

## 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: Daniel S. Pennessi Date Filed: June 23, 2021

Property Address: 43 Appleton Place, Dobbs Ferry, NY 10522

Check Application Type (may be more than one):

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

Description of Proposed Work:

Renew AHRB approval of proposed red deck issued in 2018

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 ↓	<input checked="" type="checkbox"/> Façade Change	<input type="checkbox"/> Storefront	<input type="checkbox"/> Windows & Doors	<input type="checkbox"/> Fence or Wall	<p>← Check Box (or Boxes) Above Appropriate Columns</p> <p><b>REQUIRED PLAN AND DOCUMENT SUBMISSION</b></p> <p><b>1 PDF &amp; 2 Paper COPIES OF EACH ITEM</b> (unless otherwise specified)</p>
	•	•	•	•	

CONTINUED ON NEXT PAGE

☒

## Façade Change

## Storefront

## Windows & Doors

## Fence or Wall

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

- Name \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

**Plan Submittal Form**

Address: 43 Appleton Place

Application #: A 2021-0321

Project: Proposed Rooftop (Renewal of 2018 AHRB Approval)

Name: Daniel Pennosi

Email: danielpennosi@gmail.com

Phone: (914) 582-7861

**Plans attached are being submitted for:**

**Building permit application 1 PDF copy & 2 paper copies 1/4 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:**

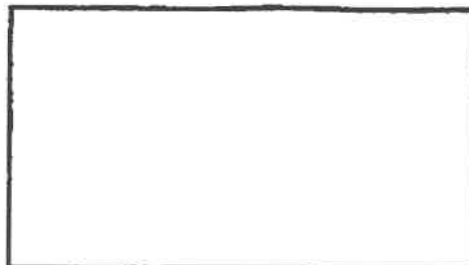
**BOT- 1 PDF copy + 5 paper copies 1/4 scale**

**PB - 1 PDF copy + 7 paper copies 1/4 scale**

**ZBA - 1 PDF copy + 4 paper copies 1/4 scale**

**AHRB - 1 PDF copy + 2 paper copies 1/4 scale**

**Received Stamp:**





**VILLAGE OF DOBBS FERRY**

112 Main Street

Dobbs Ferry, New York 10522

TEL: (914) 231-8500 • FAX: (914) 693-3470

**Affidavit of Notice**

STATE OF NEW YORK )

) ss.:

COUNTY OF WESTCHESTER )

I, Daniel J. Pennesi, having been duly sworn, hereby deposes and says:

1. On June 23, 2021 I forwarded the notice attached as Exhibit 1 by Certified Mail to owners of properties within a 200' radius of the property located at:  
43 Appleton Place, which is the subject of review for certain land use approvals in the Village of Dobbs Ferry; and
2. I have attached as Exhibit 2 the mailing list of the relevant property owners requested and received from the Town of Greenburgh Tax Assessor located at 177 Hillside Ave. White Plains, NY 10607, 914-989-1520, [assessor@greenburghny.com](mailto:assessor@greenburghny.com); and
3. I have retained proof of these mailings and will make them available upon request or as otherwise required by the Village of Dobbs Ferry.

Dated: Dobbs Ferry New York  
June 23, 2021

Signed: Daniel J. Pennesi

Print name: Daniel J. Pennesi

Sworn to before me this  
23<sup>rd</sup> day of June, 2021

D. Schuyler  
Notary Public

DANIEL SCHUYLER  
Notary Public, State of New York  
No. 01SC5084025  
Qualified in Orange County  
Commission Expires Aug. 25, 2024

# Exhibit 1

Date Mailed June 23, 2021

Via Certified Mail

Dear Neighbor:

This is a notification that the owner of the property located at:

- ♦ 43 Appleton Place, Dobbs Ferry

Has filed an application with the Village of Dobbs Ferry to do the following:

- ♦ Replace existing retaining wall  
and  
Review 2018 AHRB appraisal of proposed road deck

The applicant will present the proposal to the following checked Board/Boards at their next available meeting. Please check the calendars and agendas on the village web site for the exact date they will first appear before the board:

- o Board Of Trustees; meet 2<sup>nd</sup> & 4<sup>th</sup> Tuesdays at 6:30 PM
- o Planning Board; meet 1<sup>st</sup> Thursday at 7:30 PM
- o Zoning Board of Appeals; meet 2<sup>nd</sup> Wednesday at 8:00 PM
- ✓ Architectural & Historic Review Board; meet 2<sup>nd</sup> & 4<sup>th</sup> Mondays at 8:00 PM

During this pandemic crisis, our Statutory Board meetings will be conducted remotely. You will be able to participate via Zoom by internet or by telephone, or you can watch the meeting livestreamed on YouTube. The videos can also be viewed after each meeting on YouTube and will be posted to our website.

For Public Hearings, we will accept emailed comments in advance of the hearings. Please email [ldreaper@dobbsferry.com](mailto:ldreaper@dobbsferry.com) by 3pm the day before the hearing. For Zoom participants we will also enable the option for participants to "raise their hand" and voice their concern or question.

Owner name: Daniel J. Pennessi



# 200 foot Abutters List Report

Exhibit 2

Greenburgh, NY

June 22, 2021

## Subject Property:

Parcel Number: 3.120-115-14  
CAMA Number: 3.120-115-14  
Property Address: 43 APPLETON PL

Mailing Address: PENNESSI, DANIEL PENNESSI, KRISTEN  
43 APPLETON PL  
DOBBS FERRY, NY 10522

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## Abutters:

Parcel Number: 3.120-110-52  
CAMA Number: 3.120-110-52  
Property Address: 113 OLIPHANT AVE

Mailing Address: PHILLIPS, MICHAEL REDDY, VASUDHA  
113 OLIPHANT AVE  
DOBBS FERRY, NY 10522

Parcel Number: 3.120-110-53  
CAMA Number: 3.120-110-53  
Property Address: 115 OLIPHANT AVE

Mailing Address: KRUGOVOY, CLAUDIA Y BREWER,  
SEAN R  
115 OLIPHANT AVE  
DOBBS FERRY, NY 10522

Parcel Number: 3.120-110-54  
CAMA Number: 3.120-110-54  
Property Address: 117 OLIPHANT AVE

Mailing Address: BALAN, SABISH  
117 OLIPHANT AVE  
DOBBS FERRY, NY 10522

Parcel Number: 3.120-110-55  
CAMA Number: 3.120-110-55  
Property Address: 50 APPLETON PL

Mailing Address: REISINGER, BRIAN POLLACK, CAROL  
50 APPLETON PL  
DOBBS FERRY, NY 10522

Parcel Number: 3.120-110-56  
CAMA Number: 3.120-110-56  
Property Address: 42 APPLETON PL

Mailing Address: LOWY, ISRAEL LOWY, JULIE  
42 APPLETON PL  
DOBBS FERRY, NY 10522

Parcel Number: 3.120-110-57  
CAMA Number: 3.120-110-57  
Property Address: 11 BIRCH LN

Mailing Address: TOTORO, MICHAEL A LYDIA, CANNITO  
11 BIRCH LN  
DOBBS FERRY, NY 10522

Parcel Number: 3.120-110-62  
CAMA Number: 3.120-110-62  
Property Address: 30 APPLETON PL

Mailing Address: HORIKAWA, MASABUMI F. ARNOD-  
HORIKAWA, CLAIRE J  
30 APPLETON PL  
DOBBS FERRY, NY 10522

Parcel Number: 3.120-115-10  
CAMA Number: 3.120-115-10  
Property Address: 186 CLINTON AVE

Mailing Address: SAE-HAU, CHRIS  
186 CLINTON AVE  
DOBBS FERRY, NY 10522

Parcel Number: 3.120-115-11  
CAMA Number: 3.120-115-11  
Property Address: 172 CLINTON AVE

Mailing Address: JACOBS, STEPHEN FRANZIN, IRA  
172 CLINTON AVE  
DOBBS FERRY, NY 10522

Parcel Number: 3.120-115-13  
CAMA Number: 3.120-115-13  
Property Address: 39 APPLETON PL

Mailing Address: CATANIA, BRUCE C BALDWIN, CELIA M  
39 APPLETON PL  
DOBBS FERRY, NY 10522-9895



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

6/22/2021

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## 200 foot Abutters List Report

Greenburgh, NY

June 22, 2021

Parcel Number: 3.120-115-15  
CAMA Number: 3.120-115-15  
Property Address: 51 APPLETON PL

Mailing Address: TZORTZIDIS, KATHERINE PERRY  
51 APPLETON PL  
DOBBS FERRY, NY 10522

Parcel Number: 3.120-115-16  
CAMA Number: 3.120-115-16  
Property Address: 55 APPLETON PL

Mailing Address: STAVIS, GEORGE  
55 APPLETON PL  
DOBBS FERRY, NY 10522

Parcel Number: 3.120-115-17  
CAMA Number: 3.120-115-17  
Property Address: 59 APPLETON PL

Mailing Address: DORFMAN, DEBRA DORFMAN, ERIC  
59 APPLETON PL  
DOBBS FERRY, NY 10522

Parcel Number: 3.120-115-19  
CAMA Number: 3.120-115-19  
Property Address: 342 PALISADE AVE

Mailing Address: WEINMANN, GUILLERMO DEMPSEY  
MOLLY  
342 PALISADE AVE  
DOBBS FERRY, NY 10522

Parcel Number: 3.120-115-7  
CAMA Number: 3.120-115-7  
Property Address: 210 CLINTON AVE

Mailing Address: KULUSIC, CHRISTOPHER J KULUSIC,  
SUSAN  
210 CLINTON AVE  
DOBBS FERRY, NY 10522

Parcel Number: 3.120-115-8  
CAMA Number: 3.120-115-8  
Property Address: 200 CLINTON AVE

Mailing Address: BORDES, GREGGORY BORDES, ANN  
MARIE  
102 WEYCROFT GRANT DR  
CARY, NC 27519

Parcel Number: 3.120-115-9  
CAMA Number: 3.120-115-9  
Property Address: 194 CLINTON AVE

Mailing Address: REA, FRANCES  
194 CLINTON AVE  
DOBBS FERRY, NY 10522



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6/22/2021

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Page 2 of 2



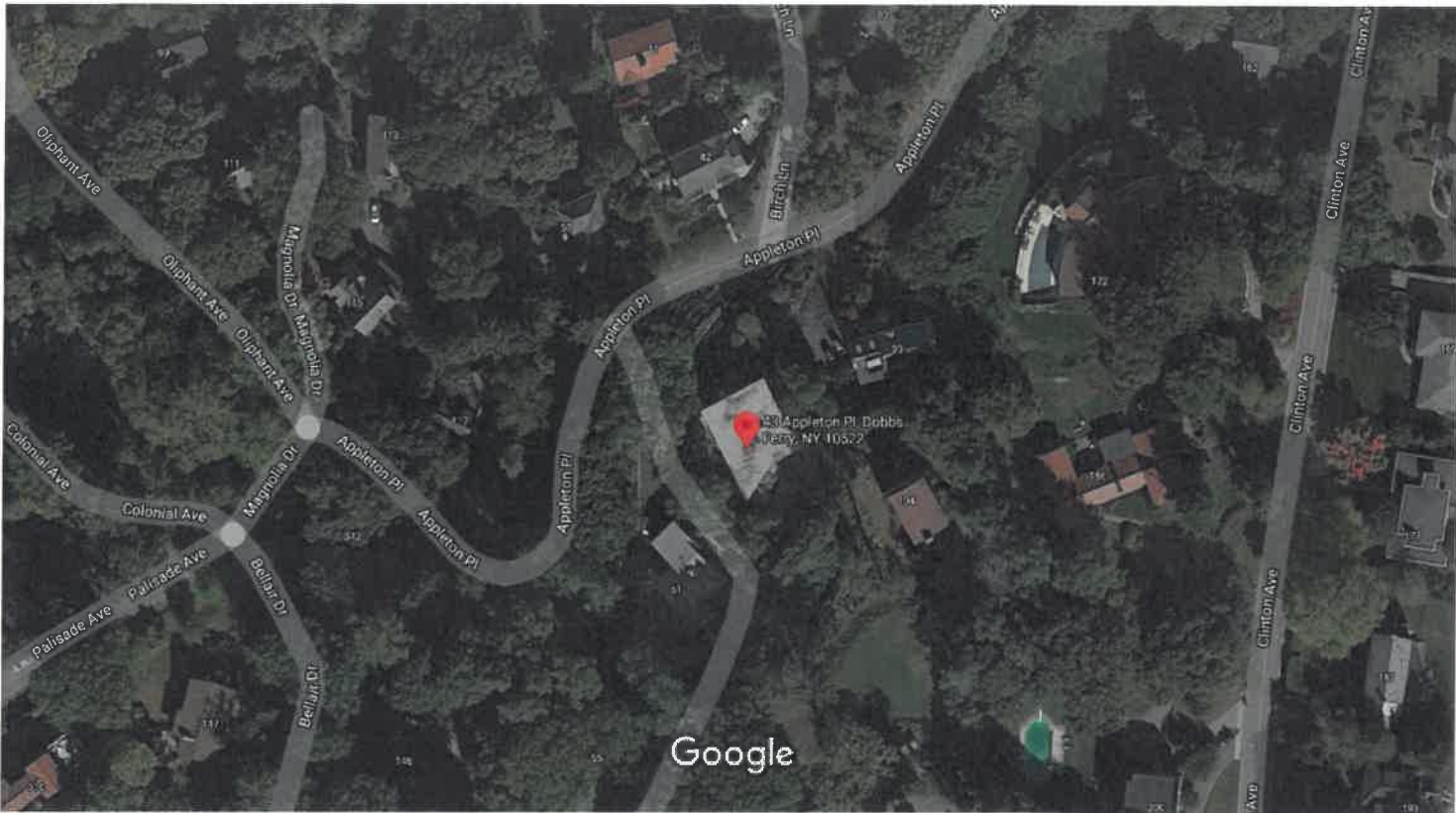
## 43 Appleton Place – Roofdeck Permit Application to AHRB

**AHRB Signs Posted 6/23/2021**

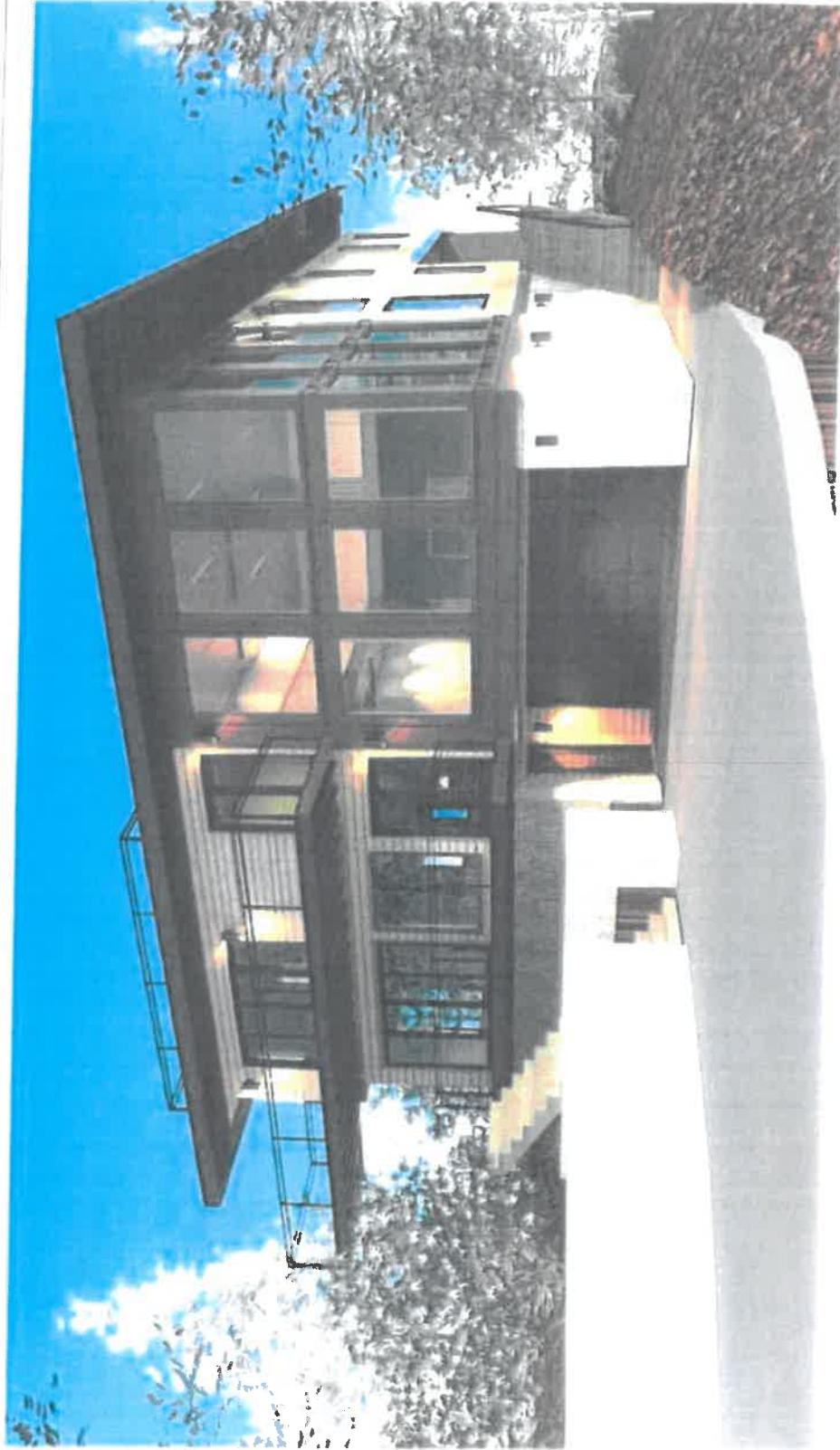




Google Maps 43 Appleton Pl



Imagery ©2021 Maxar Technologies, New York GIS, USDA Farm Service Agency, Map data ©2021 50 ft



**Dobbs Ferry Project**

43 Appleton Place  
Dobbs Ferry NY

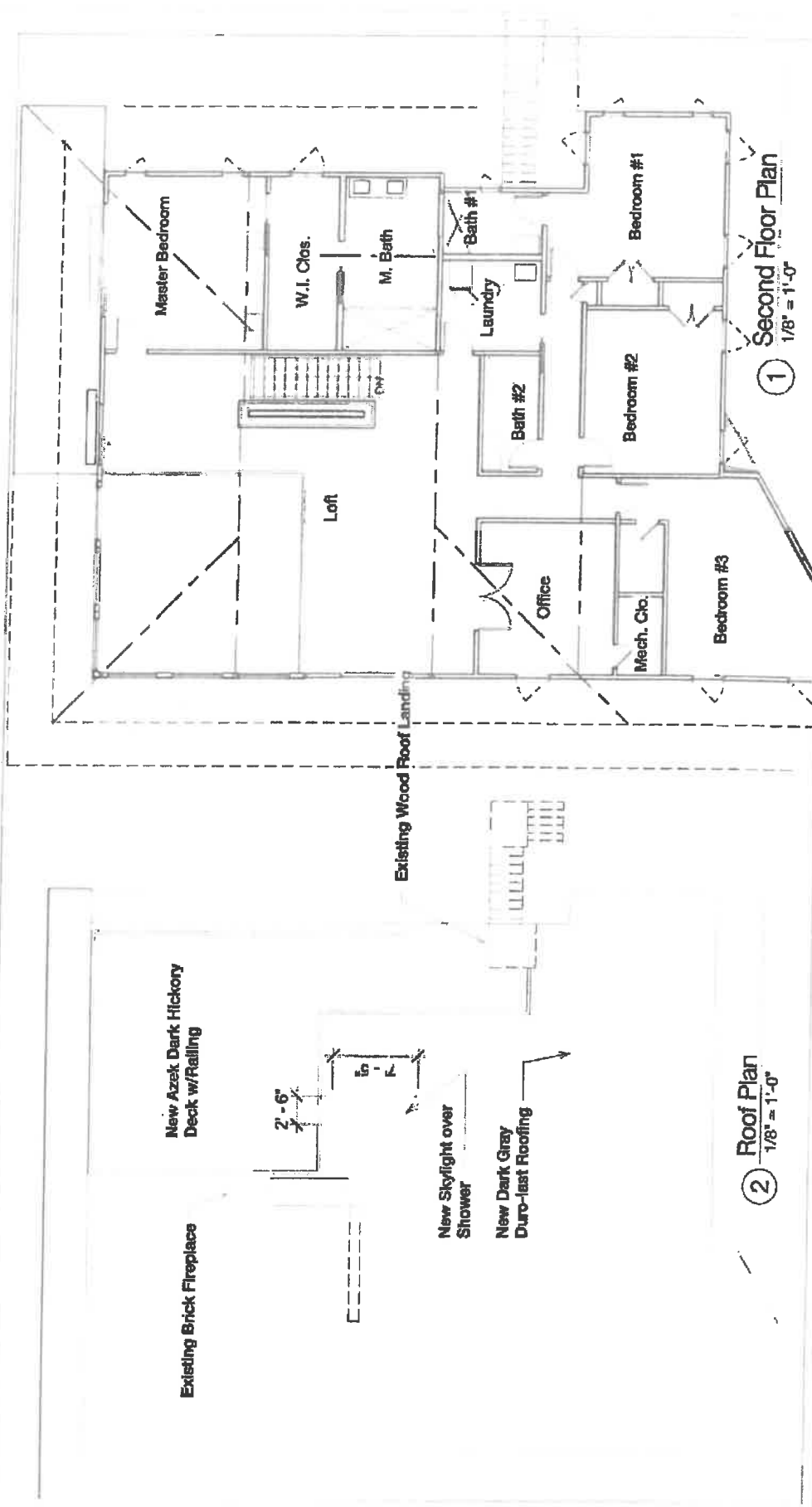
**studioPEDRAZZI Architects**

Thomas R. Pedraza, FA, LEED AP  
200 W. 68th Street  
New York, NY 10019  
phone: 212.581.1978

**Street Rendering**

Project number	00021	ARB-00
Date	08.03.16	
Drawn by	Author	Checker
Checked by	Scale	

8/20/2016 6:45:42 PM



Dobbs Ferry Project

43 Appleton Place  
Dobbs Ferry NY

studio **PEDRAZZI** Architects  
Thomas R. Pedraza, RA, LEED AP

200 W. 58th Street  
New York, NY 10019  
phone: 212.581.1978

Floor Plans

Project number 00021  
Date 08.03.18  
Drawn by TRP  
Checked by  
Scale 1/8" = 1'-0"

**ARB-02**

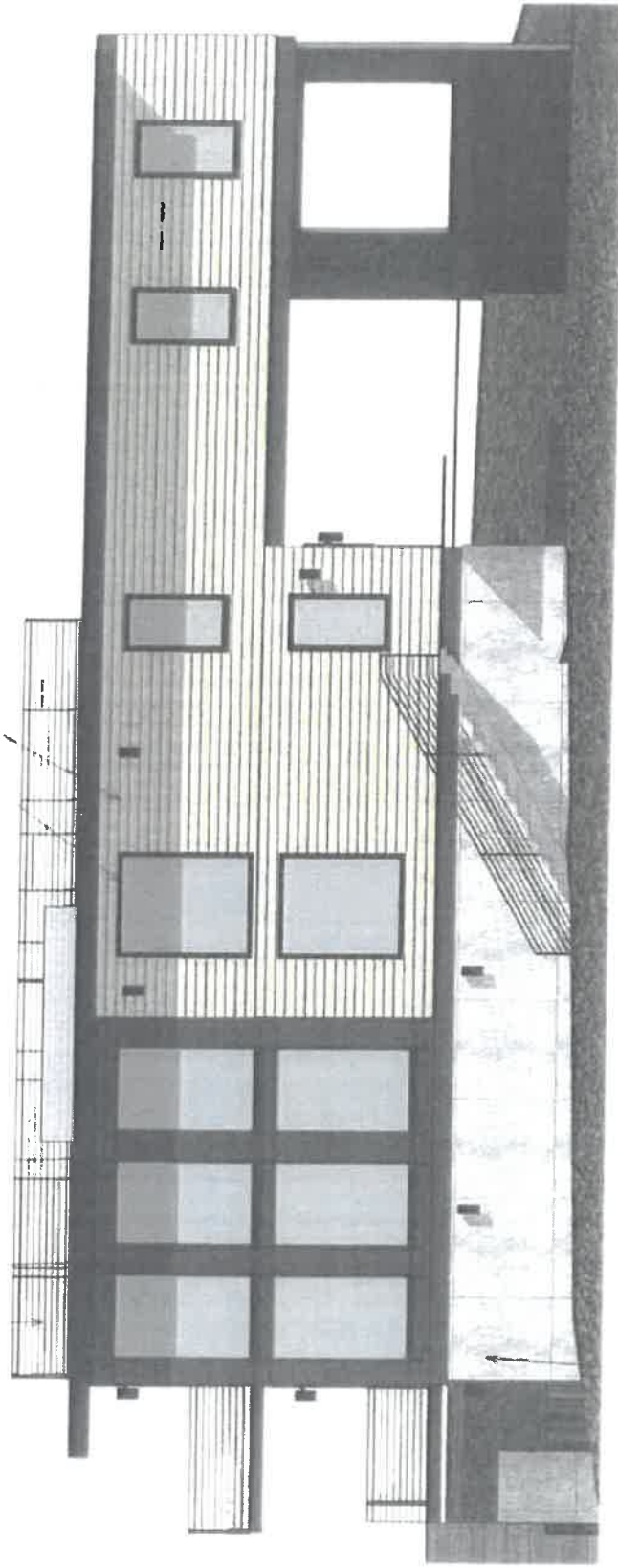
8/2/2018 6:47:32 PM

Painted Black Versatek PVC Panels  
w/ Trim

Railing Epulum Railing Modern Black  
Aluminum

Marvin Integrity Black Clad  
Windows - Contemporary

NuCedar 5" Shingles Siding  
Wood Stain Rough Sawn



Parged Concrete Wall  
Grey

① West Elevation  
3/16" = 1'-0"

Exterior Lighting to Comply with Section 300-41

Dobbs Ferry Project

43 Appleton Place  
Dobbs Ferry NY

studioPEDRAZZI Architects

Thomas R. Pedraza, RA, LEED AP  
200 W. 58th Street  
New York, NY 10019  
phone: 212.581.1078

West Elevation

Project number  
Date  
Drawn by  
Checked by

00021  
08.03.18  
Author  
Checker

ARB-03

Scale 3/16" = 1'-0"

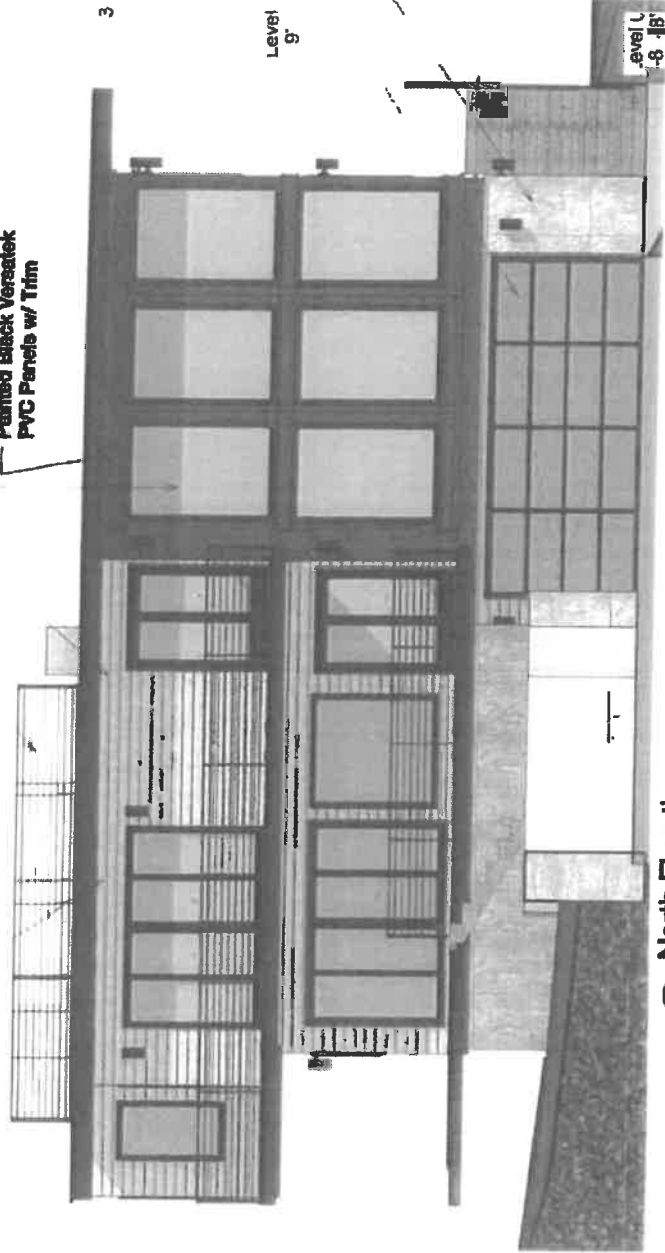
8/9/2018 5:47:30 PM

Exterior Lighting to Comply  
with Section 300-41

Railing Epulum Railing Modern Black  
Aluminum

NuCedar Shingles Sliding  
Wood Shain Rough Sawn  
Marvin Integrity Black Clad  
Windows - Contemporary

Painted Black Versatek  
PVC Panels w/ Trim



Thermacore Flush panel  
(Black)

Parged Concrete Wall  
Gray

Level 9

Level 10

① North Elevation  
3/16" = 1'-0"

Dobbs Ferry Project

43 Appleton Place  
Dobbs Ferry NY

studioPEDRAZZI Architects

Thomas R. Pedraza, RA, LEED AP

200 W. 58th Street  
New York, NY 10019  
phone: 212.551.1870

North Elevation

Project number

00021

09.03.18

Author

Checker

Scale 3/16" = 1'-0"

ARB-04

06/20/18 6:45:17 PM

43 Appleton Place - Roofdeck			
	<u>Material</u>	<u>Finish</u>	<u>Color</u>
Railings	Aluminum or glass	Modern	Black Aluminum
Decking	Azek		Dark Hickory
Lighting	Sconces		Black
Construction	Pressure-treated sleepers		Dark Gray
NOTES:			
*Exterior lighting to comply with Village Code Section 300-41			
*Materials used as shown or similar.			



43 Appleton Place – Roofdeck Permit Application to AHRB

**North Elevation – From Appleton Place**





## 43 Appleton Place – Roofdeck Permit Application to AHRB

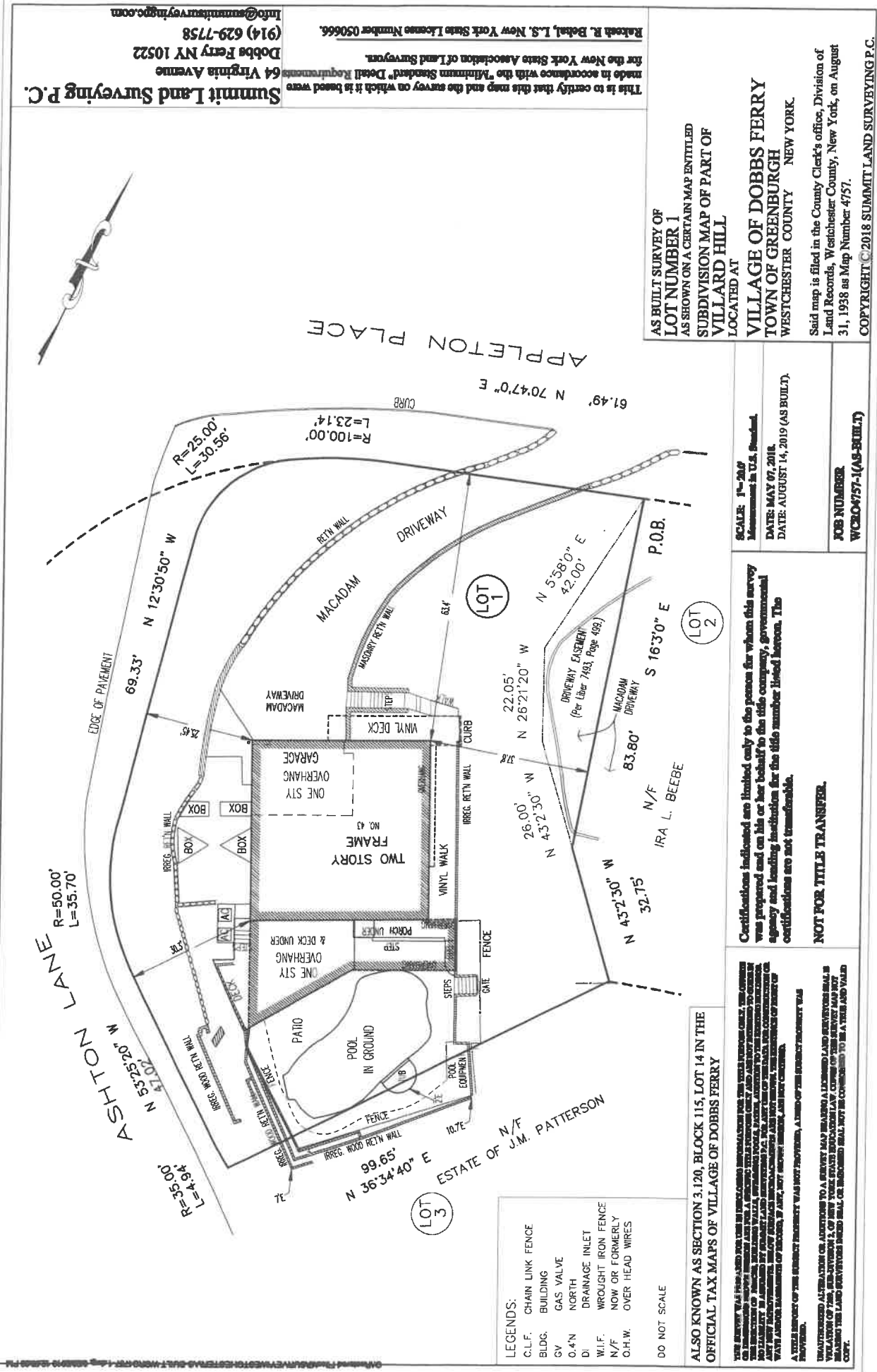
### North Elevation



43 Appleton Place – Roofdeck Permit Application to AHRB

**Northeast Elevation**





Summit Land Surveying P.C.

64 Virginia Avenue  
Dobbs Ferry NY 10522  
(914) 629-7758  
info@summitlandsurveyingpc.com

This is to certify that this map and the survey on which it is based were made in accordance with the "Minimum Standard" Detail Requirements for the New York State Association of Land Surveyors.  
Rakesh R. Bhat, L.S., New York State License Number 050666.

AS BUILT SURVEY OF  
LOT NUMBER 1  
AS SHOWN ON A CERTAIN MAP ENTITLED  
SUBDIVISION MAP OF PART OF  
VILLARD HILL  
LOCATED AT

VILLAGE OF DOBBS FERRY  
TOWN OF GREENBURGH  
WESTCHESTER COUNTY NEW YORK.

Said map is filed in the County Clerk's office, Division of Land Records, Westchester County, New York, on August 31, 1938 as Map Number 4757.

COPYRIGHT © 2018 SUMMIT LAND SURVEYING P.C.

SCALE: 1"=20'  
Measurements in U.S. Standard  
DATE: MAY 07, 2018  
DATE: AUGUST 14, 2019 (AS BUILT)

JOB NUMBER  
WC8104757-1(AS-BUILT)

Certifications indicated are limited only to the person for whom this survey was prepared and on his or her behalf to the title company, governmental agency and lending institution for the title number listed herein. The certifications are not transferrable.

NOT FOR TITLE TRANSFER.

THIS SURVEY WAS MADE FOR THE VILLAGE OF DOBBS FERRY, NEW YORK, AND THE VILLAGE ENGINEER HAS REVIEWED THE SAME. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE SURVEY AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE SURVEY. THE VILLAGE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE SURVEY AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE SURVEY. THE VILLAGE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE SURVEY AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE SURVEY.