

Plan Submittal Form

Address: 12 Brace Terrace

Application #: _____

Project: Deer netting fence

Name: Augustine Retif

Email: CPMR06@aol.com

Phone: 1(914) 693-8227

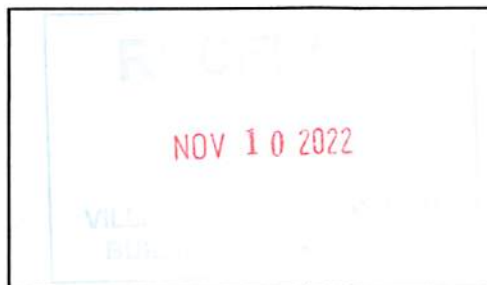
Plans attached are being submitted for (check appropriate box):

- ☒ 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 (check all that apply):

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

Received Stamp:



NOTICE
THIS PROPERTY IS THE
SUBJECT OF AN APPLICATION
BEFORE THE VILLAGE OF
DOBBS FERRY ARCHITECTURAL
AND HISTORIC REVIEW BOARD
FOR MORE INFO
CONTACT THE BUILDING DEPT
914-231-6313





VILLAGE OF DOBBS FERRY

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

RECEIVED

NOV 04 2022

**Affidavit of Notice for Fence, Stone Wall,
Windows/Doors & Small Shed**

I Augustine M. RETIF

Attest to the fact that I have completed and sent via Certified Mail, the form letter to all the neighboring properties contiguous to the subject property located

at: 12 Bruce Terrace Dobbs Ferry NY 10522
And attached a copy to this Affidavit.

On the 3 day NOV month 2022 year

And have attached the mailing list I received from the Tax Assessor's office located at 177 Hillside Ave. White Plains, NY 10607. Contact the Town Assessor's office at 914-989-1520 or assessor@greenburghny.com

I have noticed for the following review boards:

☒ Architectural & Historic Review Board

I understand that it is my responsibility to retain Post Office proof of these mailings, should any of the listed properties claim they were aggrieved by this project and believe they were not properly noticed.

Applicant signature:

Augustine Retif

Witnessed by Notary:

Christine I Marocchi

CHRISTINE T. MAROCCHI
Notary Public, State of New York
No. 02MAROCCHI
Qualified in Westchester County
Commission Expires May 27, 2026

NOV 10 2022

SUBMISSION REQUIREMENTS FOR SMALL SCOPE PROJECTS

Definition of a Small Scope Project: The modification of existing structures that do not affect height, bulk, mass, square footage, footprint, or roof structure; including, but not limited to: the construction, reconstruction, replacement or alteration of any elevation, façade, storefront, window, door or fence. This shall also include any freestanding or retaining wall with an exposed face or facade exceeding 30" in height at any place along the wall.

Applicant Name: Augustine Retif Date Filed: November 9, 2022

Property Address: 12 Brace Terrace

Check Application Type (may be more than one):

☐ Façade Change ☐ Storefront ☐ Windows and Doors ☒ Fence or Wall

Description of Proposed Work:

Deer netting fence.

A copy of this completed form is to be included as a cover sheet for submissions to the AHRB.

In the table below, please indicate the type of submission by checking the applicable box or boxes indicated. Items denoted * in the column below your project type are the minimum required items for a complete application to the AHRB. Please indicate the type of submission. Please indicate by initialing each box in the appropriate column confirming that the information has been submitted. Do not initial for items if they are not included.

The AHRB reserves the right to ask for any additional information as specified on this form, if not included in the initial application, and may deem the application incomplete and not ready for review until this information is included. Resubmissions should reflect all comments made at the previous meeting and should be indicated with a note or a bubble on the plan, and shall include any additional requested information.

Initial Below ↓	Façade Change	Storefront	Windows & Doors	Fence or Wall	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	← Check Box (or Boxes) Above Appropriate Columns
					REQUIRED PLAN AND DOCUMENT SUBMISSION
					1 PDF & 2 Paper COPIES OF EACH ITEM (unless otherwise specified)
<u>AR</u>	•	•	•	•	Proof of notification of the AHRB hearing to owners of properties within 200 feet of the subject property by certified mailing in the form of an affidavit as per 300-18 F (One copy only)
<u>AR</u>	•	•	•	•	Photo of subject property showing "Under AHRB Review" sign as per 300-28-G (2). (One copy only)
<u>AR</u>	•	•	•	•	Aerial site location map noting proposed building site and all nearby existing buildings. (Google Maps satellite view may be used.)

CONTINUED ON NEXT PAGE



Definition of a Small Area: The modification of existing structures that do not affect height, bulk, mass, square footage, footprint, or roof structure, including but not limited to the construction, reconstruction, replacement or alteration of any elevation, board, siding, window, door or porch. This shall also include any freestanding or retaining wall with an exposed face or a grade exceeding 10' in height at any place along the wall.

Applicant Name: _____ Date Filed: _____

Project Address: _____

Check Application Type (check as many as apply):

- ☐ Windows or Doors
- ☐ Addition
- ☒ Windows and Doors
- ☒ Fence or Wall

Description of Project: _____

Project Location: _____

A copy of this completed form is to be included in the application for review.

In the table below, please indicate the type of application you are submitting. If you are submitting a complete application, in the column below, please indicate the type of application. Please indicate by initialing each box in the appropriate column concerning the information. If you are submitting a partial application, please indicate by initialing each box in the appropriate column. If you are submitting a partial application, please indicate by initialing each box in the appropriate column.

The table below is to be used for any additional information that is not included in the application. Please indicate by initialing each box in the appropriate column. If you are submitting a partial application, please indicate by initialing each box in the appropriate column. If you are submitting a partial application, please indicate by initialing each box in the appropriate column.

Check the box for the type of application you are submitting:

RECEIVED STAFF AND COMMUNITY SUBMISSION

FOR A 30 DAY PERIOD OF REVIEW
(Please attach evidence)

Project Name	Project Location	Project Description	Project Status

Project Name: _____
Project Location: _____
Project Description: _____
Project Status: _____
Project Date: _____
Project Address: _____
Project Phone: _____
Project Email: _____
Project Website: _____
Project Social Media: _____
Project Other: _____

Initial
Below

☐

Façade Change

☐

Storefront

☐

Windows & Doors

☒

Fence or Wall

← Check Box (or Boxes) Above Appropriate Columns

PAGE 2

REQUIRED PLAN AND DOCUMENT SUBMISSION

1 PDF & 2 Paper COPIES OF EACH ITEM
(unless otherwise specified)

- | | | | | |
|--|---|---|---|---|
| | • | • | • | Detailed design/construction drawings, at a legible and minimum 3/4" scale, of affected elevations of <u>both</u> existing and proposed conditions. |
| | • | • | • | Material, finish and color schedule is included <u>on</u> submitted plans. |
| | • | • | • | Specification sheet for each new exterior light fixture. N/A |
| | • | • | • | Specification sheets for each new window, door, fence, etc. |
| | • | • | • | Provide a note on plan indicating that all exterior lighting shall comply with section 300-41 N/A |
| | • | • | • | Sections through important elevations. ? |
| | • | • | • | Sections through typical trim at a scale to clearly show profiles, trims, corners and their sizes if applicable N/A |
| | • | • | • | Photos of all affected sides of existing structure. N/A |
| | • | • | • | (One set only) Actual material, finish and color samples to be presented at AHRB meeting. |
| | | | • | Site Plan or current Survey |
| | | | • | Landscape Plan |

Applicant Name: AUGUSTINE M. RETIF Signature: Augustine Retif Date: _____

By signing this form you are affirming that you have included all the required information listed above.

Complete application received by the Village of Dobbs Ferry, on behalf of the Dobbs Ferry AHRB by:

Name _____ Signature _____ Date _____





THIS INDENTURE, made the - 18th - day of - October - - - nineteen hundred and fifty-one
BETWEEN THE KAMSON COMPANY (a co-partnership comprised of Abraham Kaimowitz, William Kaimowitz and Carl Kaimowitz as the sole partners) of 175 Main Street, White Plains, New York,

party of the first part; and **ROBERT G. SHANKLIN and ANNE T. SHANKLIN**, his wife, residing at Beacon Hill Drive (no number), Dobbs Ferry, New York,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of **ONE (\$1.00)**

dollar,

paid

lawful money of the United States,

by the party of the second part, does hereby grant and release unto the party of the second part,

and assigns forever.

their heirs

ALL that certain parcel of land situate, lying and being in the Town of Greenburgh, Westchester County, New York, shown and designated on the "Map of Property Situate in the Village of Dobbs Ferry, Westchester Co., N.Y., Belonging to Abraham Kaimowitz, Showing Proposed Street known as Brace Terrace", prepared January 28, 1947 by W. A. Slater, E. & S., and filed in the Westchester County Clerk's Office, Division of Land Records, on February 2nd, 1948 as Map No. 6517, which said parcel of land is bounded and described as follows:-

BEGINNING at a point on the northerly side of Brace Terrace, distant 205.75 feet, on a course North 77° 45' 10" West from the intersection of the said northerly side of Brace Terrace and the westerly side of Clinton Avenue, as shown on the above mentioned map; thence running North 16° 41' 10" East 120.5 feet to a point; thence North 77° 45' 10" West 100 feet to another point; thence South 16° 41' 10" West 120.5 feet to the said northerly side of Brace Terrace; thence along the northerly side of Brace Terrace South 77° 45' 10" East 100 feet to the point and place of beginning.

TOGETHER with the right to connect with the existing sewer running through the premises of the party of the first part which said sewer is located in an easement fifteen feet wide running along the northerly line of the premises above described, the center line of which easement is described as follows:

BEGINNING at a point on the southerly side of Cochrane Avenue distant 167 feet on a course North 77° 45' 10" West from the intersection of the said southerly side of Cochrane Avenue and the westerly side of Clinton Avenue as shown on the above mentioned map; thence running South 16° 41' 10" West 113 feet to a point; thence running North 77° 45' 10" West 250.5 feet to the easterly side of Brace Terrace. It is understood and agreed that the party of the first part may convey and/or dedicate the aforesaid easement to the Village of Dobbs Ferry

SUBJECT to the following covenants and restrictions, which shall run with the land and shall be binding upon the grantees, their successors, heirs and assigns forever:

1. The premises herein conveyed shall be used solely for residential purposes. No building or other structure shall be erected or maintained thereon except one detached private dwelling for the occupation

See Release, Libor 6188 page 35
 + Relocation of Easements
 See Release, Libor 6188 page 37

of not more than one family, with an attached garage which shall be used solely and exclusively by the owner or occupant of said premises, and shall at no time ever be used for any business or manufacturing purposes, or as a boarding or rooming house, or for any purpose except strictly residential purpose.

2. No fence may be erected upon said premises, except a fence which will conform in architectural design to the residence now being constructed upon said premises, the maximum height of which shall be three feet, and shall not be erected until there has been first obtained the written consent of the seller or one of its co-partners.

3. The foregoing covenants may be changed, modified or altered only by the written approval of the Kamson Company or one of its co-partners, which written approval must be recorded in the Westchester County Clerk's office to be effective.

4. These covenants and restrictions may be enforced by action either at law or in equity, by the Kamson Company, or any of its co-partners, or by any owner of property designated on the map hereinabove referred to.

TOGETHER with all the right, title and interest, if any, of the party of the first part of, in and to any streets and roads abutting the above described premises to the center lines thereof.

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part,

their heirs

and assigns forever.

WITNESSES

AND the party of the first part covenants as follows:

FIRST—That the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever.

SECOND—That, in compliance with Section 13 of the Lien Law, the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and that the party of the first part will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, the party of the first part has executed this deed the day and year first above written.

IN PRESENCE OF:

Marva Weede

THE KAMSON COMPANY

BY:

Abraham Kaimowitz L.S.
Abraham Kaimowitz

Walter Kaimowitz

William Kaimowitz L.S.
William Kaimowitz

Carl Kaimowitz L.S.
Carl Kaimowitz

STATE OF NEW YORK, COUNTY OF WESTCHESTER ss.:

On the 26 day of ~~November~~ October, nineteen hundred and fifty-one before me personally came ~~ABRAHAM KAIMOWITZ~~, WILLIAM KAIMOWITZ and CARL KAIMOWITZ

to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they executed the same.

Walter Kaimowitz

WALTER E. GINTLER
NOTARY PUBLIC
IN THE STATE OF NEW YORK
Appointed for Westchester County
Commission expires March 30, 1952

CALIFORNIA
STATE OF NEW YORK, COUNTY OF Los Angeles ss.:

On the 18th - - - day of October, nineteen hundred and Fifty-one before me personally came ABRAHAM KAIMOWITZ

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.

Marva Weede

My comm. exp. Feb. 3, 1954. MARVA WEEDE - Notary Public in and for the County of Los Angeles, State of California.



