

Plan Submittal Form

Address: 235 Palisade Ave, Dobbs Ferry, NY 10522

Application #: A2021-0090

Project: Deck Extension

Name: Nina Orville

Email: ninaorville@gmail.com

Phone: (914) 693-6222

Plans attached are being submitted for:

- ☒ Building permit application 1 PDF copy & 2 paper copies ¼ scale (submitted 3/16/21)
- ☐ 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 ¼ scale
- ☐ PB - 1 PDF copy + 7 paper copies ¼ scale
- ☐ ZBA - 1 PDF copy + 4 paper copies ¼ scale
- ☒ AHRB – 1 PDF copy + 2 paper copies ¼ scale

Received Stamp:



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: Nina OrvilleDate Filed 3/16/2021Property Address: 235 Palisade Ave.

Check Application Type (may be more than one):

☐ New Building ☐ Altered Building ☐ Accessory Building ☒ 1st Story Porch or Deck

Description of Proposed Work:

Extension of existing deck

A copy of this completed form is to be included as a cover sheet for each of the 11 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"/> 1 st Story Porch or Deck	<input type="checkbox"/> Accessory Building	<input type="checkbox"/> Altered Building	<input type="checkbox"/> New Building	← Check Box (or Boxes) Above Appropriate Columns
	•	•	•	•	REQUIRED PLAN AND DOCUMENT SUBMISSION 11 COPIES OF EACH ITEM (unless otherwise specified)
	•	•	•	•	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 300-8.4.G (1) <u>(One copy only, not eleven)</u> Mailing certificates to be submitted Photo of subject property showing "Under AHRB Review" sign as per 300-8.4.G (2). <u>(One copy only, not eleven)</u> Photo to be submitted

CONTINUED ON NEXT PAGE

Initial
Below



☐ 1st Story Porch or Deck
☐ Accessory Building
☐ Altered Building
☐ New Building

REQUIRED PLAN AND DOCUMENT SUBMISSION

11 COPIES OF EACH ITEM
(unless otherwise specified)

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Aerial site location map noting proposed building site and all nearby existing buildings. (Google Maps satellite view may be used.) see Title Sheet T-100
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Current Survey See Title Sheet T-100
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Detailed 1/4" scale elevations and floor plans of <u>both</u> existing and proposed conditions. see Sheets A-100 & A-200
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Material, finish and color schedule is included <u>on</u> submitted plans. match existing
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a note on plan indicating that all lighting shall comply with section 300-11.4 N/A - no lighting
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Specification sheet for each new exterior light fixture. N/A - no lighting
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Site Plan see Title Sheet T-100
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Specification sheets for all new windows and doors. N/A
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	(One set only, not eleven) of actual material, finish and color samples to be presented at AHRB meeting. match existing - see photos
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Site location plan indicating proposed building site and all relevant buildings as noted in section: 300-4.1.C (3)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Topographical Site Plan for (but not limited to) context based bulk analysis as per section: 300-4.1.C (3)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Mechanical Equipment locations, including visual screening and sound attenuation provisions.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Table of Zoning Calculations indicating compliance with Dimensional Tables, Appendix B,
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Table of eave & ridge heights as noted in the Appendix B, Table B-7
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	A scaled streetscape drawing, using the above information, showing the houses on the contiguous lots, facing upon the same street, as the subject property.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Diagram of Sky Exposure Plane envelope as per Definitions, section 300.2.1
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Landscape Plan
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Sections through important elevations.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Sections through typical trim at a scale to clearly show profiles, trims, corners and their sizes.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Photos of streetscape as noted in section: 300-4.1.C (3)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Photos of all affected sides of existing structure and context. see Sheet EC-100

Applicant Name: Andreas Hubener/ Stephen Tilly, Architect Signature:  Date: 3/31/2021

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: _____

235 PALISADES AVE DECK EXTENSION

Materials and Finishes (existing conditions shown):



1. Steel painted dark bronze to match existing.



2. Ipe wood decking, brown stain to match existing.

LOCATION PLAN



DECK EXTENSION AT THE
ORVILLE / NAMMOUR
RESIDENCE

PROPERTY OF:
NINA ORVILLE and EDOUARD NAMMOUR
235 PALISADES AVENUE
DOBBS FERRY, NEW YORK 10522

ARCHITECT:
STEPHEN TILLY, ARCHITECT
22 Elm Street
Dobbs Ferry, New York 10522
email: office@stillyarchitect.com
tel. (914) 693 - 8898 fax (914) 693 - 4235

ISSUED for AHRB REVIEW and PERMIT
March 4, 2021

LIST OF DRAWINGS

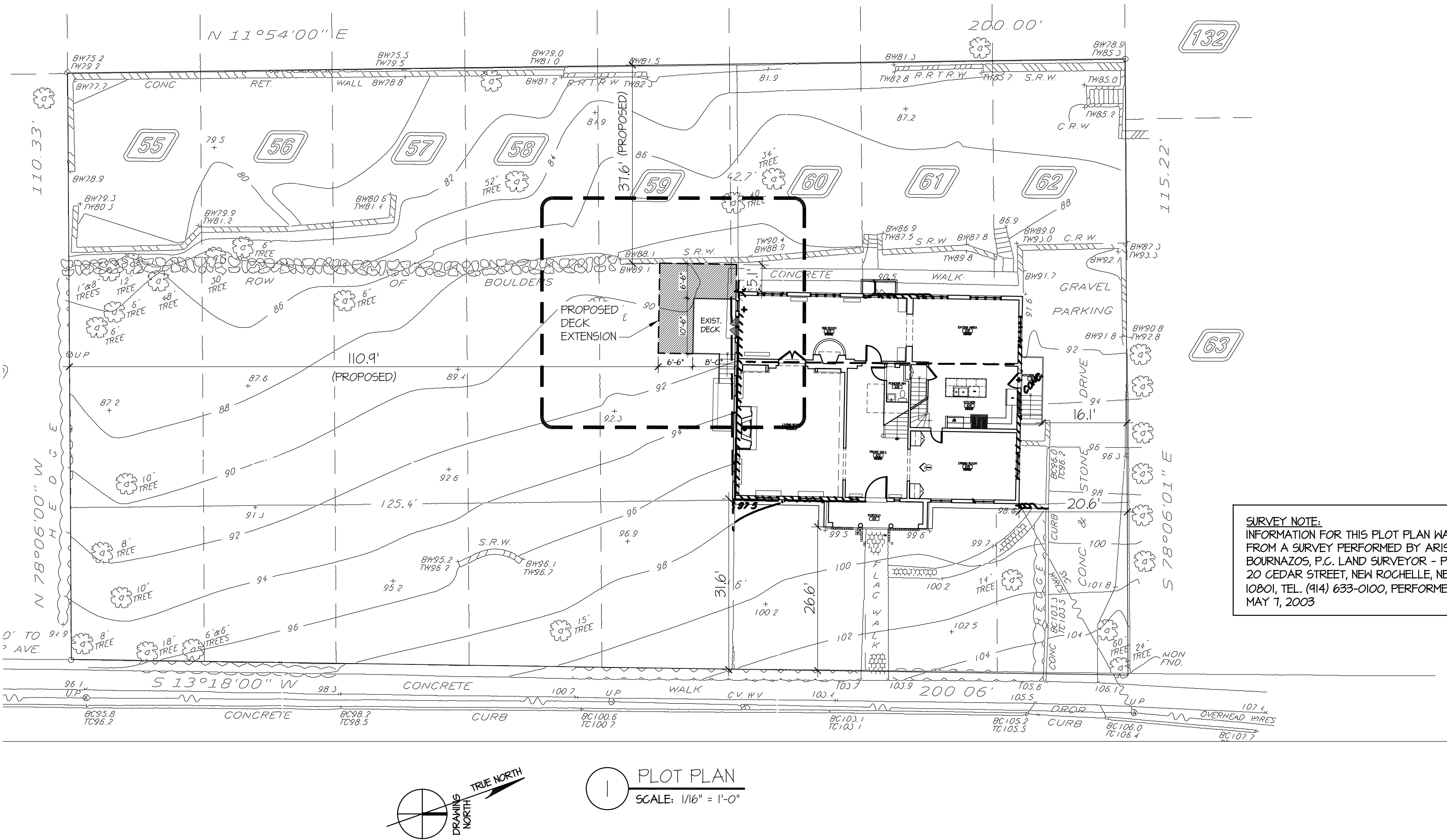
NUMBER	TITLE	DATE	ISSUED
T-100	TITLE SHEET	OCTOBER 20, 2020	MARCH 4, 2021
A-100	PLANS & DETAILS	OCTOBER 20, 2020	MARCH 4, 2021
A-200	ELEVATIONS & DETAILS	OCTOBER 20, 2020	MARCH 4, 2021
EC-100	PHOTOS OF SITE & NEIGHBORING PROPERTIES	OCTOBER 20, 2020	MARCH 4, 2021

ZONING ANALYSIS

Owner: NINA ORVILLE AND EDOUARD NAMMOUR		Survey by: ARISTOTLE BOURNAZOS, P.C.	
Address: 235 PALISADES AVENUE		20 CEDAR STREET	
DOBBS FERRY, NEW YORK 10522		NEW ROCHELLE, NY 10801	
		Phone: (914) 633-0100	
Zoning District: OF-5 (ONE FAMILY RESIDENCE / 1500 sf.)		Survey Date: MAY 1, 2003	
Parcel # 3.160-134-42			
Sheet: 33	Section: 9	Block: 513	Lots: 55 to 62
	Required	Existing	Proposed
Use	One Family Residence	One Family Residence	Unchanged
Minimum Lot Size			
Width	75 ft.	200 ft.	Unchanged
Depth	100 ft.	114 ft.	Unchanged
Area	1500 s.f.	22,665 s.f.	Unchanged
Maximum Lot Coverage			
Maximum Building Area	25%, (5,666.25 s.f.)	10.4%, (2,368.3 s.f.)	11.2% (2,530.8 s.f.)
Principal Building			
Maximum Height	35 ft.	24.5 ft.	Unchanged
Number of Stories	2 1/2 stories	2 1/2 stories	Unchanged
Setbacks : Front	25 ft.	26.6 ft.	Unchanged
Side (min.)	10 ft.	117.4 ft.	110.9 ft.
Side (total)	25 ft.	133.5 ft.	121.0 ft.
Rear	25 ft.	42.7 ft.	31.6 ft.
Parking Requirement			
Number of Spaces	2 per Residence	2 spaces	Unchanged

LIST OF ABBREVIATIONS

A/C	AIR CONDITIONING	LC	LEAD COATED
ACT	ACOUSTICAL TILE	MIN	MINIMUM
ADJ	ADJUSTABLE	MISC	MISCELLANEOUS
AFF	ABOVE FINISHED FLOOR	MO	MASONRY OPENING
ARCH	ARCHITECTURAL/ARCHITECT	MTD	MOUNTED
BD	BOARD	MTL	METAL
BIT	BITUMINOUS	NIC	NOT IN CONTRACT
BLDG	BUILDING	NTS	NOT TO SCALE
BLK	BLOCK	OPNG	OPENING
BM	BEAM	P/L	PROPERTY LINE
BTM	BOTTOM	PLY	PLYWOOD
CAB	CABINET	PSF	POUNDS PER SQUARE FOOT
CLG	CEILING	PSI	POUNDS PER SQUARE INCH
CLG HT	CEILING HEIGHT	PT	POINT
CT	CERAMIC TILE	PTD	PAINTED
CLO	CLOSET	PVC	POLY VINYL CHLORIDE
CMU	CONCRETE MASONRY UNIT	QTY	QUANTITY
COL	COLUMN	REINF	REINFORCED
CONC	CONCRETE	REQD	REQUIRED
CONT	CONTINUOUS	RM	ROOM
CONTR	CONTRACTOR	RO	ROUGH OPENING
CPT	CARPET	S&V	STAIN AND VARNISH
CTR	CENTER	SHT	SHEET
DN	DOWN	SIM	SIMILAR
DR	DOOR	SPECS	SPECIFICATIONS
DWG	DRAWING	SQ FT	SQUARE FOOT/FEET
ELEV	ELEVATION	ST	STREET
EQ	EQUAL	STD	STANDARD
EQUIP	EQUIPMENT	STL	STEEL
EX	EXISTING	STOR	STORAGE
EXT	EXTERIOR	STRUCT	STRUCTURAL
FIN	FINISH	SUB FLR	SUB FLOOR
FL/FLR	FLOOR	T&G	TONGUE AND GROOVE
FT	FOOT/FEET	TERR	TERRAZZO
FTG	FOOTING	THK	THICKNESS
GA	GAUGE	THRU	THROUGH
GALV	GALVANIZED	TYP	TYPICAL
GC	GENERAL CONTRACTOR	VENT	VENT/VENTILATION
GWB	GYP SUM WALL BOARD	VERT	VERTICAL
GYP BD	GYP SUM WALL BOARD	VIF	VERIFY IN FIELD
HB	HOSE BIBB	VOL	VOLUME
HDWR	HARDWARE	W/	WITH
HORIZ	HORIZONTAL	W/O	WITHOUT
HVAC	HEATING VENTILATING & A/C	WD	WOOD
INSUL	INSULATION	WWF	WELDED WIRE FABRIC
INT	INTERIOR		



STEPHEN TILLY,
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E-mail: office@stillyarchitect.com

No. Date Issued For
Revisions:

03/04/2021 Issued For Permit & AHRB
01/20/2021 Issued For Structural Review
12/04/2020 Issued For Client Review
Date Issued For

Submissions:

Project:

DECK EXTENSION
at the Residence of NINA ORVILLE
and EDOUARD NAMMOUR

235 PALISADE AVENUE
DOBBS FERRY, NY 10522

Date: 20 October 2020

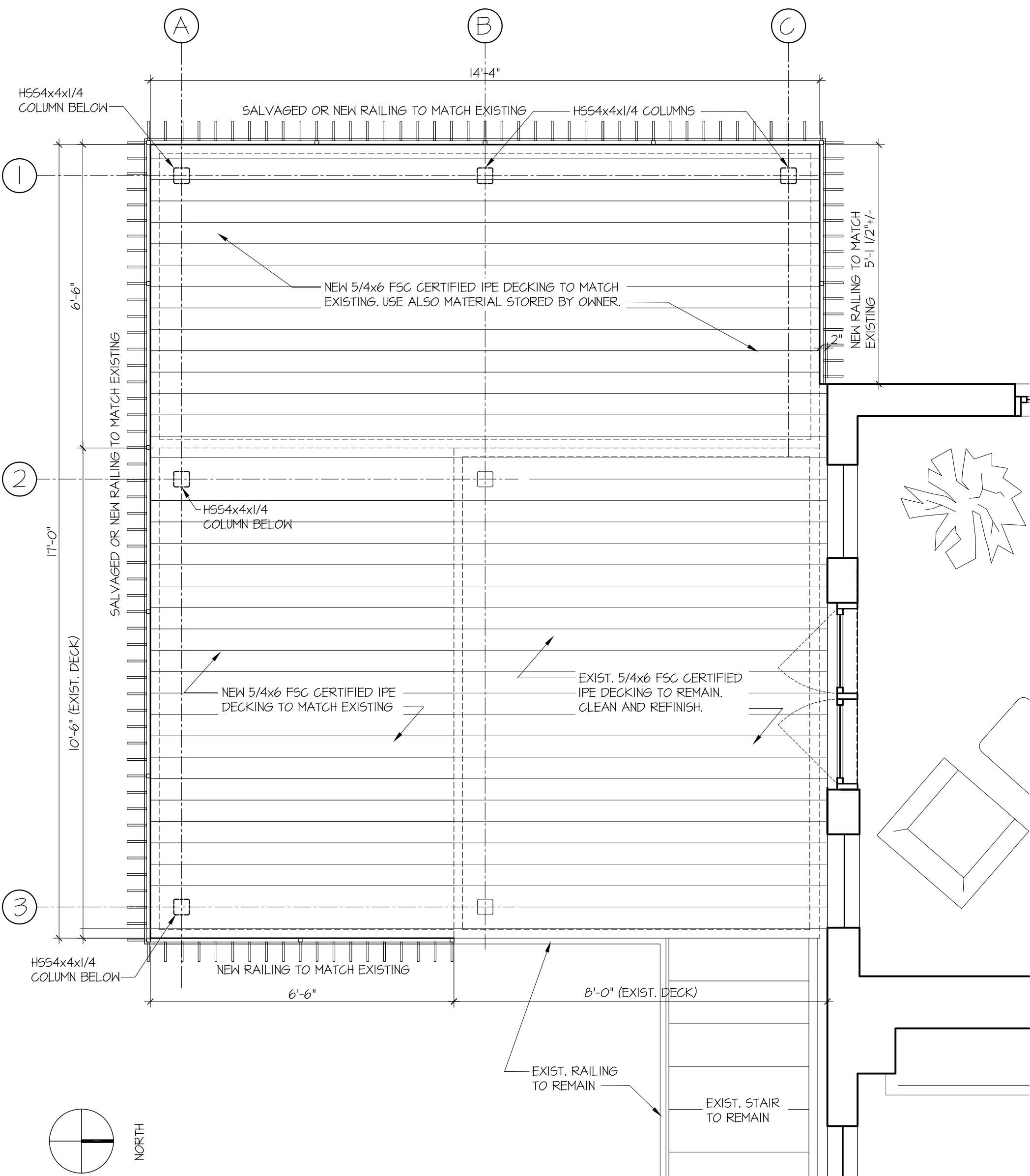
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W/ PLOT PLAN

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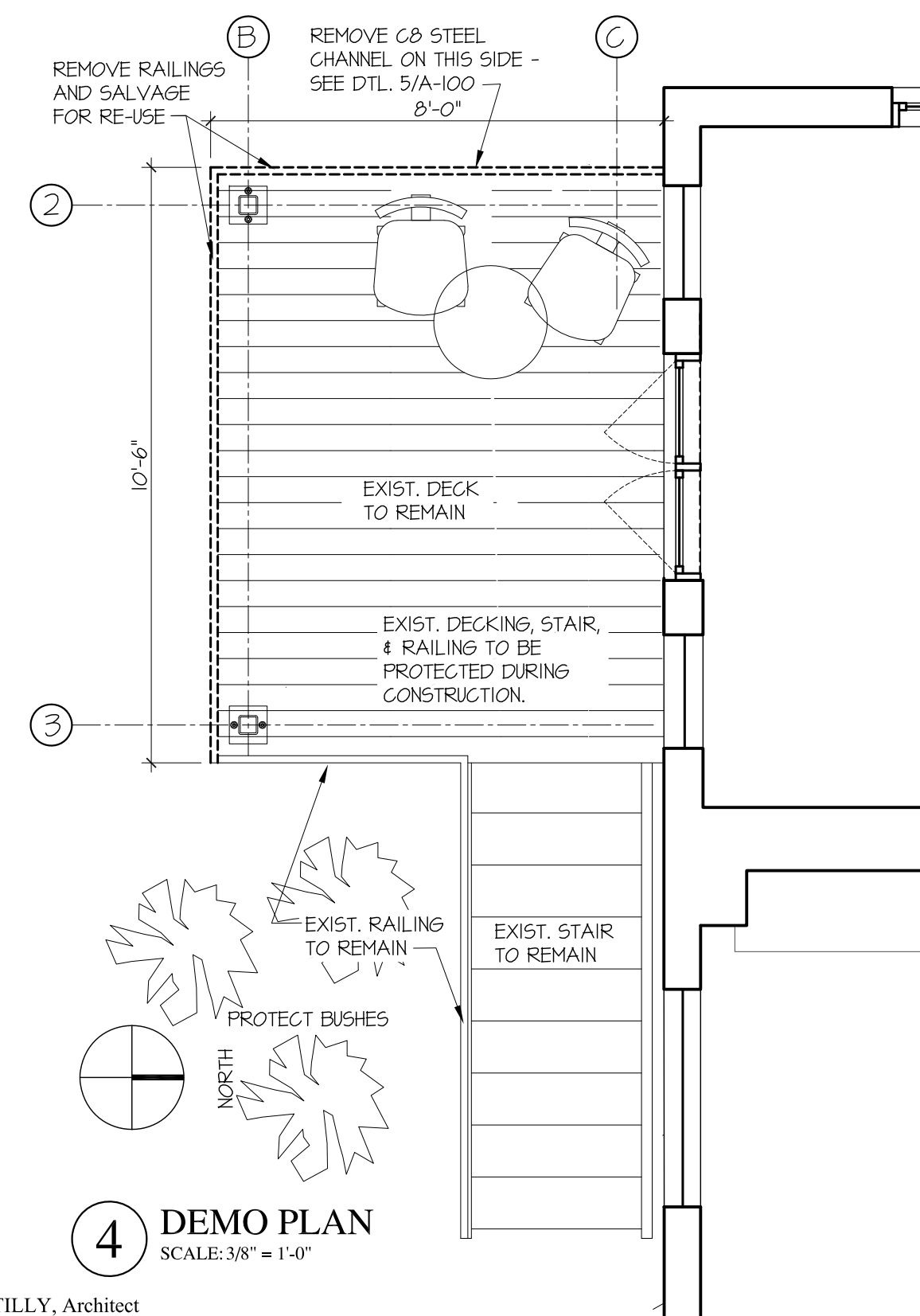
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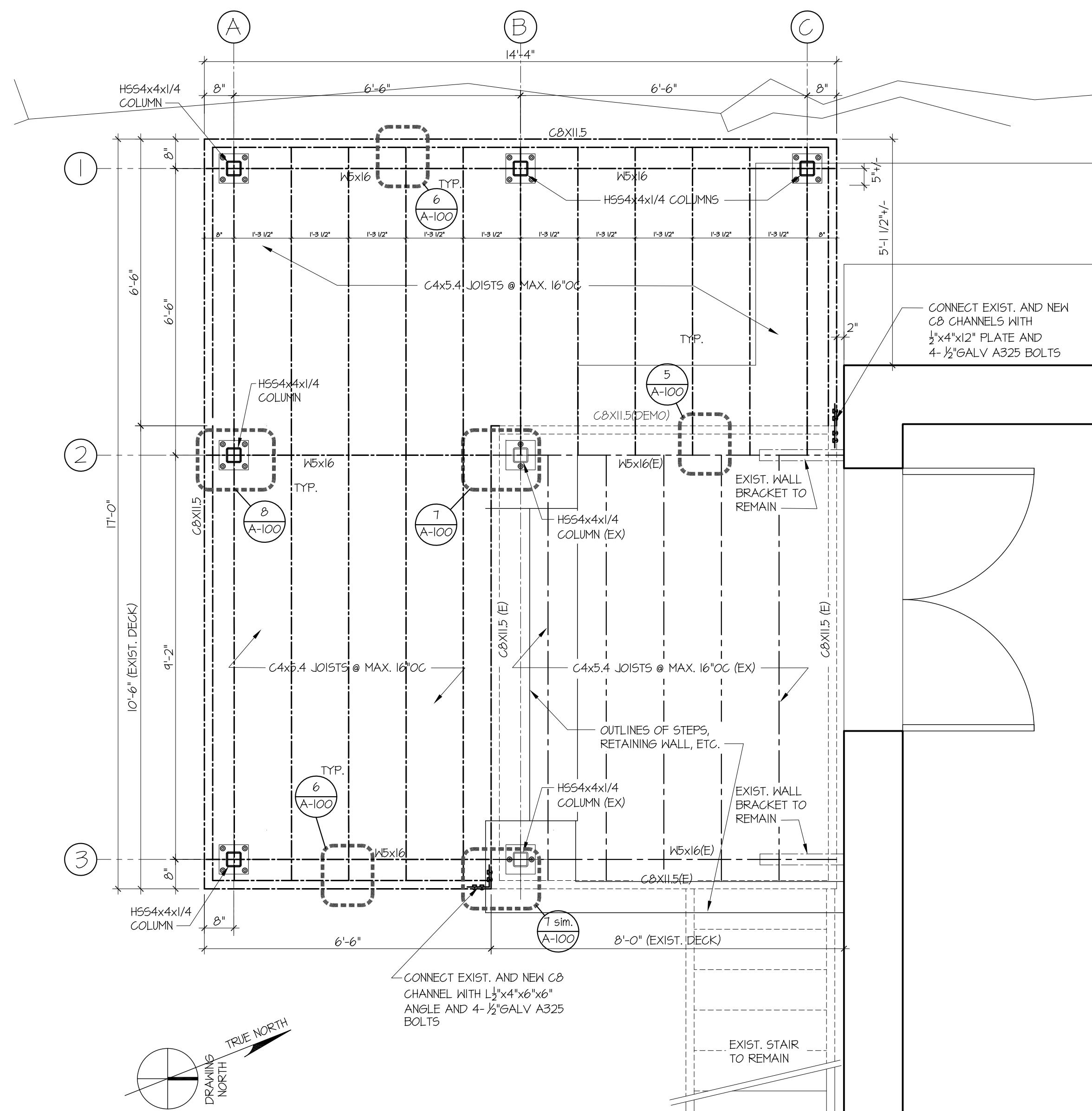
T-100



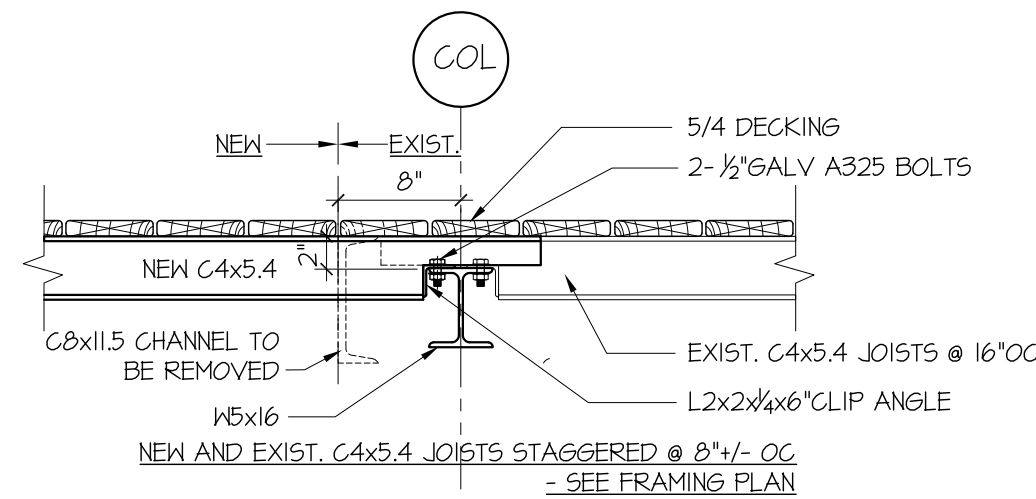
1 DECK PLAN At 1st Floor Level
SCALE: 1/2" = 1'-0"



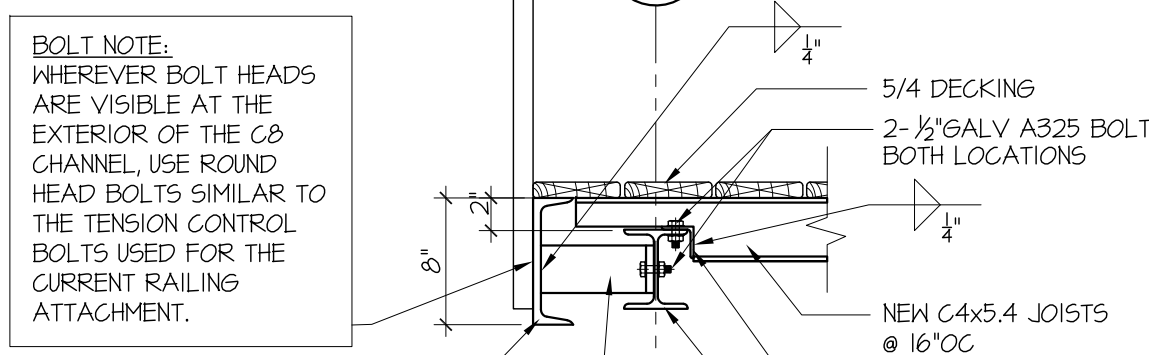
4 DEMO PLAN
SCALE: 3/8" = 1'-0"



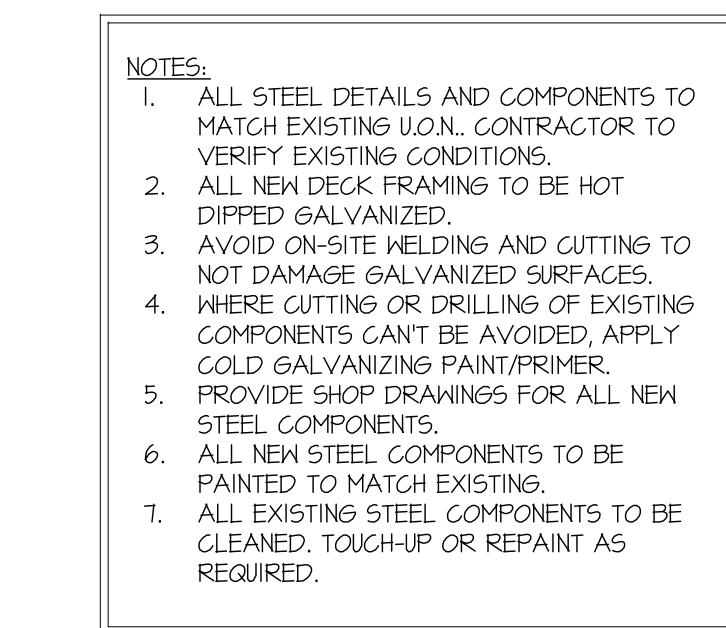
2 FRAMING PLAN Above Basement Level
SCALE: 1/2" = 1'-0"



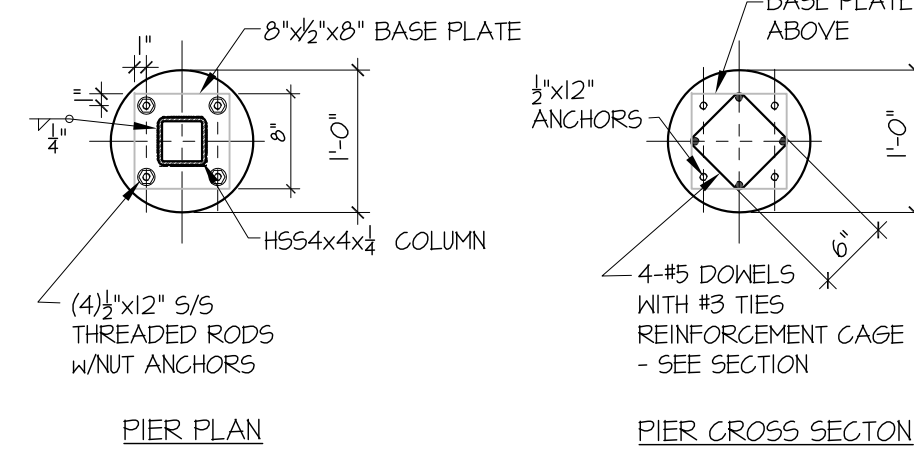
5 FRAMING DETAIL
SCALE: 1" = 1'-0"



6 FRAMING DETAIL
SCALE: 1" = 1'-0"



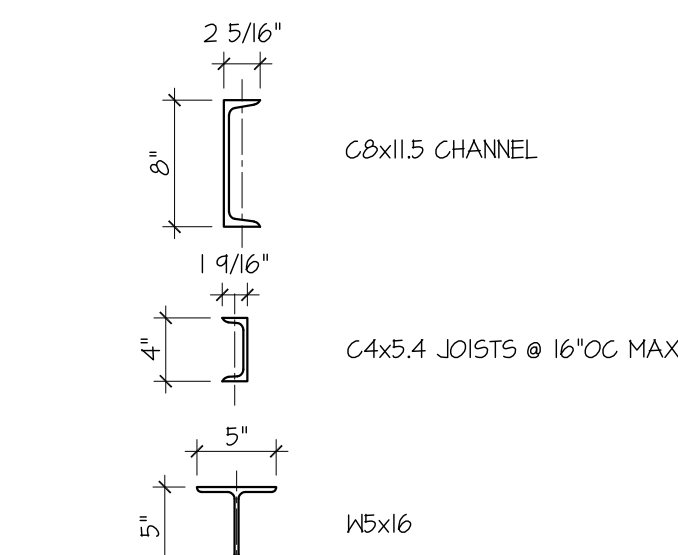
7 FRAMING DETAIL
SCALE: 1" = 1'-0"



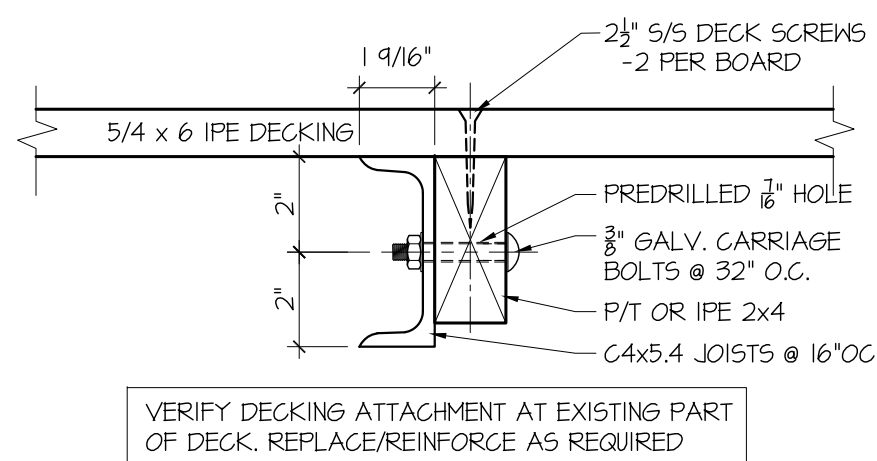
8 PIER FOOTING & COLUMN
SCALE: 3/4" = 1'-0"

GENERAL NOTES:

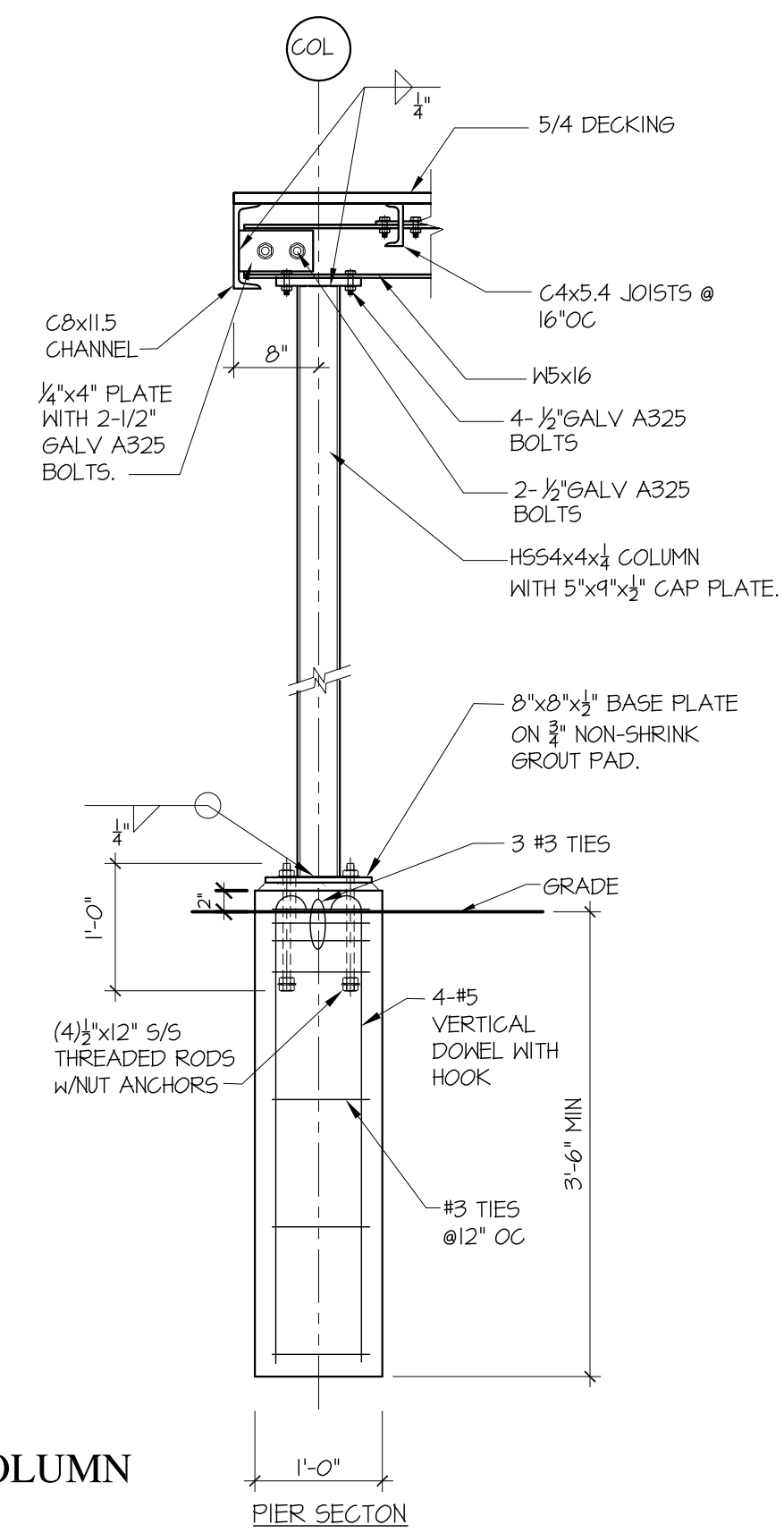
1. ALL DIMENSIONS TO NEW ROUGH FRAMING OR TO FINISHED SURFACE OF EXISTING BUILDING UNLESS OTHERWISE NOTED.
2. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS OR VERIFY WITH ARCHITECT.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LAYOUT CONSTRUCTIONS, AND EXISTING CONDITIONS IN THE FIELD AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE STARTING WORK. A PLUS / MINUS (+/-) INDICATES DIMENSIONS WHICH MAY VARY.



S STEEL COMPONENTS
SCALE: 1" = 1'-0"



3 TYP. DECKING ATTACHM.
SCALE: 3/4" = 1'-0"



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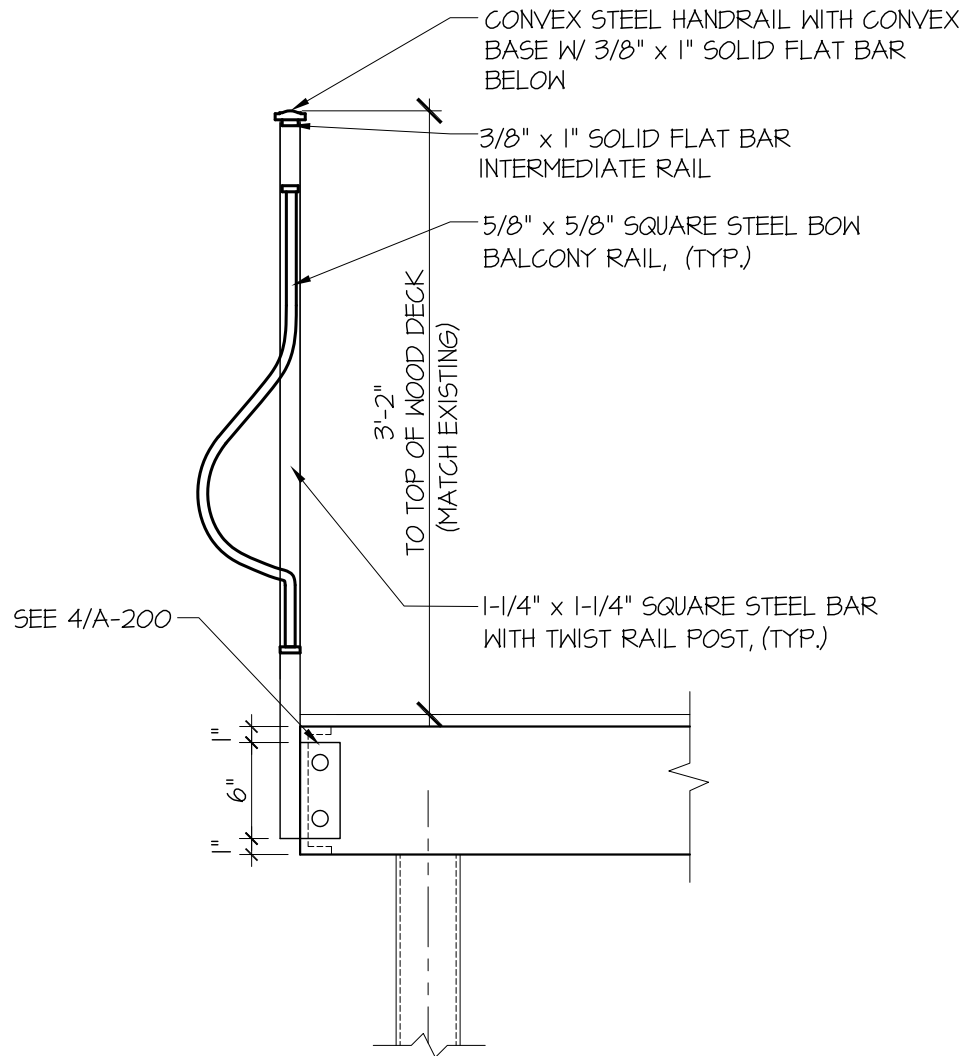
Date: 20 October 2020

Title: DECK PLANS & DETAILS

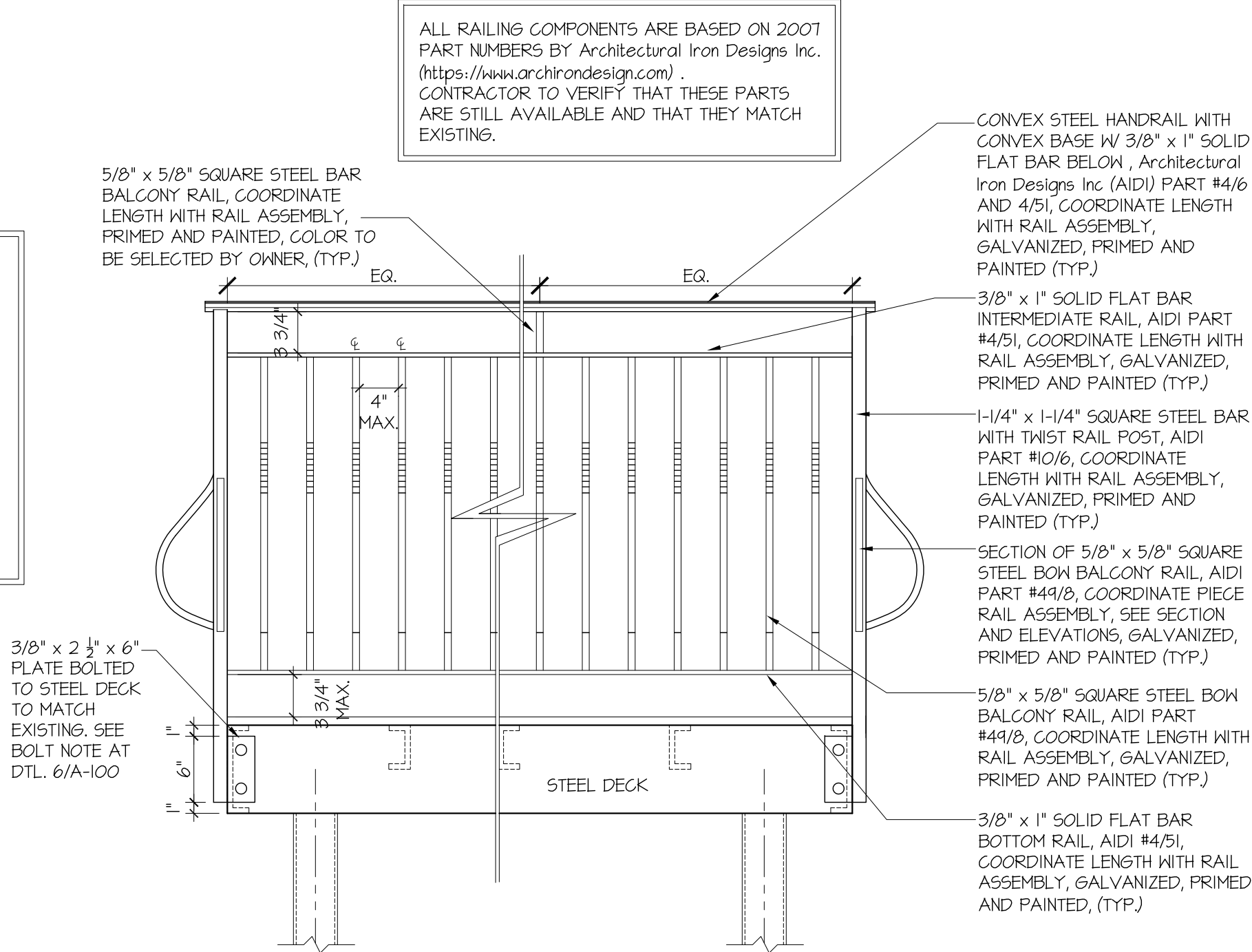
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Drawn by: ah

DRAWING TITLE
A-100



- NOTES:
1. ALL RAILING DETAILS AND COMPONENTS TO MATCH EXISTING U.O.N. CONTRACTOR TO VERIFY EXISTING CONDITIONS.
 2. ALL NEW RAILINGS TO BE HOT DIPPED GALVANIZED.
 3. AVOID ON-SITE WELDING AND CUTTING TO NOT DAMAGE GALVANIZED SURFACES. PROVIDE SHOP DRAWINGS FOR ALL NEW RAILINGS.
 4. ALL NEW RAILINGS TO BE PAINTED TO MATCH EXISTING.
 5. ALL EXISTING RAILINGS TO BE CLEANED. TOUCH-UP OR REPAINT AS REQUIRED.



- GENERAL NOTES:
1. ALL DIMENSIONS TO NEW ROUGH FRAMING OR TO FINISHED SURFACE OF EXISTING BUILDING UNLESS OTHERWISE NOTED.
 2. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS OR VERIFY WITH ARCHITECT.
 3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LAYOUT CONSTRUCTIONS, AND EXISTING CONDITIONS IN THE FIELD AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE STARTING WORK. A PLUS / MINUS (+/-) INDICATES DIMENSIONS WHICH MAY VARY.

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235 PALISADE AVENUE
DOBBS FERRY, NY 10522

Date: 20 October 2020

Title: ELEVATIONS & DETAILS

Scale: AS NOTED

Drawn by: ah

DRAWING TITLE

A-200



1 STREET VIEW FROM SE: 235 PALISADE AVENUE



2 EAST ELEVATION: 235 PALISADE AVENUE



3 NE ELEVATION: 235 PALISADE AVENUE



4 SW ELEVATION: 235 PALISADE AVENUE



7 EAST ELEVATION: 243 PALISADE AVENUE



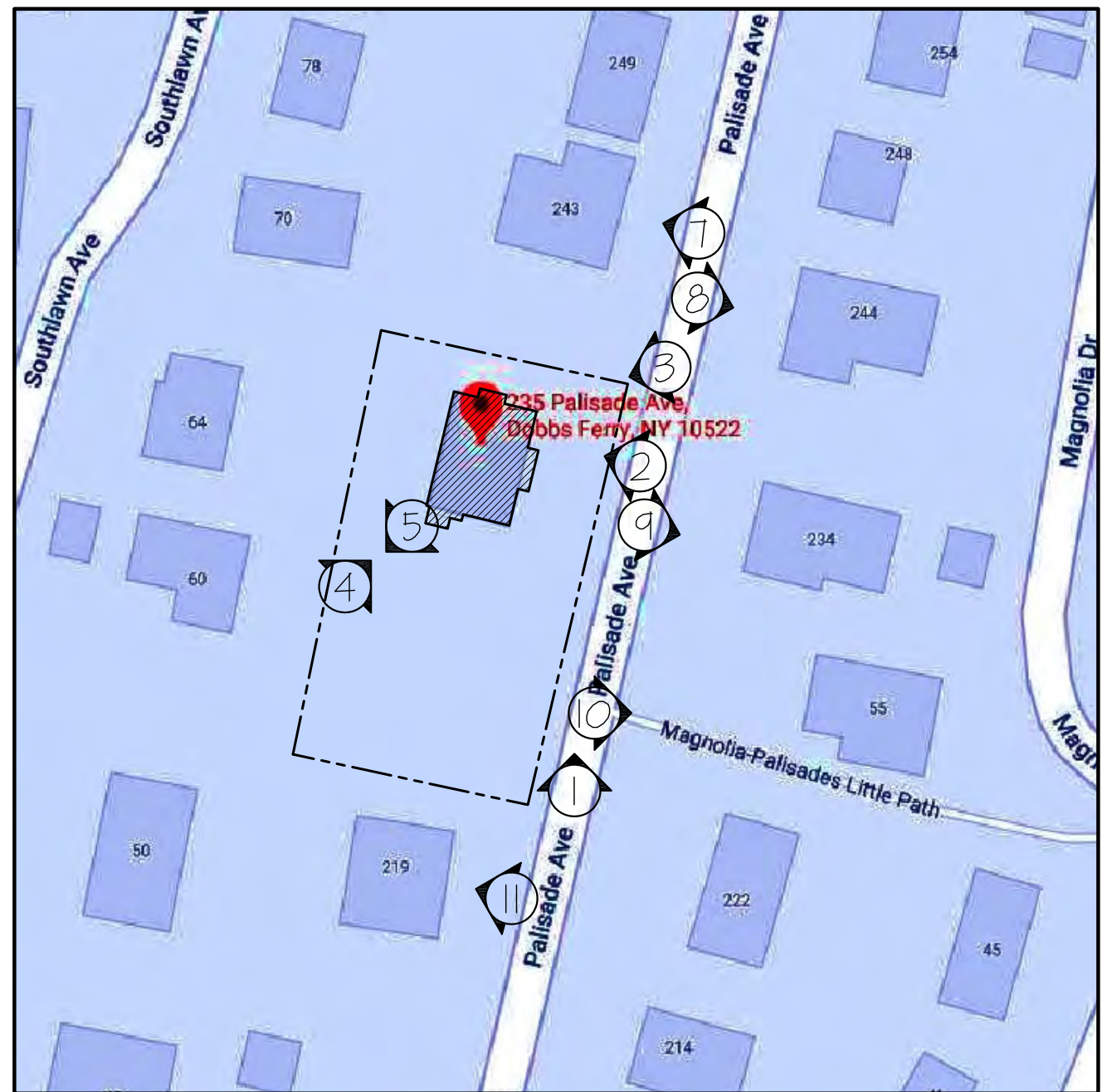
8 WEST ELEVATION: 244 PALISADE AVENUE



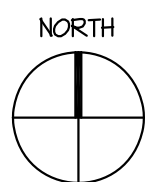
9 WEST ELEVATION: 234 PALISADE AVENUE



5 VIEW TO SW FROM EXIST. SOUTH DECK



6 KEY MAP



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and EDOUARD NAMMOUR

235 PALISADE AVENUE
DOBBS FERRY, NY 10522

Date: 20 October 2020

Title: PHOTOS OF SITE &
NEIGHBORING PROPERTIES

Scale: AS NOTED

Drawn by: ah

DRAWING TITLE
EC-100

Date Mailed April 6, 2021

Via Certified Mail

Dear Neighbor:

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

❖ 235 Palisade Avenue, Dobbs Ferry, NY 10522

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

Extend existing 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.

**Meetings are held as Zoom conference video calls until further notice.*

Please check the Village of Dobbs Ferry website: www.dobbsferry.com/building-department

Owner name:

Nina Orville and Edouard Nammour

Benjamin Nathan Ulian
65 Southlawn Avenue
Dobbs Ferry, NY 10522

Sami Hashim
42 Southlawn Avenue
Dobbs Ferry, NY 10522

Daniel Costanza & Rebecca Licht
214 Palisade Avenue
Dobbs Ferry, NY 10522

Kevin Carlsten & Katherine Price
234 Palisade Avenue
Dobbs Ferry, NY 10522

Gerald Casey & Carol Hayden
50 Southlawn Avenue
Dobbs Ferry, NY 10522

Robert & Susan Licht
206 Palisade Avenue
Dobbs Ferry, NY 10522

Melissa Gill & Mathias C. Lilja
64 Southlawn Avenue
Dobbs Ferry, NY 10522

Justin & Erica Malko
41 Southlawn Avenue
Hastings-on-Hudson, NY 10706

John Gunther Mohr &
Elizabeth Wedemeyer Trust
60 Southlawn Avenue
Dobbs Ferry, NY 10522

Stephen K. & Elizabeth J. Hunter
94 Southlawn Avenue
Dobbs Ferry, NY 10522

Zachary Roth & Cassi Feldman
253 Palisade Avenue
Dobbs Ferry, NY 10522

Richard C. Miller & Rachel K. Charny
248 Palisade Avenue
Dobbs Ferry, NY 10522

Charles & Susan Edelman Trust
53 Southlawn Avenue
Hastings-on-Hudson, NY 10706

Valentina Emmanuele & Emanuele Barca
205 Palisade Avenue
Dobbs Ferry, NY 10522

Andrew Hunt & Jessica Casper Hunt
70 Southlawn Avenue
Dobbs Ferry, NY 10522

Karami Murat Kupcu
Maria Figuera-Kupcu
222 Palisade Avenue
Dobbs Ferry, NY 10522

David & Jennifer Oakes
244 Palisade Avenue
Dobbs Ferry, NY 10522

Jonathan & Kathryn Noble
55 Magnolia Drive
Dobbs Ferry, NY 10522

Theodore M. Warner
78 Southlawn Avenue
Dobbs Ferry, NY 10522

Jeffrey & Kim Ile Johnson
243 Palisade Avenue
Dobbs Ferry, NY 10522

Steven Shea & Katherine Nickerson
73 Southlawn Avenue
Dobbs Ferry, NY 10522

Lucille Hamlin
81 Southlawn Avenue
Dobbs Ferry, NY 10522

Richard & Alexis Higgins
35 Magnolia Drive
Dobbs Ferry, NY 10522

Evalore Modiano
45 Magnolia Drive
Dobbs Ferry, NY 10522

Michael Gitter & Charlotte Douglas
219 Palisade Avenue
Dobbs Ferry, NY 10522

Evan J. Charles & Juli Stedman
249 Palisade Avenue
Dobbs Ferry, NY 10522

Vanessa J. Rumbolt
254 Palisade Avenue
Dobbs Ferry, NY 10522

Dick Bruckenfeld
59 Southlawn Avenue
Dobbs Ferry, NY 10522