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AUG 20 2021

VILLAGE OF DOBBS FERRY
BUILDING DEPARTMENT

Dobbs Ferry Architectural & Historical Review Board

PAGE 1

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: Joseph Marzella Date Filed: _____Property Address: 18 Riverside Place

Check Application Type (may be more than one):

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

Description of Proposed Work:

New rear deck and staircase

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"/>	<input 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	
<u>JM</u>	•	•	•	•	REQUIRED PLAN AND DOCUMENT SUBMISSION 1 PDF & 2 Paper 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 300-18 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

← Check Box (or Boxes) Above Appropriate Columns

Initial
Below

REQUIRED PLAN AND DOCUMENT SUBMISSION

1 PDF & 2 Paper COPIES OF EACH ITEM
(unless otherwise specified)

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

Applicant Name: Joseph Marrella Signature: [Signature] Date: _____

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: _____



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Date Mailed 8/18/21
Via Certified Mail



Dear Neighbor:

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

♦ 18 Riverside Place

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

♦ New rear deck and staircase

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 6:30 PM
- ☐ Planning Board; meet 1st Thursday at 7:30 PM
- ☐ Zoning Board of Appeals; meet 2nd Wednesday at 8:00 PM
- ☒ Architectural & Historic Review Board; meet 2nd & 4th Mondays at 8:00 PM

During this pandemic crisis, our Statutory Board meetings will be conducted remotely. You will be able to participate via Zoom by internet or by telephone, or you can watch the meeting livestreamed on YouTube. The videos can also be viewed after each meeting on YouTube and will be posted to our website.

For Public Hearings, we will accept emailed comments in advance of the hearings. Please email ldreaper@dobbsferry.com by 3pm the day before the hearing. For Zoom participants we will also enable the option for participants to "raise their hand" and voice their concern or question.

Owner name:

Joseph Marzella



200 foot Abutters List Report

Greenburgh, NY
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**VILLAGE OF DOBBS FERRY
BUILDING DEPARTMENT**

Subject Property:

Parcel Number: 3.80-36-31
CAMA Number: 3.80-36-31
Property Address: 18 RIVERSIDE PL

Mailing Address: MARZELLA, JOSEPH MARZELLA,
ALYSSA L
18 RIVERSIDE PL
DOBBS FERRY, NY 10522

Abutters:

Parcel Number: 3.80-36-14
CAMA Number: 3.80-36-14
Property Address: 70 CHESTNUT ST

Mailing Address: PAULSSON, INGRID K PAULSSON, DAN
U.M.
70 CHESTNUT ST
DOBBS FERRY, NY 10522

Parcel Number: 3.80-36-15
CAMA Number: 3.80-36-15
Property Address: 64 CHESTNUT ST

Mailing Address: HALATYN, MICHAEL J HALATYN, ROMA
LISA
64 CHESTNUT ST
DOBBS FERRY, NY 10522

Parcel Number: 3.80-36-17
CAMA Number: 3.80-36-17
Property Address: 107 PALISADE ST

Mailing Address: IOZZO, VINCENZO IOZZO, LINA
3 CHESTNUT RIDGEWAY
DOBBS FERRY, NY 10522

Parcel Number: 3.80-36-18
CAMA Number: 3.80-36-18
Property Address: 111 PALISADE ST

Mailing Address: GRANDE, GRAZIANO
111 PALISADE ST
DOBBS FERRY, NY 10522

Parcel Number: 3.80-36-19
CAMA Number: 3.80-36-19
Property Address: 11 RIVERSIDE PL

Mailing Address: CHRISTOFORAKIS, KONSTANTINOS
BACALOCOSTANTIS, IRENE
11 RIVERSIDE PL
DOBBS FERRY, NY 10522

Parcel Number: 3.80-36-20
CAMA Number: 3.80-36-20
Property Address: 15 RIVERSIDE PL

Mailing Address: C.CHEBETAR M LIFE EST ATTN:
CARMELLA CHEBETAR
524 ALMENA AVE
ARDSLEY, NY 10502

Parcel Number: 3.80-36-21
CAMA Number: 3.80-36-21
Property Address: 19 RIVERSIDE PL

Mailing Address: WILLIAMS, JOHN
19 RIVERSIDE PL
DOBBS FERRY, NY 10522

Parcel Number: 3.80-36-22
CAMA Number: 3.80-36-22
Property Address: 21 RIVERSIDE PL

Mailing Address: NEILL, AMY JO
21 RIVERSIDE PL
DOBBS FERRY, NY 10522

Parcel Number: 3.80-36-23
CAMA Number: 3.80-36-23
Property Address: 0 RIVERSIDE PL

Mailing Address: NEILL, AMY JO
21 RIVERSIDE PL
DOBBS FERRY, NY 10522

Parcel Number: 3.80-36-24
CAMA Number: 3.80-36-24
Property Address: 31 RIVERSIDE PL

Mailing Address: KENDALL, ARTHUR KENDALL,
MARGARET
31 RIVERSIDE PL
DOBBS FERRY, NY 10522



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Greenburgh, NY

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Parcel Number: 3.80-36-27
CAMA Number: 3.80-36-27
Property Address: 38 RIVERSIDE PL

Mailing Address: BUCCI, JOHN C BUCCI, ROSEMARY
38 RIVERSIDE PL
DOBBS FERRY, NY 10522

Parcel Number: 3.80-36-28
CAMA Number: 3.80-36-28
Property Address: 30 RIVERSIDE PL

Mailing Address: BUCCI, THOMAS BUCCI, SHARON
30 RIVERSIDE PL
DOBBS FERRY, NY 10522

Parcel Number: 3.80-36-29
CAMA Number: 3.80-36-29
Property Address: 26 RIVERSIDE PL

Mailing Address: SCATTARETICO, PAUL SCATTARETICO,
PETER
RIVERSIDE PL
DOBBS FERRY, NY 10522

Parcel Number: 3.80-36-30
CAMA Number: 3.80-36-30
Property Address: 20 RIVERSIDE PL

Mailing Address: SKULTSTAD, JOANNE
20 RIVERSIDE PL
DOBBS FERRY, NY 10522

Parcel Number: 3.80-36-32
CAMA Number: 3.80-36-32
Property Address: 16 RIVERSIDE PL

Mailing Address: RACANELLI, MICHAEL IACOBazzi,
FRANK
16 RIVERSIDE PL
DOBBS FERRY, NY 10522

Parcel Number: 3.80-36-33
CAMA Number: 3.80-36-33
Property Address: 10 RIVERSIDE PL

Mailing Address: SERVEDIO, DAMIANO & VIVIAN SERVEDIO
TRUST SERVEDIO, DONNA & CARLA
10 RIVERSIDE PL
DOBBS FERRY, NY 10522

Parcel Number: 3.80-36-34
CAMA Number: 3.80-36-34
Property Address: 6 RIVERSIDE PL

Mailing Address: DEPAOLA, VINCENZO DEPAOLA,
PASQUALINA
51 HILLCREST AVE
ARDSLEY, NY 10502

Parcel Number: 3.80-36-35
CAMA Number: 3.80-36-35
Property Address: 119 PALISADE ST

Mailing Address: DE PAOLO, LUIGI
10 TIERNANS LN
DOBBS FERRY, NY 10522

Parcel Number: 3.80-36-36
CAMA Number: 3.80-36-36
Property Address: 123 PALISADE ST

Mailing Address: MANAGEMENT, LLC, CJL REALTY
44 S FIELD AVE
DOBBS FERRY, NY 10522

Parcel Number: 3.80-36-37
CAMA Number: 3.80-36-37
Property Address: 129 PALISADE ST

Mailing Address: OMBONI JR, JOSEPH OMBONI,
MARGARET
129 PALISADE ST
DOBBS FERRY, NY 10522

Parcel Number: 3.80-36-38
CAMA Number: 3.80-36-38
Property Address: 129 PALISADE ST

Mailing Address: OMBONI TRUST, MARGARET
129 PALISADE ST
DOBBS FERRY, NY 10522

Parcel Number: 3.80-36-39
CAMA Number: 3.80-36-39
Property Address: 133 PALISADE ST

Mailing Address: OMBONI, JOSEPH M OMBONI, LISA M
133 PALISADE ST
DOBBS FERRY, NY 10522



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200 foot Abutters List Report

Greenburgh, NY

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Parcel Number: 3.80-36-40
CAMA Number: 3.80-36-40
Property Address: 135 PALISADE ST

Mailing Address: GRANDE, GERARD GRANDE, KATHRYN
130 WOODWARD AVE
NARRAGANSETT, RI 2882

Parcel Number: 3.80-36-41.1
CAMA Number: 3.80-36-41.1
Property Address: 139 PALISADE ST

Mailing Address: TARRICONE REALTY LLC
56 MAIN ST
DOBBS FERRY, NY 10522

Parcel Number: 3.80-36-41.2
CAMA Number: 3.80-36-41.2
Property Address: 0 PALISADE ST (BEHIND 139)

Mailing Address: WILANTOWICZ, DANIEL
139 PALISADES ST
DOBBS FERRY, NY 10522

Parcel Number: 3.80-36-42
CAMA Number: 3.80-36-42
Property Address: 145 PALISADE ST

Mailing Address: KOSOV PROPERTIES COMPANY LLC
145 PALISADE ST
DOBBS FERRY, NY 10522



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18 Riverside PI-200'Map-DF

Greenburgh, NY

1 inch = 130 Feet

August 10, 2021

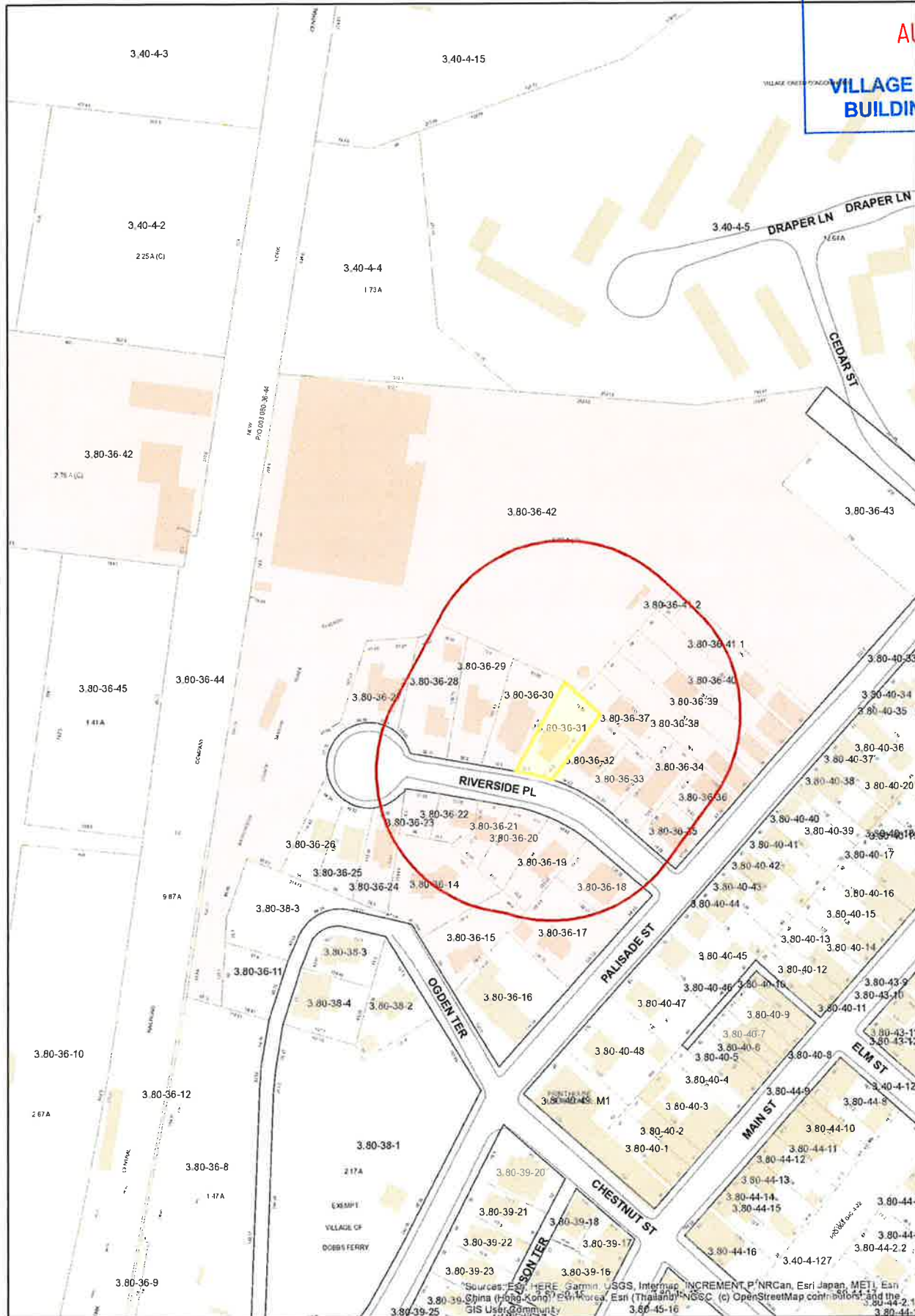


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Data displayed on this map is for informational purposes only. Most layers originate from 3rd parties and cannot be verified by the Tax Assessor's office or CAI Technologies. Please consult with department or organization where data originates in order to verify accuracy. Any questions, call Town Assessor's Office: 1-914-989-1520.