

SUBMISSION REQUIREMENTS FOR LARGE SCOPE PROJECTS

Definition of a Large Scope Project: New buildings or modification(s) of existing buildings, including, but not limited to: the construction, reconstruction, replacement or alteration of any building or structure which after said construction, reconstruction, replacement or alteration will cause changes to the height, bulk, mass, square footage, footprint, roof structure, attached porch or deck. This shall include any unattached accessory structure such as a shed, playhouse, pool house, garage, greenhouse or other structure which use is incidental to the principal building.

Applicant Name: Maria Spinella, Steven A. Kreuch Date Filed 2022-02-04

Property Address: 480 Broadway

Check Application Type (may be more than one):

☐ New Building ☒ Altered Building ☐ Accessory Building ☐ Porch or Deck

Description of Proposed Work:

Chimney Removal.

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>← Check Box (or Boxes) Above Appropriate Columns</p> <p>REQUIRED PLAN AND DOCUMENT SUBMISSION</p> <p>1 PDF & 2 Paper COPIES OF EACH ITEM (unless otherwise specified)</p>
	1 st Story Porch or Deck	Accessory Building	Altered Building	New Building	
	•	•	•	•	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)
	•	•	•	•	Photo of subject property showing "Under AHRB Review" sign as per 300-28 G (2). (One copy only)

CONTINUED ON NEXT PAGE

Initial Below ↓	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	← Check Box (or Boxes) Above Appropriate Columns
	1 st Story Porch or Deck	Accessory Building	Altered Building	New Building	
					REQUIRED PLAN AND DOCUMENT SUBMISSION
					1 PDF & 2 Paper COPIES OF EACH ITEM (unless otherwise specified)
	•	•	•	•	Aerial site location map noting proposed building site and all nearby existing buildings. (Google Maps satellite view may be used.)
	•	•	•	•	Current Survey
	•	•	•	•	Detailed 1/4" scale elevations <u>and</u> floor plans of <u>both</u> existing and proposed conditions.
	•	•	•	•	Material, finish and color schedule is included <u>on</u> submitted plans.
	•	•	•	•	Provide a note on plan indicating that all lighting shall comply with section 300-41
	•	•	•	•	Specification sheet for each new exterior light fixture.
	•	•	•	•	Site Plan
	•	•	•	•	Specification sheets for all new windows and doors.
	•	•	•	•	(One set only) of actual material, finish and color samples to be presented at AHRB meeting.
		•	•	•	Site location plan indicating proposed building site and all relevant buildings as noted in section: Appendix D- A (3)
			•	•	Topographical Site Plan for (but not limited to) context based bulk analysis as per section: Appendix D- A (6)
			•	•	Mechanical Equipment locations, including visual screening and sound attenuation provisions.
			•	•	Table of Zoning Calculations indicating compliance with Dimensional Tables, Appendix B
			•	•	Table of eave & ridge heights as noted in the Appendix B, Table B-7
			•	•	A scaled streetscape drawing, using the above information, showing the houses on the contiguous lots, facing upon the same street, as the subject property.
			•	•	Diagram of Sky Exposure Plane envelope as per section 300-17 (4) (F) and defined in 300-14
			•	•	Landscape Plan
			•	•	Sections through important elevations.
			•	•	Sections through typical trim at a scale to clearly show profiles, trims, corners and their sizes.
			•	•	Photos of streetscape
	•	•	•		Photos of all affected sides of existing structure and context.

Applicant Name: Maria Spinella Signature: Maria Spinella Date: 2022-02-08
 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: _____

Plan Submittal Form

Address: 480 Broadway

Application #: A2021-0672

Project: Emergency Chimney Removal

Name: Maria Spinella, Steven A. Kreuch

Email: achabon@chabonarchitect.com

Phone: (917) 319 7383

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:



Transmittal

To Dobbs Ferry Building Department

Date 2022/02/08

Company

From Adrienne Merheb

Re:

Address 3 West Main Street,

Project # 2101

Irvington, NY 10533

Via Hand Delivered

Date	Qty	Type	Title
2022-02-08	1	Print	AHRB Drawings (7 Sheets)
2022-02-08	1	Print	Survey
2022-02-08	1	USB	Electronic Copy of Drawings

Dear Village of Irvington,

See two copies of AHRB drawings for 480 Broadway Residence. 1403

Sincerely,

Adrienne Merheb



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, ARTHUR CHASON, having been duly sworn, hereby deposes and says:

1. On 2022-02-04 I forwarded the notice attached as Exhibit 1 by Certified Mail to owners of properties within a 200' radius of the property located at:
480 Broadway, 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; 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: 2/07, New York
2022

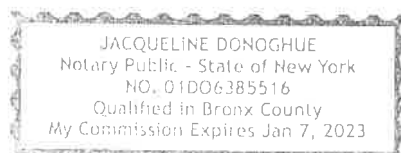
Signed: [Signature]

Print name: ARTHUR CHASON

Sworn to before me this

7th day of FEB, 2022

[Signature]
Notary Public



Date Mailed 2022-02-04
Via Certified Mail

Dear Neighbor:

This is a notification that the owner of the property located at: 480 Broadway

Owner name: Maria Spinella, Steven A. Kreuch

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

Emergency removal of chimney.

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

The meeting will be conducted in the Board Room at Village Hall using a hybrid method combining the options of in-person and virtual attendance. This method meets the Village's goal of protecting public health and complies with New York State law Chapter 147 of the Laws of 2021, Part E, which permits virtual participation by Board Members. Residents and other interested parties have the option to participate by either attending the meeting in person or connecting remotely using Zoom virtual technology by internet or phone using the general webinar instructions on the meeting agenda. To simply watch public meetings, as always, they will be broadcast live on Optimum/Altice Ch.75 and on Verizon Ch.46, as well as stream live on YouTube Go to: <https://www.youtube.com/user/VillageOfDobbsFerry>

For Public Hearings that you cannot attend by any means, we will accept emailed comments in advance of the hearings. Please email BoardComments@DobbsFerry.com by 10am the day before the hearing. If you are participating via Zoom either by phone or by video, do not use the "chat" function to participate. You must "raise your hand" in order to make public comments or participate in the meeting. If joining by video, you may use the webinar controls to raise your hand. If joining by phone, push *9 to raise your hand and *6 to unmute yourself.