



VILLAGE OF DOBBS FERRY

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

RECEIVED

FEB 19 2021

Village of Dobbs Ferry
Building Department

Affidavit of Notice

I BRIAN O'NEILL

Attest to the fact that I have completed and sent via Certified Mail, the form letter to all the neighboring properties within a 200' radius of the subject property at: 241 ASHFORD AVE., DOBBS FERRY NY 10522

And attached a copy to this Affidavit.

On the 12TH day FEBRUARY month 2021 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;

- ☐ Board of Trustees
- ☐ Planning Board
- ☒ Zoning Board of Appeals
- ☒ 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:

Witnessed by Notary:



Date Mailed

2/12/21

Via Certified Mail

Dear Neighbor:

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

❖ 241 ASHFORD AVE., DOBBS FERRY NY 10522

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

✎ BUILD A REAR YARD 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:

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

The meetings are held in the Village Board room located at 112 Main St and the plans are on file at the Building Department. Any comments or questions pertaining to this application should be voiced at the appropriate board meeting.

Owner name:

BRIAN O'NEILL



200 foot Abutters List Report

Greenburgh, NY
February 10, 2021

Subject Property:

Parcel Number: 3.100-71-51
CAMA Number: 3.100-71-51
Property Address: 241 ASHFORD AVE

Mailing Address: ONEILL, BRIAN
241 ASHFORD AVE
DOBBS FERRY, NY 10522

Abutters:

Parcel Number: 3.100-71-1
CAMA Number: 3.100-71-1
Property Address: 0 ASHFORD AVE

Mailing Address: VILLAGE OF DOBBS FERRY
112 MAIN ST
DOBBS FERRY, NY 10522

Parcel Number: 3.100-71-2
CAMA Number: 3.100-71-2
Property Address: 11 SHADY LN

Mailing Address: LEVINE, ALEXANDER LEVINE, CARLY
11 SHADY LN
DOBBS FERRY, NY 10522

Parcel Number: 3.100-71-3
CAMA Number: 3.100-71-3
Property Address: 15 SHADY LN

Mailing Address: NUNEZ, ALEXIS R NUNEZ, JESSICA L
15 SHADY LN
DOBBS FERRY, NY 10522

Parcel Number: 3.100-71-4
CAMA Number: 3.100-71-4
Property Address: 21 SHADY LN

Mailing Address: MILLER, DEBRA PRESTA, GIUSEPPE
21 SHADY LN
DOBBS FERRY, NY 10522

Parcel Number: 3.100-71-41
CAMA Number: 3.100-71-41
Property Address: 2 HAYNES AVE

Mailing Address: BRODIE, JANET BRODIE, ALAN
2 HAYNES AVE
DOBBS FERRY, NY 10522

Parcel Number: 3.100-71-42
CAMA Number: 3.100-71-42
Property Address: 0 VIRGINIA AVE

Mailing Address: VILLAGE OF DOBBS FERRY
112 MAIN ST
DOBBS FERRY, NY 10522

Parcel Number: 3.100-71-43
CAMA Number: 3.100-71-43
Property Address: 126 VIRGINIA AVE

Mailing Address: STRIANO, THOMASINA
126 VIRGINIA AVE
DOBBS FERRY, NY 10522

Parcel Number: 3.100-71-44
CAMA Number: 3.100-71-44
Property Address: 120 VIRGINIA AVE

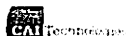
Mailing Address: VICCHIO, VINCENT VICCHIO,
ELIZABETH M.
120 VIRGINIA AVE
DOBBS FERRY, NY 10522

Parcel Number: 3.100-71-45
CAMA Number: 3.100-71-45
Property Address: 116 VIRGINIA AVE

Mailing Address: SOAVE, ANGELO A SOAVE, MIRIAM D
116 VIRGINIA AVE
DOBBS FERRY, NY 10522

Parcel Number: 3.100-71-47
CAMA Number: 3.100-71-47
Property Address: 225 ASHFORD AVE

Mailing Address: THREE PINNACLE REALTY LLC
67 ROUNDTOP RD
YONKERS, NY 10710



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200 foot Abutters List Report

Greenburgh, NY
February 10, 2021

Parcel Number: 3.100-71-48
CAMA Number: 3.100-71-48
Property Address: 229 ASHFORD AVE

Mailing Address: BONANO, PHILIP M. BONANO,
BETSAIDA
229 ASHFORD AVE
DOBBS FERRY, NY 10522

Parcel Number: 3.100-71-49
CAMA Number: 3.100-71-49
Property Address: 233 ASHFORD AVE

Mailing Address: DOWNER, YASMINDA S.
233 ASHFORD AVE
DOBBS FERRY, NY 10522

Parcel Number: 3.100-71-5
CAMA Number: 3.100-71-5
Property Address: 23 SHADY LN

Mailing Address: WEDEL, EDUARD WEDEL, LAURA
23 SHADY LN
DOBBS FERRY, NY 10522

Parcel Number: 3.100-71-50
CAMA Number: 3.100-71-50
Property Address: 239 ASHFORD AVE

Mailing Address: HEGARTY, DONAL HEGARTY, ANDREA
239 ASHFORD AVE
DOBBS FERRY, NY 10522

Parcel Number: 3.100-71-52
CAMA Number: 3.100-71-52
Property Address: 245 ASHFORD AVE

Mailing Address: NAIR, AJITHKUMAR NAIR, SHAILA
245 ASHFORD AVE
DOBBS FERRY, NY 10522

Parcel Number: 3.100-82-8
CAMA Number: 3.100-82-8
Property Address: 22 SHADY LN

Mailing Address: MATTHEWS, GILES MATTHEWS, BETH
22 SHADY LN
DOBBS FERRY, NY 10522

Parcel Number: 3.100-82-9
CAMA Number: 3.100-82-9
Property Address: 20 SHADY LN

Mailing Address: KLINE, JAMIE A
20 SHADY LN
DOBBS FERRY, NY 10522

Parcel Number: 3.100-85-10
CAMA Number: 3.100-85-10
Property Address: 8 BROOKSIDE LN

Mailing Address: MCGILLIAN, EUGENE F MCGILLIAN,
JAMIE K
8 BROOKSIDE LN
DOBBS FERRY, NY 10522

Parcel Number: 3.100-85-11
CAMA Number: 3.100-85-11
Property Address: 4 BROOKSIDE LN

Mailing Address: KILROE, JOHN SPECKMAN, JEANNE
4 BROOKSIDE LN
DOBBS FERRY, NY 10522

Parcel Number: 3.100-85-12
CAMA Number: 3.100-85-12
Property Address: 4 SHADY LN

Mailing Address: O'MEARA, JENNIFER BOYD O'MEARA,
RYAN
4 SHADY LN
DOBBS FERRY, NY 10522

Parcel Number: 3.100-85-13
CAMA Number: 3.100-85-13
Property Address: 261 ASHFORD AVE

Mailing Address: JAKASAL JR., JOHN S. JAKASAL,
MONICA A.
261 ASHFORD AVE
DOBBS FERRY, NY 10522

Parcel Number: 3.100-96-13
CAMA Number: 3.100-96-13
Property Address: 14 PRICE ST

Mailing Address: LANZALLOTTOO, MARIA
14 PRICE ST
DOBBS FERRY, NY 10522



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200 foot Abutters List Report

Greenburgh, NY
February 10, 2021

Parcel Number: 3.100-96-14
CAMA Number: 3.100-96-14
Property Address: 10 PRICE ST

Mailing Address: KIRBY, ANN KIRBY, BRENDAN
10 PRICE ST
DOBBS FERRY, NY 10522

Parcel Number: 3.100-96-15
CAMA Number: 3.100-96-15
Property Address: 236 ASHFORD AVE

Mailing Address: WISNIEWSKI, STANLEY A
236 ASHFORD AVE
DOBBS FERRY, NY 10522

Parcel Number: 3.100-96-16
CAMA Number: 3.100-96-16
Property Address: 234 ASHFORD AVE

Mailing Address: FITZSIMMONS, JAMES A FITZSIMMONS,
LORRAINE
234 ASHFORD AVE
DOBBS FERRY, NY 10522

Parcel Number: 3.100-96-17
CAMA Number: 3.100-96-17
Property Address: 230 ASHFORD AVE

Mailing Address: METRANO, MARY
230 ASHFORD AVE
DOBBS FERRY, NY 10522

Parcel Number: 3.100-96-18
CAMA Number: 3.100-96-18
Property Address: 226 ASHFORD AVE

Mailing Address: FITZSIMMONS, JAMES FITZSIMMONS,
LORRAINE
226 ASHFORD AVE
DOBBS FERRY, NY 10522

Parcel Number: 3.100-96-19
CAMA Number: 3.100-96-19
Property Address: 218 ASHFORD AVE

Mailing Address: ZIPPO, FRANK ZIPPO, MARY
7 OGDEN PL
DOBBS FERRY, NY 10522

Parcel Number: 3.100-97-20
CAMA Number: 3.100-97-20
Property Address: 244 ASHFORD AVE

Mailing Address: BILIUS, CHRISTIAN E. STUMMER, ERNA
T.
244 ASHFORD AVE
DOBBS FERRY, NY 10522

Parcel Number: 3.100-97-21
CAMA Number: 3.100-97-21
Property Address: 240 ASHFORD AVE

Mailing Address: ACOCELLA, PETER A ACOCELLA, JANE
D
240 ASHFORD AVE
DOBBS FERRY, NY 10522

Parcel Number: 3.100-97-22
CAMA Number: 3.100-97-22
Property Address: 9 PRICE ST

Mailing Address: CAPETANOPOULOS, CONSTANTINE
9 PRICE ST
DOBBS FERRY, NY 10522



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2/10/2021

Page 3 of 3



241 Ashford Ave-200' Map-DF

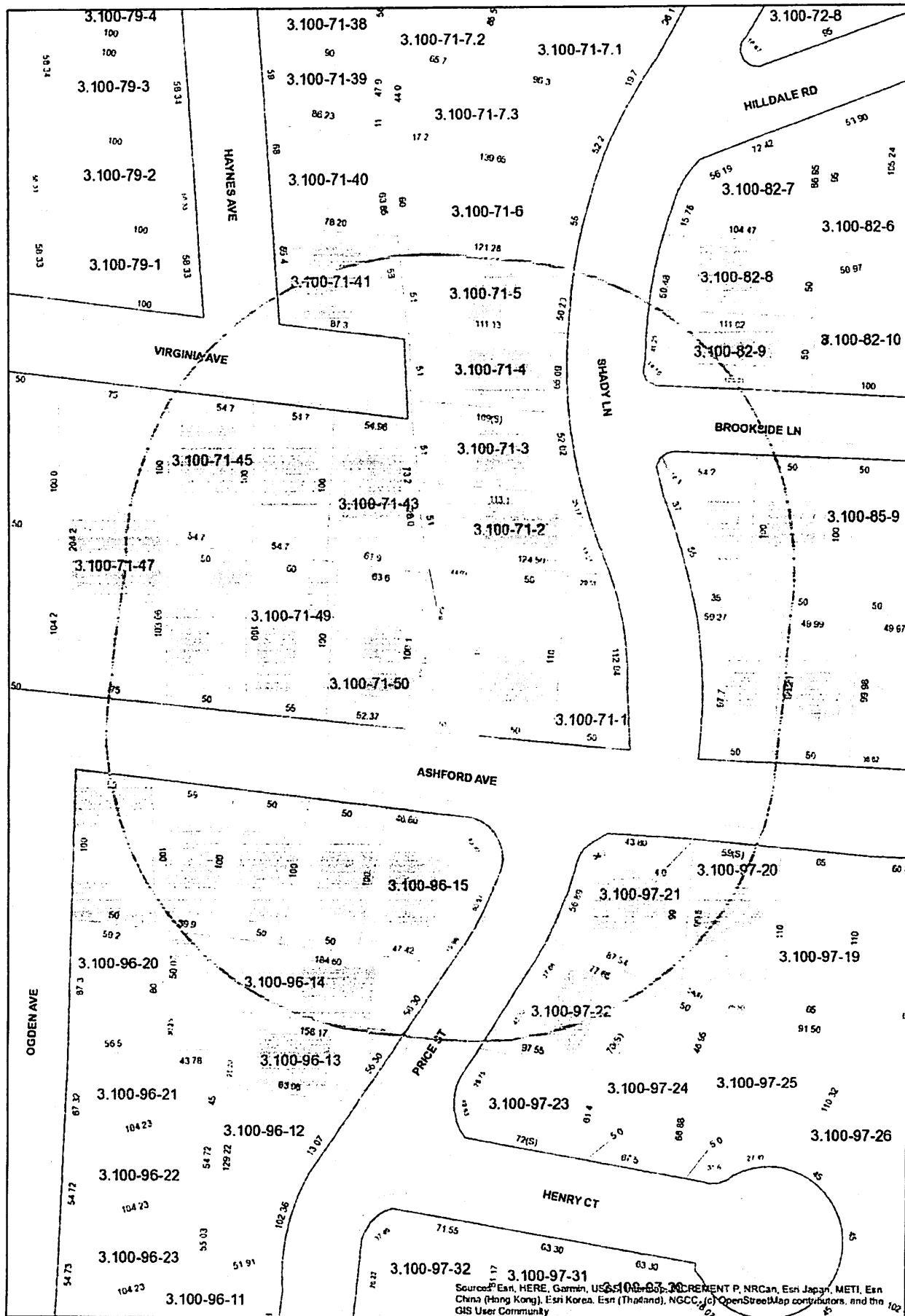
Greenburgh, NY

1 inch = 60 Feet



Technologies

February 10, 2021



Data displayed on this map is for informational purposes only. Most layers originate from 3rd parties and cannot be verified by the Tax Assessor's office or CAI Technologies. Please consult with department or organization where data originates in order to verify accuracy. Any questions, call Town Assessor's Office: 1-914-983-1520



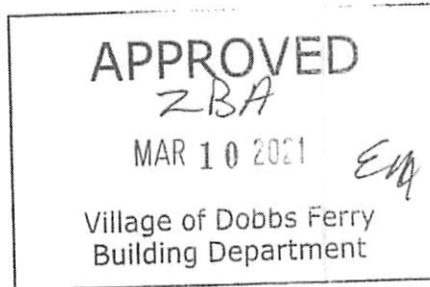
VILLAGE OF DOBBS FERRY
Building Department
112 Main Street
Dobbs Ferry, New York 10522
TEL: (914) 231-8511 • emanley@dobbsferry.com

Date: 2/1/21

Brian O'Neill
241 Ashford Ave
Dobbs Ferry, NY 10522

Re: 241 Ashford Ave

S/B/L 3.100-71-51



Dear Mr. O'Neill,

Pursuant to a review of the submitted proposed plans to construct a new deck on your property, the following determinations were made.

The property is located in the OF-6 Zone.

1. The required minimum side yard set-back is 10'.

You have proposed a set-back of 3.9'.

Thus requiring a variance of 6.1'.

For these reasons your proposal, as submitted, is denied pending zoning board review.

If you have any questions, please contact the Building Department at (914) 231-8513.

Respectfully,

Ed Manley, Land Use Officer

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FEB 25 2021

Dobbs Ferry
Building Department

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FEB 25 2021

Village of Dobbs Ferry
Building Department

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: Brian O'Neill Date Filed 2/17/21

Property Address: 241 Ashford Ave., Dobbs Ferry NY 10522

Check Application Type (may be more than one):

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

Description of Proposed Work:

Addition of New Rear Yard Deck

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 ↓	1 st Story Porch or Deck ↓	Accessory Building ↓	Altered Building ↓	New Building ↓	
BON	•	•	•	•	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)
BON	•	•	•	•	Photo of subject property showing "Under AHRB Review" sign as per 300-28 G (2). (One copy only)

← Check Box (or Boxes) Above Appropriate Columns

REQUIRED PLAN AND DOCUMENT SUBMISSION

1 PDF & 4 PAPER COPIES OF EACH ITEM
(unless otherwise specified)

CONTINUED ON NEXT PAGE

Initial Below ↓	1 st Story Porch or Deck <input checked="" type="checkbox"/>	Accessory Building <input type="checkbox"/>	Altered Building <input type="checkbox"/>	New Building <input type="checkbox"/>
-----------------------	--	--	--	--

REQUIRED PLAN AND DOCUMENT SUBMISSION

1 PDF & 4 PAPER COPIES OF EACH ITEM
(unless otherwise specified)

BON	•	•	•	•	Aerial site location map noting proposed building site and all nearby existing buildings. (Google Maps satellite view may be used.)
BON	•	•	•	•	Current Survey
BON	•	•	•	•	Detailed 1/4" scale elevations and floor plans of both existing and proposed conditions.
BON	•	•	•	•	Material, finish and color schedule is included on submitted plans.
BON	•	•	•	•	Provide a note on plan indicating that all exterior lighting shall comply with section 300-41
BON	•	•	•	•	Specification sheet for each new exterior light fixture.
BON	•	•	•	•	Site Plan
BON	•	•	•	•	Specification sheets for all new windows and doors.
BON	•	•	•	•	(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
BON	•	•	•	•	Photos of all affected sides of existing structure and context.

Applicant Name: Brian O'Neill Signature:  Date: 2/17/21
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: _____