

Plan Submittal Form

Address: 35 Hillside Road

Application #: _____

Project: LANDSCAPING & GPA

Name: NIAL CAN

Email: NIALS@NCCSTUDIO.COM

Phone: 914-478-3448

Plans attached are being submitted for:

Building permit application 1 PDF copy & 2 paper copies 1/4 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:

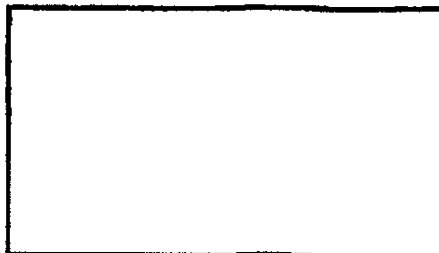
BOT- 1 PDF copy + 5 paper copies 1/4 scale

FB - 1 PDF copy + 7 paper copies 1/4 scale

ZBA - 1 PDF copy + 4 paper copies 1/4 scale

AHRB - 1 PDF copy + 2 paper copies 1/4 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: NIALL CAIN Date Filed: 4/8/2021

Property Address: 35 HILLSIDE AVE

Check Application Type (may be more than one):

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

Description of Proposed Work:

LANDSCAPING & OUTDOOR SPA

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	← Check Box (or Boxes) Above Appropriate Columns
	1 st Story Porch or Deck	Accessory Building	Altered Building	New Building	
pu	•	•	•	•	REQUIRED PLAN AND DOCUMENT SUBMISSION 1 PDF & 2 Paper COPIES OF EACH ITEM (unless otherwise specified)
na	•	•	•	•	
					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



☐ 1st 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)

NA	<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.)
NA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Current Survey
NA	<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 both existing and proposed conditions.
NA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Material, finish and color schedule is included on submitted plans.
NA	<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 300-41
NA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Specification sheet for each new exterior light fixture.
NA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Site Plan
NA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Specification sheets for all new windows and doors.
NA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	(One set only) of actual material, finish and color samples to be presented at AHRB meeting.
	<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: Appendix D- A (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: Appendix D- A (6)
	<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 section 300-17 (4) (F) and defined in 300-14
	<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
NA	<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.

Applicant Name: NAHCO Signature: [Signature] Date: 4/6/2021
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: _____

Date

4/8/2021

Via Certified Mail

Dear Neighbor:

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

❖ 35 HILLVIEW ROAD

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

↓ LANDSCAPING AND EXTERIOR SPA AT
WEST SIDE OF HOUSE

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:

RANDALL MEYER & TIM NEWPORT



VILLAGE OF DOBBS FERRY

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

Affidavit of Notice

I NIAH 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: 35 Hillside Rd

And attached a copy to this Affidavit.

On the 10 day April 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:

[Signature]

Witnessed by Notary:

[Signature]

*Done according to
NYS E.O. 202.7

BRYAN T. HEALY
Notary Public, State of New York
Registration No. 01HE838394
Qualified in Westchester County
Commission Expires February 1, 2024



200 foot Abutters List Report

Greenburgh, NY
March 19, 2021

Subject Property:

Parcel Number: 3.120-112-6
CAMA Number: 3.120-112-6
Property Address: 35 HILLSIDE RD

Mailing Address: MEYER, RANDALL T NEWPORT,
TIMOTHY C
35 HILLSIDE RD
DOBBS FERRY, NY 10522

Abutters:

Parcel Number: 3.120-108-15
CAMA Number: 3.120-108-15
Property Address: 152 BROADWAY

Mailing Address: WASHINGTON HEADQUARTERS CONDO
COMMON AREA 20 UNITS
500 WHITE PLAINS RD PROPERTY
MANAGER
TARRYTOWN, NY 10591

Parcel Number: 3.120-108-15
CAMA Number: 3.120-108-15..1
Property Address: 152 BROADWAY UNIT 1

Mailing Address: BROSE, JONATHAN P. BROSE,
JOCELYN R.
152 BROADWAY APT 1
DOBBS FERRY, NY 10522

Parcel Number: 3.120-108-15
CAMA Number: 3.120-108-15..10
Property Address: 152 BROADWAY UNIT 10

Mailing Address: LOUCA, PETRAKIS LOUCA, CATHERINE
152 BROADWAY
DOBBS FERRY, NY 10522

Parcel Number: 3.120-108-15
CAMA Number: 3.120-108-15..11
Property Address: 152 BROADWAY UNIT 11

Mailing Address: SCHOEN, DAVID M SCHOEN, TONI A
152 BROADWAY
DOBBS FERRY, NY 10522

Parcel Number: 3.120-108-15
CAMA Number: 3.120-108-15..12
Property Address: 152 BROADWAY UNIT 12

Mailing Address: ASH, JULIA ASH, MITCHELL
152 BROADWAY APT 6
DOBBS FERRY, NY 10522

Parcel Number: 3.120-108-15
CAMA Number: 3.120-108-15..13
Property Address: 152 BROADWAY UNIT 13

Mailing Address: TANNENBAUM, ANNE
152 BROADWAY
DOBBS FERRY, NY 10522

Parcel Number: 3.120-108-15
CAMA Number: 3.120-108-15..14
Property Address: 152 BROADWAY UNIT 14

Mailing Address: PARKE, ROBERT N PARKE, MARTHA M
65 MILL STREET
RHINEBECK, NY 12572

Parcel Number: 3.120-108-15
CAMA Number: 3.120-108-15..15
Property Address: 152 BROADWAY UNIT 15

Mailing Address: SPERANSKY, KIRIL SPERANSKY,
TATIANA
152 BROADWAY APT 11
DOBBS FERRY, NY 10522

Parcel Number: 3.120-108-15
CAMA Number: 3.120-108-15..16
Property Address: 152 BROADWAY UNIT 16

Mailing Address: CORLESS, JAMES J LOTTER, HA
152 BROADWAY
DOBBS FERRY, NY 10522

Parcel Number: 3.120-108-15
CAMA Number: 3.120-108-15..17
Property Address: 152 BROADWAY UNIT 17

Mailing Address: SILBERMAN, MARK SILBERMAN, LENA
289 CLINTON AVE
DOBBS FERRY, NY 10522



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3/19/2021

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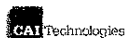
Page 1 of 4



200 foot Abutters List Report

Greenburgh, NY
March 19, 2021

Parcel Number:	3.120-108-15	Mailing Address:	ZIMMERMAN, GARY ZIMMERMAN, DONNA
CAMA Number:	3.120-108-15..18		152 BROADWAY, UNIT 16
Property Address:	152 BROADWAY UNIT 18		DOBBS FERRY, NY 10522
Parcel Number:	3.120-108-15	Mailing Address:	NEALE, MILES I. WOLF, EMILY
CAMA Number:	3.120-108-15..19		152 BROADWAY APT 17
Property Address:	152 BROADWAY UNIT 19		DOBBS FERRY, NY 10522
Parcel Number:	3.120-108-15	Mailing Address:	MURRAY, ROBERT C.
CAMA Number:	3.120-108-15..2		152 BROADWAY APT 2
Property Address:	152 BROADWAY UNIT 2		DOBBS FERRY, NY 10522
Parcel Number:	3.120-108-15	Mailing Address:	FEINBERG TRUST, PHYLLIS
CAMA Number:	3.120-108-15..20		152 BROADWAY, APT 20
Property Address:	152 BROADWAY UNIT 20		DOBBS FERRY, NY 10522
Parcel Number:	3.120-108-15	Mailing Address:	GREENWALD, DALE JANA, KOS
CAMA Number:	3.120-108-15..3		152 BROADWAY
Property Address:	152 BROADWAY UNIT 3		DOBBS FERRY, NY 10522
Parcel Number:	3.120-108-15	Mailing Address:	GLUCK, JASON GLUCK, VIVIENNE
CAMA Number:	3.120-108-15..4		152 BROADWAY APT 8
Property Address:	152 BROADWAY UNIT 4		DOBBS FERRY, NY 10522
Parcel Number:	3.120-108-15	Mailing Address:	COLAO, KENNETH M.
CAMA Number:	3.120-108-15..5		152 BROADWAY APT #9
Property Address:	152 BROADWAY UNIT 5		DOBBS FERRY, NY 10522
Parcel Number:	3.120-108-15	Mailing Address:	LAUMANN, MICHAEL LAUMANN, JESSICA L
CAMA Number:	3.120-108-15..6		152 BROADWAY APT 13
Property Address:	152 BROADWAY UNIT 6		DOBBS FERRY, NY 10522
Parcel Number:	3.120-108-15	Mailing Address:	LEE, JOUNGWON AHN, WOON
CAMA Number:	3.120-108-15..7		152 BROADWAY
Property Address:	152 BROADWAY UNIT 7		DOBBS FERRY, NY 10522
Parcel Number:	3.120-108-15	Mailing Address:	BENSHOP, JOHN C. BENSHOP, SHERI S.
CAMA Number:	3.120-108-15..8		152 BROADWAY APT 18
Property Address:	152 BROADWAY UNIT 8		DOBBS FERRY, NY 10522
Parcel Number:	3.120-108-15	Mailing Address:	MEYER, SABIN MEYER, ELLEN
CAMA Number:	3.120-108-15..9		152 BROADWAY APT 19
Property Address:	152 BROADWAY UNIT 9		DOBBS FERRY, NY 10522
Parcel Number:	3.120-108-16	Mailing Address:	SLOVER, JAMES
CAMA Number:	3.120-108-16		33 COLONIAL AVE
Property Address:	33 COLONIAL AVE		DOBBS FERRY, NY 10522



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Page 2 of 4



200 foot Abutters List Report

Greenburgh, NY
March 19, 2021

Parcel Number: 3.120-108-17 CAMA Number: 3.120-108-17 Property Address: 37 COLONIAL AVE	Mailing Address: CRICCHIO, ADAM WILKINSON, ELLEN A 37 COLONIAL AVE DOBBS FERRY, NY 10522
Parcel Number: 3.120-108-18 CAMA Number: 3.120-108-18 Property Address: 41 COLONIAL AVE	Mailing Address: CHU, SIMON L 41 COLONIAL AVE DOBBS FERRY, NY 10522
Parcel Number: 3.120-112-1 CAMA Number: 3.120-112-1 Property Address: 55 HILLSIDE RD	Mailing Address: MOSS, ALEXANDRA BARDIN, JONATHAN 55 HILLSIDE RD DOBBS FERRY, NY 10522
Parcel Number: 3.120-112-10 CAMA Number: 3.120-112-10 Property Address: 102 BROADWAY	Mailing Address: MCALLISTER, GARRETT 102 BROADWAY DOBBS FERRY, NY 10522
Parcel Number: 3.120-112-12 CAMA Number: 3.120-112-12 Property Address: 0 COLONIAL & HILLSIDE AVE	Mailing Address: MOSS, ALEXANDRA BARDIN, JONATHAN 55 HILLSIDE RD DOBBS FERRY, NY 10522
Parcel Number: 3.120-112-13 CAMA Number: 3.120-112-13 Property Address: 45 HILLSIDE RD	Mailing Address: GOODWIN, ROBERT GOODWIN, SLOCUM KATHRYN 45 HILLSIDE RD DOBBS FERRY, NY 10522
Parcel Number: 3.120-112-2 CAMA Number: 3.120-112-2 Property Address: 0 SOUTHLAWN AVE	Mailing Address: MOSS, ALEXANDRA BARDIN, JONATHAN 55 HILLSIDE RD DOBBS FERRY, NY 10522
Parcel Number: 3.120-112-3 CAMA Number: 3.120-112-3 Property Address: 0 SOUTHLAWN AVE	Mailing Address: MOSS, ALEXANDRA BARDIN, JONATHAN 55 HILLSIDE RD DOBBS FERRY, NY 10522
Parcel Number: 3.120-112-4 CAMA Number: 3.120-112-4 Property Address: 58 COLONIAL AVE	Mailing Address: BRAY TRUST, CHRISTOPHER KENNETH BRAY TRUST, CHELSEA GREENE 58 COLONIAL AVE DOBBS FERRY, NY 10522
Parcel Number: 3.120-112-5 CAMA Number: 3.120-112-5 Property Address: 40 COLONIAL AVE	Mailing Address: MANSFIELD, DEREK MANSFIELD, ESTER 40 COLONIAL AVE DOBBS FERRY, NY 10522
Parcel Number: 3.120-112-7 CAMA Number: 3.120-112-7 Property Address: 0 COLONIAL AVE	Mailing Address: PRIESTER, JOHN PRIESTER, FANNY LIFE 112 BROADWAY DOBBS FERRY, NY 10522
Parcel Number: 3.120-112-8 CAMA Number: 3.120-112-8 Property Address: 112 BROADWAY	Mailing Address: PRIESTER LIFE EST, FANNY & JOHN 112 BROADWAY DOBBS FERRY, NY 10522



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3/19/2021

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Page 3 of 4

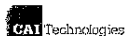


200 foot Abutters List Report

Greenburgh, NY

March 19, 2021

Parcel Number:	3.120-112-9	Mailing Address:	GIULIANO, GIOVANNINA GIULIANO, ANTONIO
CAMA Number:	3.120-112-9		108 BROADWAY
Property Address:	108 BROADWAY		DOBBS FERRY, NY 10522
Parcel Number:	3.120-113-12	Mailing Address:	ANBINDER, HELEN
CAMA Number:	3.120-113-12		144 SOUTHLAWN AVE
Property Address:	144 SOUTHLAWN AVE		DOBBS FERRY, NY 10522
Parcel Number:	3.120-113-13	Mailing Address:	HERSHBERG, JONATHAN SCHRAG-HERSHBERG, REBECCA
CAMA Number:	3.120-113-13		140 SOUTHLAWN AVE
Property Address:	140 SOUTHLAWN AVE		DOBBS FERRY, NY 10522
Parcel Number:	3.120-113-14	Mailing Address:	CAIN, MAVIS
CAMA Number:	3.120-113-14		134 SOUTHLAWN AVE
Property Address:	134 SOUTHLAWN AVE		DOBBS FERRY, NY 10522
Parcel Number:	3.120-113-15	Mailing Address:	CAIN, MAVIS
CAMA Number:	3.120-113-15		134 SOUTHLAWN AVE
Property Address:	0 SOUTHLAWN AVE		DOBBS FERRY, NY 10522
Parcel Number:	3.120-117-4	Mailing Address:	WHITE, BRUCE N WHITE, BETH M
CAMA Number:	3.120-117-4		117 SOUTHLAWN AVE
Property Address:	117 SOUTHLAWN AVE		DOBBS FERRY, NY 10522
Parcel Number:	3.120-117-5	Mailing Address:	LAURTIS, JASON CALEY, SAAR
CAMA Number:	3.120-117-5		125 SOUTHLAWN AVE
Property Address:	125 SOUTHLAWN AVE		DOBBS FERRY, NY 10522
Parcel Number:	3.120-117-6	Mailing Address:	CECCOLINI, JAMES CECCOLINI, JEANNE
CAMA Number:	3.120-117-6		38 HILLSIDE RD
Property Address:	38 HILLSIDE RD		DOBBS FERRY, NY 10522
Parcel Number:	3.40-4-127	Mailing Address:	TACONIC STATE PARK COMMISSION
CAMA Number:	3.40-4-127		OLD CROTON AQUADUCT
Property Address:	0 OLD CROTON AQUADUCT		DOBBS FERRY, NY 10522



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Page 4 of 4