

VILLAGE OF DOBBS FERRY

112 Main Street
Dobbs Ferry, New York 10522
TEL: (914) 231-8500 • FAX: (914) 693-3470

Affidavit of Notice

STATE OF NEW YORK)

) ss.:

COUNTY OF WESTCHESTER)

I, MICHAEL LEWIS, having been duly sworn, hereby deposes and says:

1. On 10.20.21 I forwarded the notice attached as Exhibit 1 by Certified Mail to owners of properties within a 200' radius of the property located at:
54 CLINTON AVE, which is the subject of review for certain land use approvals in the Village of Dobbs Ferry; and
2. I have attached as Exhibit 2 the mailing list of the relevant property owners requested and received from the Town of Greenburgh Tax Assessor located at 177 Hillside Ave. White Plains, NY 10607, 914-989-1520, assessor@greenburghny.com; and
3. I have retained proof of these mailings and will make them available upon request or as otherwise required by the Village of Dobbs Ferry.

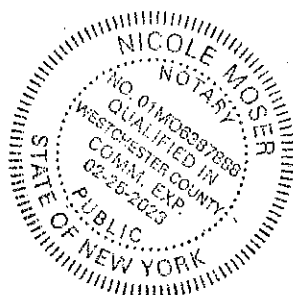
Dated: 11.2.21, New York
_____, 2021

Signed: _____

Print name: MICHAEL LEWIS

Sworn to before me this
2 day of November, 2021

Nicole Moser
Notary Public



Date Mailed 10/20/2021
Via Certified Mail

Dear Neighbor:

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

54 CLINTON AVE , DOBBS FERRY, NY 10522

Owner name: ROUBI & ELIAS ELIOPOULOUS

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

Restoration of historic Clinton Avenue mansion, converting it to a multi-family dwelling containing four (4) units. Building brought into compliance with energy codes, with replaced windows and doors, replaced finishes at interior and exterior. Various dormer additions at upper floors to increase livable space, addition of garage and porte-cochere at rear for fully-compliant parking. Proposed stormwater management system and various other site improvements. (8) parking spaces are being provided (6 are required)

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
-

The meeting will be conducted in the Board Room at Village Hall using a hybrid method combining the options of in-person and virtual attendance. This method meets the Village's goal of protecting public health and complies with New York State law Chapter 147 of the Laws of 2021, Part E, which permits virtual participation by Board Members. Residents and other interested parties have the option to participate by either attending the meeting in person or connecting remotely using Zoom virtual technology by internet or phone using the general webinar instructions on the meeting agenda. To simply watch public meetings, as always, they will be broadcast live on Optimum/Altice Ch.75 and on Verizon Ch.46, as well as stream live on YouTube Go to: <https://www.youtube.com/user/VillageOfDobbsFerry>

For Public Hearings that you cannot attend by any means, we will accept emailed comments in advance of the hearings. Please email BoardComments@DobbsFerry.com by 10am the day before the hearing. If you are participating via Zoom either by phone or by video, do not use the "chat" function to participate. You must "raise your hand" in order to make public comments or participate in the meeting. If joining by video, you may use the webinar controls to raise your hand. If joining by phone, push *9 to raise your hand and *6 to unmute yourself.

Parcel Number	GIS Number	Cama Number	Property Address	Owner Name	Co-Owner Name
3.171-153-5	3.171-153-5	3.171-153-5	49 CLINTON AVE	MASTERS SCHOOL	
3.80-46-1	3.80-46-1	3.80-46-1	70 CLINTON AVE	KIBERD, JAMES	KIBERD, SUSAN
3.80-46-3	3.80-46-3	3.80-46-3	40 CLINTON AVE	WALTER, LESLEY	WALTER, CARL
3.80-46-4	3.80-46-4	3.80-46-4	34 CLINTON AVE	ROMANO TRUST, VINCENT J	
3.80-46-8	3.80-46-8	3.80-46-8	300 BROADWAY	300 BROADWAY LLC	

Owner Address	Owner Address 2	Owner City	Owner State	Owner Zip
49 CLINTON AVE		DOBBS FERRY	NY	10522
70 CLINTON AVE		DOBBS FERRY	NY	10522
40 CLINTON AVE		DOBBS FERRY	NY	10522
34 CLINTON AVE		DOBBS FERRY	NY	10522
97-77 QUEENS BLVD. SUITE 710	ATTN: AMERICA CHANG	REGO PARK	NY	11374



54 Clinton Ave-200'Map-DF

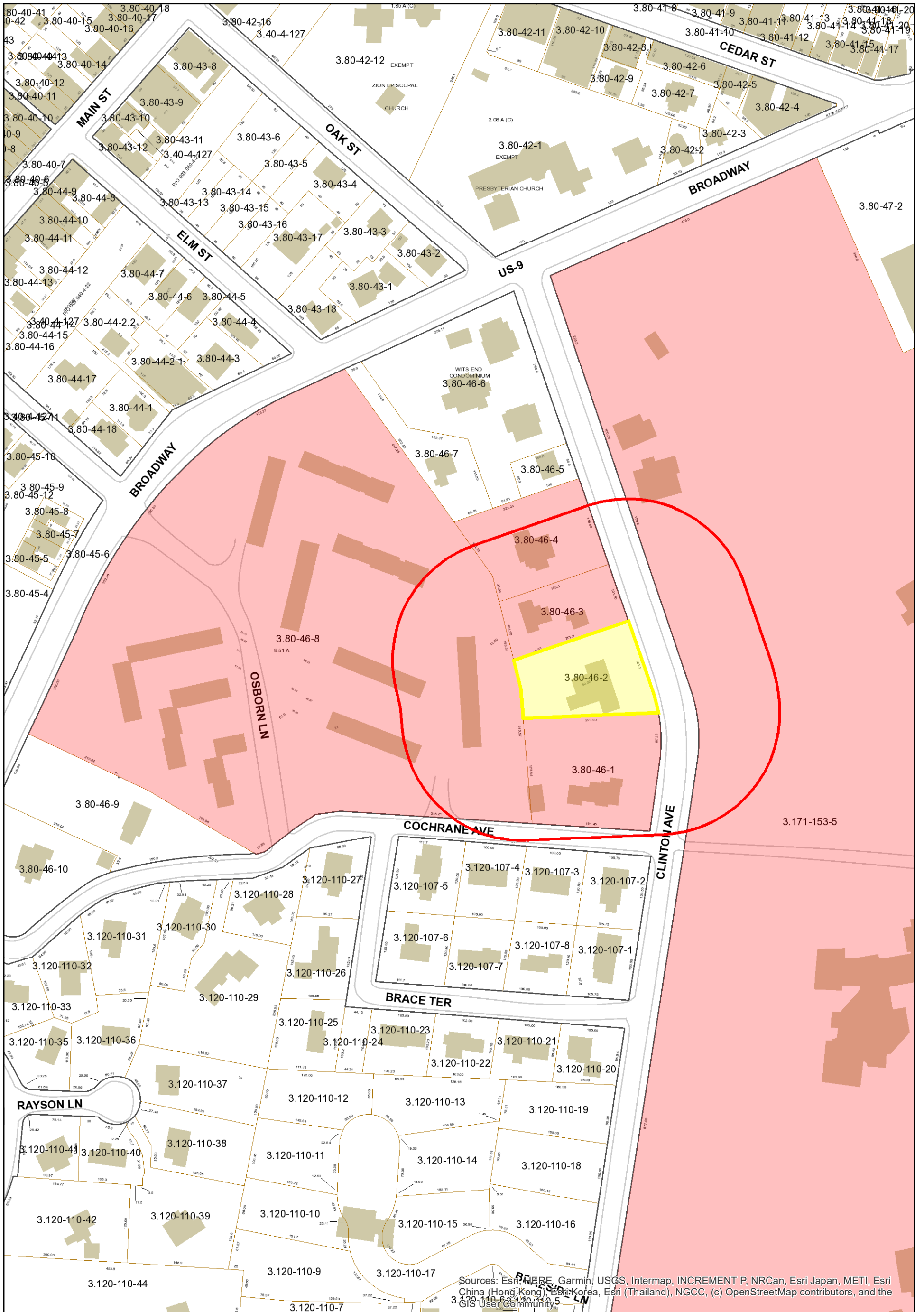
Greenburgh, NY

1 inch = 150 Feet



www.cai-tech.com

October 19, 2021



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

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.