

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: Steven Secon

Property Address: 30 Heather Way

Check Application Type (may be more than one):

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

Description of Proposed Work:

Attached garage addition with deck above

RECEIVED

Date Filed 05/13/21

MAY 13 2021

Village of Dobbs Ferry
Building Department

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.

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

← 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) (One copy only, not eleven)

Photo of subject property showing "Under AHRB Review" sign as per 300-8.4.G (2). (One copy only, not eleven)

CONTINUED ON NEXT PAGE

Initial Below ↓	<input checked="" type="checkbox"/> 1 st Story Porch or Deck	<input type="checkbox"/> Accessory Building	<input checked="" type="checkbox"/> Altered Building	<input type="checkbox"/> New Building
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← Check Box (or Boxes) Above Appropriate Columns

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REQUIRED PLAN AND DOCUMENT SUBMISSION

11 COPIES OF EACH ITEM
(unless otherwise specified)

SS	•	•	•	•	Aerial site location map noting proposed building site and all nearby existing buildings. (Google Maps satellite view may be used.)
SS	•	•	•	•	Current Survey
SS	•	•	•	•	Detailed 1/4" scale elevations <u>and</u> floor plans of <u>both</u> existing and proposed conditions.
SS	•	•	•	•	Material, finish and color schedule is included <u>on</u> submitted plans.
SS	•	•	•	•	Provide a note on plan indicating that all lighting shall comply with section 300-11.4
SS	•	•	•	•	Specification sheet for each new exterior light fixture.
SS	•	•	•	•	Site Plan
SS	•	•	•	•	Specification sheets for all new windows and doors.
SS	•	•	•	•	(One set only, not eleven) of actual material, finish and color samples to be presented at AHRB meeting.
SS	•	•	•	•	Site location plan indicating proposed building site and all relevant buildings as noted in section: 300-4.1.C (3)
SS	•	•	•	•	Topographical Site Plan for (but not limited to) context based bulk analysis as per section: 300-4.1.C (3)
SS	•	•	•	•	Mechanical Equipment locations, including visual screening and sound attenuation provisions.
SS	•	•	•	•	Table of Zoning Calculations indicating compliance with Dimensional Tables, Appendix B,
SS	•	•	•	•	Table of eave & ridge heights as noted in the Appendix B, Table B-7
SS	•	•	•	•	A scaled streetscape drawing, using the above information, showing the houses on the contiguous lots, facing upon the same street, as the subject property.
SS	•	•	•	•	Diagram of Sky Exposure Plane envelope as per Definitions, section 300.2.1
SS	•	•	•	•	Landscape Plan
SS	•	•	•	•	Sections through important elevations.
SS	•	•	•	•	Sections through typical trim at a scale to clearly show profiles, trims, corners and their sizes.
SS	•	•	•	•	Photos of streetscape as noted in section: 300-4.1.C (3)
SS	•	•	•	•	Photos of all affected sides of existing structure and context.

Applicant Name: Steven Secon Signature: Steven Secon Date: 5/13/21
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: _____



Aerial (Satellite)



Front (North)

Smith Schwartz Residence | 30 Heather Way | Dobbs Ferry NY



Rear (South)



Left (East)



Right (West)