

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: NIALA CAIN Date Filed 3/24/2021

Property Address: 204 CLINTON AVE DOBBS FERRY NY

Check Application Type (may be more than one):

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

Description of Proposed Work:

ADDITION AND ALTERATION TO EXISTING SINGLE FAMILY HOME
PROPOSED POOL AND RETAINING WALLS

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

Applicant Name: NALL Carol Signature: [Signature] Date: 3/2/2021
 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: _____



VILLAGE OF DOBBS FERRY

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

Affidavit of Notice

I Neau Can

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: 204 Central Ave

And attached a copy to this Affidavit.

On the 24TH day March 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:

BRYAN T. HEALY
Notary Public, State of New York
Registration No. 01HE6336394
Qualified in Westchester County
Commission Expires February 1, 2024

*Done in accordance
with NYS E.O. 202.7*

Date

3/24/21

Via Certified Mail

Dear Neighbor:

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

❖ 2119 CLINTON AVENUE

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

↓ REAR ADDITION AND ALTERATION TO EXISTING HOUSE INCLUDING PROPOSED SWIMMING POOL AND LANDSCAPING

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:

JAMES & HEATHER RILYU



200 foot Abutters List Report

Greenburgh, NY

March 19, 2021

Subject Property:

Parcel Number: 3.160-142-11
CAMA Number: 3.160-142-11
Property Address: 264 CLINTON AVE

Mailing Address: RHYU TRUST, JAMES RHYU TRUST,
HEATHER
264 CLINTON AVE
DOBBS FERRY, NY 10522

Abutters:

Parcel Number: 3.120-115-1
CAMA Number: 3.120-115-1
Property Address: 248 CLINTON AVE

Mailing Address: ATTWELL CHAPMAN, KHLEBER FORD,
ELIZABETH
248 CLINTON AVE
DOBBS FERRY, NY 10522

Parcel Number: 3.120-115-24
CAMA Number: 3.120-115-24
Property Address: 120 BELLAIR DR

Mailing Address: JONES, PHILIP M
120 BELLAIR DRIVEWAY
DOBBS FERRY, NY 10522

Parcel Number: 3.160-141-1
CAMA Number: 3.160-141-1
Property Address: 9 PORTER PL

Mailing Address: STEEL, RYAN STEEL, KAREN MARIE
9 PORTER PL
DOBBS FERRY, NY 10522

Parcel Number: 3.160-141-2
CAMA Number: 3.160-141-2
Property Address: 91 BELLAIR DR

Mailing Address: CLARVIT, SUSAN
91 BELLAIR DRIVEWAY
DOBBS FERRY, NY 10522

Parcel Number: 3.160-141-3
CAMA Number: 3.160-141-3
Property Address: 101 BELLAIR DR

Mailing Address: JONAS, BRUCE C. TROJAN, NATALIE O.
101 BELLAIR DRIVEWAY
DOBBS FERRY, NY 10522

Parcel Number: 3.160-141-4
CAMA Number: 3.160-141-4
Property Address: 0 BELLAIR DR

Mailing Address: DABIRI, GABRIEL DABIRI, ALICE
111 BELLAIR DRIVEWAY
DOBBS FERRY, NY 10522

Parcel Number: 3.160-141-5
CAMA Number: 3.160-141-5
Property Address: 111 BELLAIR DR

Mailing Address: DABIRI, GABRIEL DABIRI, ALICE
111 BELLAIR DRIVEWAY
DOBBS FERRY, NY 10522

Parcel Number: 3.160-141-6
CAMA Number: 3.160-141-6
Property Address: 117 BELLAIR DR

Mailing Address: WINDER, PETER S WINDER, PATRICIA
117 BELLAIR DRIVEWAY
DOBBS FERRY, NY 10522

Parcel Number: 3.160-142-10
CAMA Number: 3.160-142-10
Property Address: 278 CLINTON AVE

Mailing Address: KANZER, JESSIE KANZER, ADAM
278 CLINTON AVE
DOBBS FERRY, NY 10522

Parcel Number: 3.160-142-12
CAMA Number: 3.160-142-12
Property Address: 256 CLINTON AVE

Mailing Address: LEWIS, RICHARD LEWIS, ISABEL
256 CLINTON AVE
DOBBS FERRY, NY 10522



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3/19/2021

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200 foot Abutters List Report

Greenburgh, NY
March 19, 2021

Parcel Number: 3.160-142-13
CAMA Number: 3.160-142-13
Property Address: 252 CLINTON AVE

Mailing Address: WALKER, MINDY WALKER, PETER
252 CLINTON AVE
DOBBS FERRY, NY 10522

Parcel Number: 3.160-142-14
CAMA Number: 3.160-142-14
Property Address: 114 BELLAIR DR

Mailing Address: MILLIGAN NEWMAN TRUST, MAURA K.
114 BELLAIR DRIVEWAY
DOBBS FERRY, NY 10522

Parcel Number: 3.160-142-15
CAMA Number: 3.160-142-15
Property Address: 0 BELLAIR DR

Mailing Address: GORHAM, PATRICK NOONAN-GORHAM,
SHEILA
108 BELLAIR DRIVEWAY
DOBBS FERRY, NY 10522

Parcel Number: 3.160-142-16
CAMA Number: 3.160-142-16
Property Address: 0 BELLAIR DR

Mailing Address: GORHAM, PATRICK NOONAN-GORHAM,
SHEILA
108 BELLAIR DRIVEWAY
DOBBS FERRY, NY 10522

Parcel Number: 3.160-142-17
CAMA Number: 3.160-142-17
Property Address: 108 BELLAIR DR

Mailing Address: GORHAM, PATRICK NOONAN-GORHAM,
SHEILA
108 BELLAIR DRIVEWAY
DOBBS FERRY, NY 10522

Parcel Number: 3.160-142-18
CAMA Number: 3.160-142-18
Property Address: 96 BELLAIR DR

Mailing Address: MARTENS, KENNETH D JOHNSON,
SHANNON
96 BELLAIR DRIVEWAY
DOBBS FERRY, NY 10522

Parcel Number: 3.160-142-19
CAMA Number: 3.160-142-19
Property Address: 43 N DRIVEWAY

Mailing Address: BREGMAN, STEVEN M. INTNER, CAROL
F.
43 N DRIVEWAY
DOBBS FERRY, NY 10522

Parcel Number: 3.160-142-20
CAMA Number: 3.160-142-20
Property Address: 0 BELLAIR DR

Mailing Address: GRAYLIN-FREY, ALEXANDRA GRAYLIN,
PETER
80 BELLAIR DRIVEWAY
DOBBS FERRY, NY 10522

Parcel Number: 3.160-142-21
CAMA Number: 3.160-142-21
Property Address: 80 BELLAIR DR

Mailing Address: GRAYLIN-FREY, ALEXANDRA GRAYLIN,
PETER
80 BELLAIR DRIVEWAY
DOBBS FERRY, NY 10522

Parcel Number: 3.160-142-30
CAMA Number: 3.160-142-30
Property Address: 0 N DRIVEWAY

Mailing Address: GRAYLIN-FREY, ALEXANDRA GRAYLIN,
PETER
80 BELLAIR DR
DOBBS FERRY, NY 10522

Parcel Number: 3.160-142-31
CAMA Number: 3.160-142-31
Property Address: 0 N DRIVEWAY

Mailing Address: GRAYLIN-FREY, ALEXANDRA GRAYLIN,
PETER
80 BELLAIR DR
DOBBS FERRY, NY 10522

Parcel Number: 3.160-142-32
CAMA Number: 3.160-142-32
Property Address: 0 N DRIVEWAY

Mailing Address: GRAYLIN-FREY, ALEXANDRA GRAYLIN,
PETER
80 BELLAIR DR
DOBBS FERRY, NY 10522



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3/19/2021

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200 foot Abutters List Report

Greenburgh, NY

March 19, 2021

Parcel Number: 3.160-142-33
CAMA Number: 3.160-142-33
Property Address: 0 N DRIVEWAY

Mailing Address: GRAYLIN-FREY, ALEXANDRA GRAYLIN,
PETER
80 BELLAIR DR
DOBBS FERRY, NY 10522

Parcel Number: 3.160-142-34
CAMA Number: 3.160-142-34
Property Address: 39 NORTH DR

Mailing Address: MURPHY, FRANK
39 N DRIVEWAY
DOBBS FERRY, NY 10522

Parcel Number: 3.160-142-9
CAMA Number: 3.160-142-9
Property Address: 286 CLINTON AVE

Mailing Address: FITZGERALD, MATTHEW J.
FITZGERALD, KRISTINA
286 CLINTON AVE
DOBBS FERRY, NY 10522

Parcel Number: 3.160-143-1
CAMA Number: 3.160-143-1
Property Address: 231 CLINTON AVE

Mailing Address: C2GRE LLC
235 MAIN STREET, SUITE 540
WHITE PLAINS, NY 10601

Parcel Number: 3.160-143-2
CAMA Number: 3.160-143-2
Property Address: 0 CLINTON AVE

Mailing Address: C2GRE LLC
235 MAIN STREET, SUITE 540
WHITE PLAINS, NY 10601

Parcel Number: 3.160-143-4
CAMA Number: 3.160-143-4
Property Address: 255 CLINTON AVE

Mailing Address: BAKER, TIMOTHY PEGG, LOUISE
255 CLINTON AVE
DOBBS FERRY, NY 10522

Parcel Number: 3.160-143-9.2
CAMA Number: 3.160-143-9.2
Property Address: 267 CLINTON AVE

Mailing Address: BRILL, ANTHONY BRILL, MINDY
267 CLINTON AVE
DOBBS FERRY, NY 10522



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