

Plan Submittal Form

Address: 69 LANDING DRIVE

Application #: A2021-0359

Project: 4'-0" DECK ADDITION

Name: NANCY CIRALDO

Email: NFC52@OPTONLINE.NET

Phone: (914) 478-5853

Plans attached are being submitted for:

Building permit application 1 PDF copy & 2 paper copies ¼ 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:

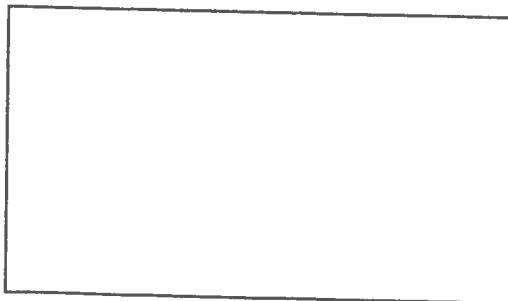
BOT- 1 PDF copy + 5 paper copies ¼ scale

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: NANCY CIRALDO Date Filed \_\_\_\_\_  
Property Address: 69 LANDING DRIVE

Check Application Type (may be more than one):

☐ New Building      ☐ Altered Building      ☐ Accessory Building      ☒ 1<sup>st</sup> Story Porch or Deck

Description of Proposed Work:  
EXTEND EXISTING deck 4 feet

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.

☒

☐

☐

☐

1<sup>st</sup> Story Porch or Deck

Accessory Building

Altered Building

New Building

Initial Below  
↓

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

CONTINUED ON NEXT PAGE

Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_





**VILLAGE OF DOBBS FERRY**

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

**Affidavit of Notice**

I NANCY GIRALDO

Attest to the fact that I have sent via Certified Mail, the attached letter to all the neighboring properties within a 200' radius of the subject property

at: 69 LANDING DRIVE DOBBS FERRY NY 10522

And have attached the mailing list I received from the Tax Assessor's office located at 177 Hillside Ave. White Plains, NY 10607. Contact person Anthony Fabrizzio 914-993-1522 or afabrizzio@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:

Nancy Ciralo

Witnessed by Notary:

JAN GOORSKY  
Notary Public, State of New York  
No. 03-4882910  
Qualified in Westchester County  
Commission Expires April 30, 2023

J. Goorsky

Nancy Ciraldo  
69 Landing Drive  
Dobbs Ferry, NY 10522

June, 2021

Dear Neighbor:

This letter is to notify you that I, as the owner of the property at **69 Landing Drive Dobbs Ferry, New York 10522** have filed an application with the Village of Dobbs Ferry to extend my existing deck out four feet.

This proposal will be presented to the Architectural and Historical Review Board at the next available meeting, please check the calendars and agendas on the village website for the exact date this will first appear before the board.

The AHRB meets the 2<sup>nd</sup> and 4<sup>th</sup> Monday of each month at 8:00 P.M. The meetings are held in the Village Board Room located at 112 Main Street 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.

Thank you.

Sincerely,

Nancy Ciraldo

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OWNERNA	PROPADDR	PROPAPT	PROPCITY	PROPCITY	PROPPRINTKEY	PROPSBL
	85 LANDING DR		DOBBS FER		10522 3.40-4-15.37	3.04E+17
	56 LANDING DR		DOBBS FER		10522 3.40-4-15.46	3.04E+17
	63 LANDING DR		DOBBS FER		10522 3.40-4-15.26	3.04E+17
	58 LANDING DR		DOBBS FER		10522 3.40-4-15.47	3.04E+17
	75 LANDING DR		DOBBS FER		10522 3.40-4-15.32	3.04E+17
	22 HUDSON DR		DOBBS FER		10522 3.40-4-15.55	3.04E+17
	25 HUDSON DR		DOBBS FER		10522 3.40-4-15.65	3.04E+17
	79 LANDING DR		DOBBS FER		10522 3.40-4-15.34	3.04E+17
	29 HUDSON DR		DOBBS FER		10522 3.40-4-15.63	3.04E+17
	48 LANDING DR		DOBBS FER		10522 3.40-4-15.61	3.04E+17
	59 LANDING DR		DOBBS FER		10522 3.40-4-15.24	3.04E+17
	CEDAR ST & DRAPER U		DOBBS FER		10522 3.40-4-5	3.04E+17
	52 LANDING DR		DOBBS FER		10522 3.40-4-15.44	3.04E+17
	50 LANDING DR		DOBBS FER		10522 3.40-4-15.43	3.04E+17
	71 LANDING DR		DOBBS FER		10522 3.40-4-15.30	3.04E+17
	67 LANDING DR		DOBBS FER		10522 3.40-4-15.28	3.04E+17
	65 LANDING DR		DOBBS FER		10522 3.40-4-15.27	3.04E+17
	83 LANDING DR		DOBBS FER		10522 3.40-4-15.36	3.04E+17
	77 LANDING DR		DOBBS FER		10522 3.40-4-15.33	3.04E+17
	26 HUDSON DR		DOBBS FER		10522 3.40-4-15.57	3.04E+17
	69 LANDING DR		DOBBS FER		10522 3.40-4-15.29	3.04E+17
	27 HUDSON DR		DOBBS FER		10522 3.40-4-15.64	3.04E+17
	60 LANDING DR		DOBBS FER		10522 3.40-4-15.48	3.04E+17
	24 HUDSON DR		DOBBS FER		10522 3.40-4-15.56	3.04E+17
	81 LANDING DR		DOBBS FER		10522 3.40-4-15.35	3.04E+17
	54 LANDING DR		DOBBS FER		10522 3.40-4-15.45	3.04E+17
	73 LANDING DR		DOBBS FER		10522 3.40-4-15.31	3.04E+17
	28 HUDSON DR		DOBBS FER		10522 3.40-4-15.58	3.04E+17
	31 HUDSON DR		DOBBS FER		10522 3.40-4-15.62	3.04E+17
	61 LANDING DR		DOBBS FER		10522 3.40-4-15.25	3.04E+17
	BROADWAY (OFF)		DOBBS FER		10522 3.40-4-15	3.04E+17





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Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$4.15	
Sent To John and Kathy Ficalora 85 Landing Drive Dobbs Ferry, NY 10522		

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$4.15	
Sent To James and Roberta Stone 24 Hudson Drive Dobbs Ferry, NY 10522		

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Postage	\$0.55	
Total Postage and Fees	\$4.15	
Sent To Property Manager Village Green Condo 100 Cedar Street Dobbs Ferry, NY 10522		

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Postage	\$0.55	
Total Postage and Fees	\$4.15	
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Postage	\$0.55	
Total Postage and Fees	\$4.15	
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Total Postage and Fees	\$4.15	
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73 Landing Drive  
Dobbs Ferry, NY 10522

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Robert and Jean Brown  
81 Landing Drive  
Dobbs Ferry, NY 10522

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Steve and Laura Finkel  
26 Hudson Drive  
Dobbs Ferry, NY 10522

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Randy and Lisa Klipstein  
65 Landing Drive  
Dobbs Ferry, NY 10522

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Antoinette Nigro  
50 Landing Drive  
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Lawrence and Donna Dunkelman  
52 Landing Drive  
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Paul and Jessica Hilburg  
54 Landing Drive  
Dobbs Ferry, NY 10522

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Cynthia deLong  
77 Landing Drive  
Dobbs Ferry, NY 10522

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City, State  
PS Form

Chris and Jeanne Christensen  
79 Landing Drive  
Dobbs Ferry, NY 10522

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☐ Adult Signature Restricted Delivery

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Postage  
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Total Postage and Fees  
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Sent To  
Street  
City, State  
PS Form

S. Katz  
25 Hudson Drive  
Dobbs Ferry, NY 10522

Postmark  
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Extra Services & Fees (check box, add fee as appropriate)

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☐ Certified Mail Restricted Delivery

☐ Adult Signature Required

☐ Adult Signature Restricted Delivery

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Postage  
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Total Postage and Fees  
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Sent To  
Street  
City, State  
PS Form

Sheri Cohen  
71 Landing Drive  
Dobbs Ferry, NY 10522

Postmark  
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☐ Certified Mail Restricted Delivery

☐ Adult Signature Required

☐ Adult Signature Restricted Delivery

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Sent To  
Street  
City, State  
PS Form

Thomas and Beth Hargraves  
61 Landing Drive  
Dobbs Ferry, NY 10522

Postmark  
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☐ Return Receipt (electronic) \$  
☐ Certified Mail Restricted Delivery \$  
☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$

Postage

Total Postage and Fees

Sent To  
Barry and Eve Lewis  
48 Landing Drive  
Dobbs Ferry, NY 10522

Postmark  
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Patrick and Cornelia Crisci  
63 Landing Drive  
Dobbs Ferry, NY 10522

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☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$

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Sent To  
Cynthia Smith  
29 Hudson Drive  
Dobbs Ferry, NY 10522

Postmark  
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Extra Services & Fees (check box, add fee as appropriate)  
☐ Return Receipt (hardcopy) \$  
☐ Return Receipt (electronic) \$  
☐ Certified Mail Restricted Delivery \$  
☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$

Postage

Total Postage and Fees

Sent To  
Angelo Tullo  
56 Landing Drive  
Dobbs Ferry, NY 10522

Postmark  
Here

Instructions

7020 3160 0001 8959 1552

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)  
☐ Return Receipt (hardcopy) \$  
☐ Return Receipt (electronic) \$  
☐ Certified Mail Restricted Delivery \$  
☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$

Postage

Total Postage and Fees

Sent To  
Charles Rauch  
27 Hudson Drive  
Dobbs Ferry, NY 10522

Postmark  
Here

Instructions

## APPLICATION FOR ARCHITECTURAL REVIEW

The Landing at Dobbs Ferry Condominium  
(Please type or print clearly)

Please complete the following application and submit with any drawings or renderings of requested change, Village permit (if required), and consent to change signed off on by immediate neighbors. Please return application to the Management Company.

Date: 4/17/21 Home Phone #: (914) 478-5853 Cell #: (914) 309-1026

I Nancy Ciraldo, the owner of Unit/Address 69 Landing Drive

hereby make application for approval to perform the following work on this unit or grounds as follows: **STATE DESIRED CHANGE:** (i.e., change patio, variations to windows, modification/addition to exterior of building, lighting, doors, numbers, decorative signs, alarms, fences, etc.)

**Extend deck four feet to match the existing deck of my neighbor at 67 Landing Drive. I have spoken to both neighbors (67 and 71 Landing Drive) and informed them of the pending deck extension and neither expressed any concerns regarding this renovation. The stairs, which now extend out from the deck, will be modified and now actually be part of the deck structure allowing my deck to be flush with my neighbor at 67 Landing Drive.**

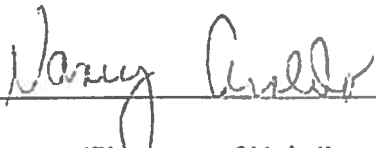
**STATE DESIRED GROUND CHANGES:** (i.e., landscape modifications/additions, planting beds (trees/shrubbery, attach window boxes, lawn accessories)

**To avoid any delay in the processing of this application, please be sure to attach a complete copy of plans and specifications. Send only a copy, as it will NOT be returned to you.**

I understand that if this request is approved, all perpetual care is the Unit Owner's responsibility. When the unit is sold, either the new Unit Owner will accept the responsibility of perpetual care or the approved modification will be returned to the fit and finish at the Unit Owner's cost.

In the event that the contents of this request are not implemented as described, the Unit Owner will be assessed a fine of \$25.00 per violation, understanding that each day a violation continues after notice, it shall be considered a separate violation. The modification must be returned to the original condition at the Unit Owner's expense.

I am not delinquent in common charges or in violation of any of the provisions of The Landing at Dobbs Ferry Condominium Declaration and/or By-Laws.

  
(Signature of Unit Owner)



The Landing on the Water at Dobbs Ferry Condominium c/o  
Hudson North Management LLC  
1053 Saw Mill River Road, Suite 202  
Ardsley, New York 10502  
Phone: (914) 674-2100 | Fax: (914) 674-5926  
E-Mail: [RPilla@hudsonnorth.com](mailto:RPilla@hudsonnorth.com)

### HOLD HARMLESS AGREEMENT

NAME: Nancy Ciraldo ("Unit Owner (s)") of 69 Landing Drive

herewith agree(s) that if any claim is made against The Landing on the Water at Dobbs Ferry Condominium ("CONDOMINIUM"), the Condo Board and members individually, their managing agents,

Hudson North Management LLC, or any of their Directors, Officers, Managers, or employees (indemnified parties) as a result of any injury arising from or as a result of deck renovation (extend four feet)

the Unit Owner will hold the CONDOMINIUM, Hudson North Management LLC, the Board and members individually, and their Directors, Officers, Managers, and employees (indemnified parties) harmless as against any such claim, judgment, loss, penalty, expense, damage, injury, attorney's fees, costs, disbursements, and the like as a result of any such injury, claim, or action and will indemnify the CONDOMINIUM, Hudson North Management LLC, and their respective Managers, Officers, or Managers as a result of any such injury, action, or claim and for any judgment, claim, loss, penalty, expense, damage, injury, attorney's fees, costs, disbursements and the like and will pay the same. The CONDOMINIUM, Hudson North Management LLC and their respective Directors, Officers, Managers and employees will be entitled to retain their own counsel, at the expense of the Unit Owner for the defense of any such claim, action or litigation.

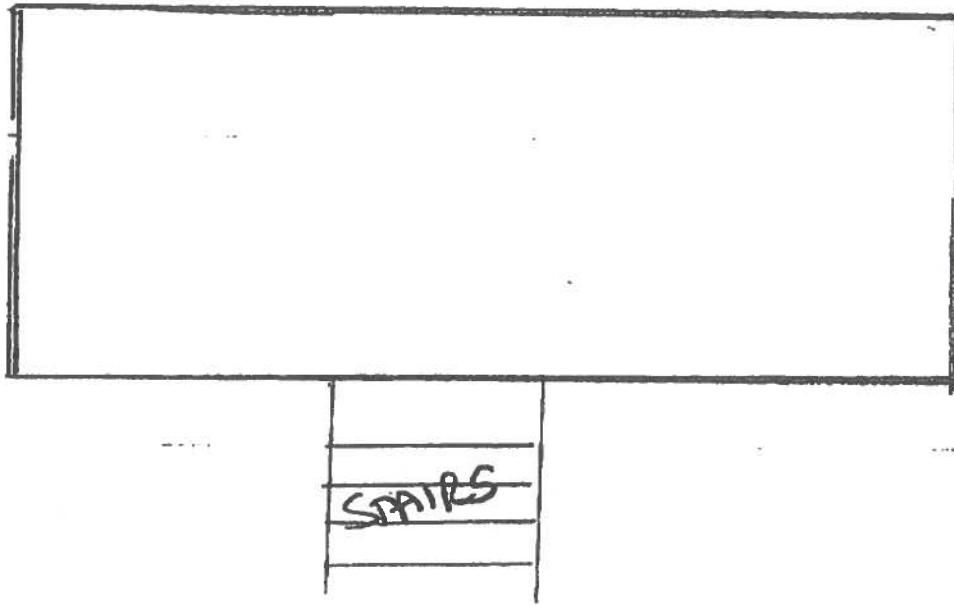
Unit Owner Nancy Ciraldo

Signature: Nancy Ciraldo

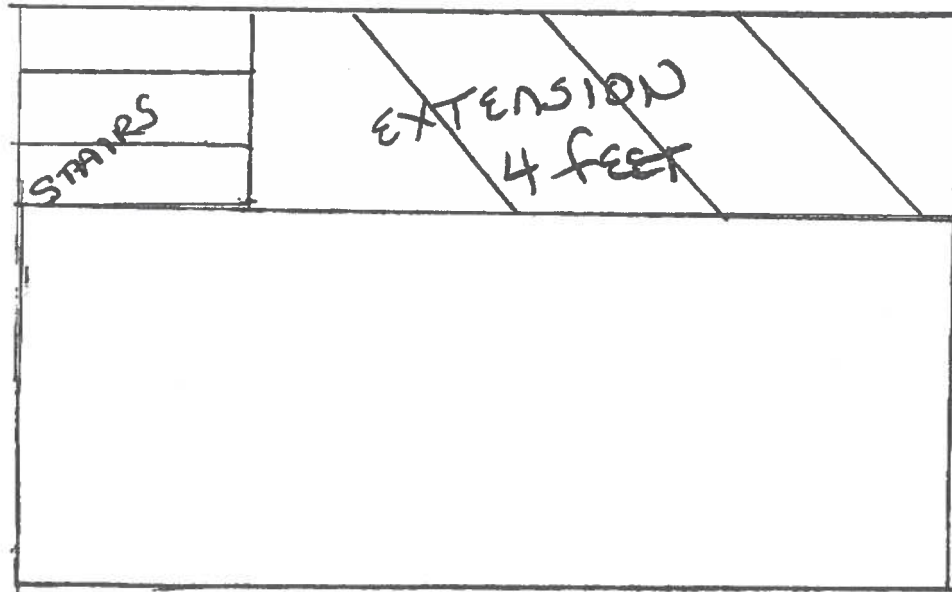
On this 17<sup>th</sup> day of APRIL 2021 came before me personally NANCY CIRALDO and attested to be the individual(s) described in and who executed the foregoing instrument, and who acknowledged to me that he/she executed the same.

JAN GOORSKY  
Notary Public

JAN GOORSKY  
Notary Public, State of New York  
No. 03-4668910  
Qualified in Westchester County  
Commission Expires April 30, 2023



CURRENT



PROPOSED

THIS PAGE IS FOR OFFICE USE ONLY

YOUR REQUEST HAS BEEN APPROVED WITH THE FOLLOWING CONDITIONS:

Subject to receipt of a Permit  
and Insurance Certificates from  
Contractor

YOUR REQUEST HAS BEEN DENIED FOR THE FOLLOWING REASONS:

THE FOLLOWING ADDITIONAL INFORMATION NEEDS TO BE SUBMITTED TO  
REEVALUATE APPLICATION:

FOR THE BOARD OF MANAGERS:

ABZ, As Agent

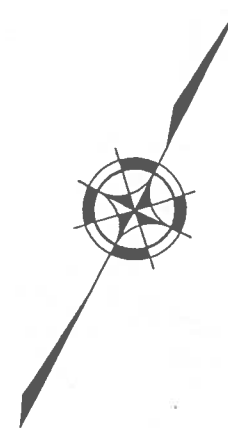
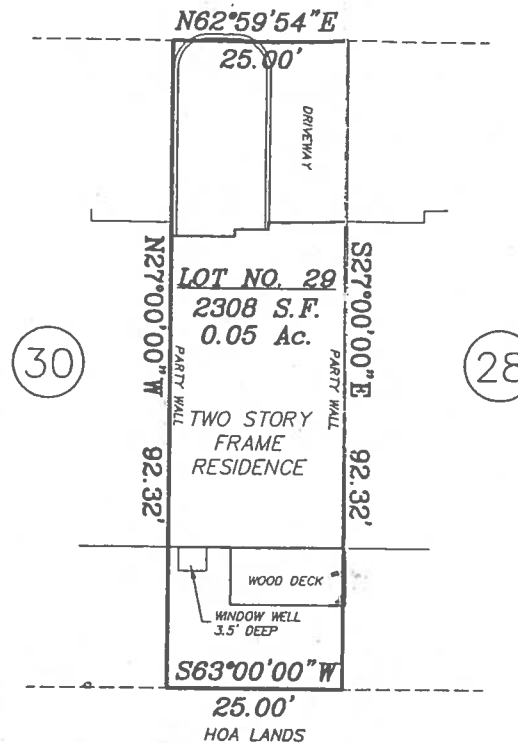
DATE:

April 22, 2021

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# LANDING DRIVE

BEING LOT NO. 29 AS SHOWN ON A MAP ENTITLED "AMENDED FINAL CLUSTERED SUBDIVISION PLAT PREPARED FOR THE LANDING AT DOBBS FERRY" FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS ON JANUARY 29, 2001 AS MAP No. 26692.



## NOTE:

All certifications shall run to persons, named hereon, for whom this survey was prepared and on their behalf to any title company, governmental agency, or lending institution named hereon. Said certifications are not transferable to additional institutions or subsequent owners.

Any alteration or addition to this survey is a violation of SECTION 7209 of the NEW YORK STATE EDUCATION LAW, except as per SUBDIVISION 2. All certifications hereon are valid for this map and copies thereof only if said map or copies bear the impressed seal of the surveyor whose signature appears hereon.

The location of underground improvements or encroachments hereon, if any exist, are not certified or shown.

We, Chas. H. Sells, Inc., hereby certify that the survey on which this map is based was completed on May 21, 2001 and this map was completed on June 19, 2001 and that said survey was prepared in accordance with the current "CODE OF PRACTICE" of the NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS (NYSAPLS).

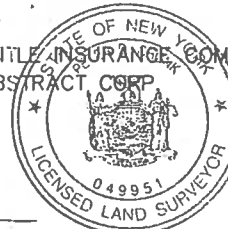
CERTIFIED TO: NANCY L. CIRALDO

FIRST AMERICAN TITLE INSURANCE COMPANY OF NEW YORK  
PRECISE CERES ABSTRACT CORP

By: CHAS. H. SELLS, INC.

*Peter D. Pank*

N.Y. State Licensed Land Surveyor



## SURVEY OF PROPERTY

PREPARED FOR

**NANCY L. CIRALDO**

LOT NO. 29 AS SHOWN ON

FILED MAP No. 26692

SITUATE IN

**VILLAGE OF DOBBS FERRY**

**TOWN OF GREENBURGH**

**WESTCHESTER CO. N.Y.**

SCALE: 1"= 20'

JUNE 19, 2001

95014001

No.	REVISION	DATE
1		
2		
3		
4		



**CHAS. H. SELLS, INC.**

Consulting Engineers, Surveyors & Photogrammetrists  
CIVIL, STRUCTURAL AND TRANSPORTATION ENGINEERING