHALL NOT BE LESS THAN 20 INCHES.
 THE SILL HEIGHT SHALL BE NOT MORE THAN 41 INCHES ABOVE THE FLOOR.

WARNING:
 IT IS A VIOLATION OF THE NEW YORK STATE EDUCATIONAL LAW ARTICLE 143 SECTION 700 FOR ANY PERSON UNLESS HE OR SHE IS ACTING UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR TO ALTER ANY FIELD OR ANY WAY.

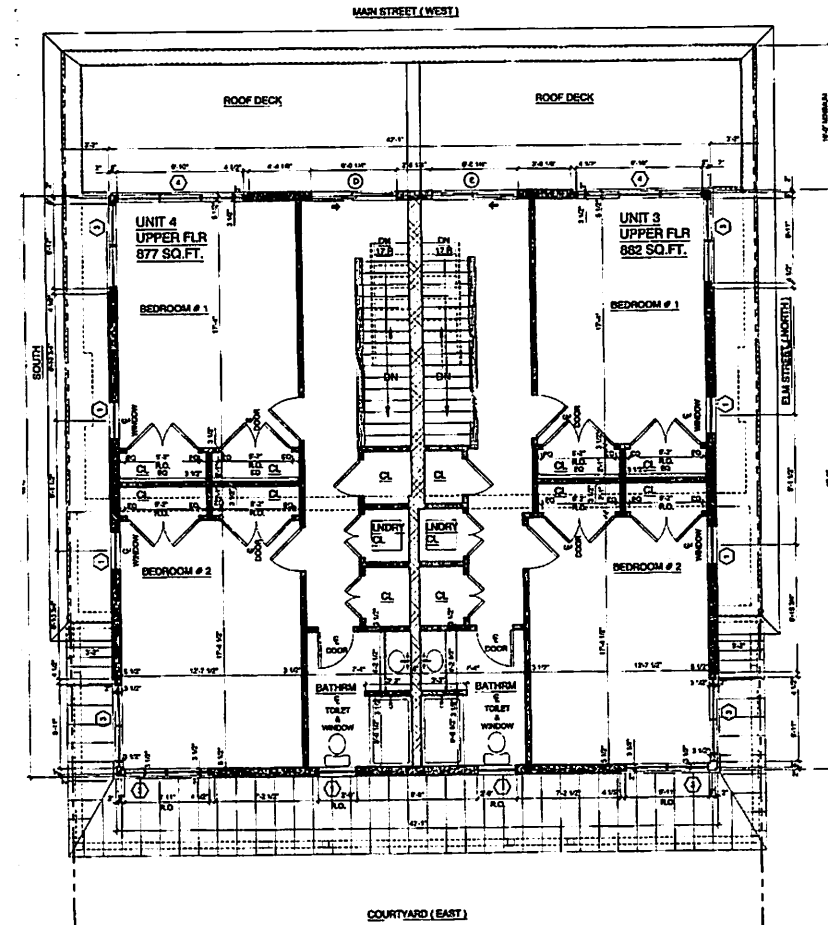
GENERAL NOTE:
 ALL BUILDING PLAN DETAILS AND SECTIONS ARE FOR REFERENCE ONLY. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES. MEMBERS NOT REVIEWED.



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



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

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

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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DATE SUBMITTED: 07-20-2020
 TO: BOARD OF TRUSTEES
 DATE SUBMITTED: 07-13-2020
 TO: BOARD OF TRUSTEES

SHEET TITLE:
 THIRD AND FOURTH FLOOR PLANS
DRAWN BY: GS
APPROVED BY: PRS

SHEET NUMBER:
 A-2.2