

February 14, 2023

Memorandum

0 North Mountain Drive: Tax ID 3.10-1-3

Context Limit Area

At the February 2, 2023 Planning Board meeting, a Memorandum prepared by the Village's consulting planner, dated January 28, 2023, was discussed. In that Memorandum, the Village's consulting planner suggests that, if the "net lot area" - the total lot area less the deduction for a percentage of steep slopes over 15% - is used for the Building Coverage and the Impervious Coverage, variances or waivers would be needed for the proposed house.

A Memorandum prepared by Gotham Design Planning & Development Ltd. has been prepared and submitted to the Planning Board and its consultants providing the history on steep slopes ordinances in Dobbs Ferry and contending that the correct limits on Building Coverage and Impervious Coverage should be based on the total or "gross" lot area. Using the total lot area for the calculations of Building Coverage and Impervious Coverage, the proposed project is compliant.

This discussion led to a question about the proposed size of the house. In earlier meetings with the Planning Board, the size of the house and the way in which the house fit into the context of the neighborhood were both discussed. A review of the videos of the Planning Board meetings reveals a number of times when members of the Planning Board indicated that, while the house is large, it is consistent with the context of the neighborhood. The plan of the proposed house has not changed since those meetings. Regardless, there were several comments by Planning Board members at the February 2, 2023 meeting that there were now concerns with the size of the house.

The subject parcel has an area of 23,337 square feet and is located in the OF-2 zoning district, which requires a minimum lot area of 20,000 square feet. While the subject parcel was approved in October 1989, after the Steep Slopes Ordinance was adopted and added to the Dobbs Ferry Village Code, and while the minutes of the Planning Board meeting at which the approval was granted includes confirmation by the Chair of the Planning Board that the lot was created as a building lot compliant with all zoning requirements, the Building Department has denied the application for the development of this parcel as a building lot due to the fact that the computation of steep slopes requires a deduction of 7,621 square feet from the gross lot area of 23,337 square feet, resulting in a net lot area of 15,716 square feet, which the Building Department has deemed now requires a variance due to insufficient lot area.

An application has been filed and presented at a Public Hearing conducted by the Zoning Board of Appeals (ZBA). The ZBA has referred the matter to the Planning Board and requested that the Planning Board render a decision on the Site Plan application that has been submitted to the Village prior to the matter returning to the ZBA.

Context Limit Area

When a property is being compared with its “context,” the Dobbs Ferry Zoning Ordinance has defined the Context Limit Area as follows:

CONTEXT LIMIT AREA

All lots contiguous to a subject property as well as all buildings fronting on the same street as the subject property within 200 feet of the subject property. [Added 6-14-2011 by L.L. No. 6-2011]

The Planning Board has requested that the proposed house be compared to the others in its Context Limit Area to confirm that it is not out of scale. The Table below includes all of the properties within the Context Limit Area, but also includes all of the properties that could be considered the immediate neighbors to the Subject Parcel. For example, 40 Osceola Avenue is the next house to the north and is located on the corner of Osceola and North Mountain Drive, but is not included in the Context Limit Area, since it fronts on Osceola.

The method used has been to assess the lot area and the building coverage for each of the properties for comparison with the Subject Parcel. The source for this data is the Town of Greenburgh GIS and Property Cards, which are available on the Town of Greenburgh’s website.

Address	Lot ¹ Area	Living ² Area	Building ³ Coverage	Slope ⁴
8 Osceola Avenue	40,075	5,396	3,893 9.7%	9.1%
40 Osceola Avenue	38,333	5,659	3,302 8.6%	9.5%
2 North Mountain	40,511	4,990	2,394 5.9%	16.2%
62 North Mountain	20,038	4,113	2,958 14.8%	26.9%
65 North Mountain	16,988	2,833	1,992 11.7%	25.9%
72 North Mountain	22,651	3,015	2,604 11.5%	17.1%
74 North Mountain	20,473	4,156	3,651 17.8%	8.9%
77 North Mountain	35,284	7,051	4,200 11.9%	25.9%
79 North Mountain	80,150	5,050	3,442 4.3%	24.3%
88 North Mountain	65,340	5,292	4,484 6.9%	11.3%
93 North Mountain	36,590	4,124	4,306 11.8%	27.2%
Average ⁵	54,603	4,698	3,421 10.5%	18.4%
Subject Parcel ⁶	23,337	4,958	3,724 16.0%	26.4%
3.10-1-2	50,094			21.1%
3.50-13-1	32,234			37.2%
3.60-19-1	29,185			25.9%

Footnotes:

1. The Lot Area is in square feet and is as listed on the Town of Greenburgh Property Card.
2. The Living Area is in square feet and is as listed on the Town of Greenburgh Property Card.
3. The Building Coverage is in square feet and has been calculated for each property using the diagrams and listed areas included on the Town of Greenburgh Property Card. Terraces and pools were not included.
4. The Slope for each parcel was calculated using the GIS 2 foot contours on the Town of Greenburgh Map. The slope was calculated by taking the length of a property line running perpendicular to the contours and then subtracting the elevation at the low corner from the elevation at the high corner. The Delta between the two elevation points was then divided by the length of the property line, producing the result listed.
5. The Average numbers have been tabulated by adding the numbers for the properties above and then dividing by the eleven entries.
6. The numbers listed for the Subject Property for Lot Area and Slope were provided using the same source as the other properties included. The Living Area and the Building Coverage were similarly calculated using the same methods that generated the numbers included on the Town of Greenburgh Property Cards. The pool and the terraces were not included in these numbers.

Observations

The house proposed for this property is a relatively large home. This is the result of the Client's program and personal preferences. Their intent is to build a house that will be in keeping with the other relatively grand homes in this neighborhood. In many of the Dobbs Ferry neighborhoods, the proposed house would be considered out of scale with its neighbors, but this neighborhood has its own character and that is the context that has been used for the design of this house.

While there are many homes in Dobbs Ferry that are larger than the proposed, in some neighborhoods this proposed house would be the largest in the neighborhood, but this is not that neighborhood. The neighborhood within which this property is located is a neighborhood of larger homes. As much as building the proposed house in a neighborhood of smaller homes would be considered questionable due to its being perceived as "out of scale" with its neighbors, the same could be said here, if the house proposed was closer to the size of the Dobbs Ferry average new home. The proposed house is in scale with the context and other homes in this neighborhood.

Dobbs Ferry's methods for determining whether a building is in scale with its neighborhood includes determining the Building Coverage, which is expressed as a percentage of the footprint of the building divided by the lot area. The proposed house is just under the maximum Building Coverage using the total lot area for the calculation. The Village's consulting planner has indicated that the Building Coverage should be calculated using the "net lot area," which is determined by subtracting a percentage of the sloped areas of the site that exceed 15% from the total lot area. We contend that the Code does not require the use of the "net lot area" and that the total lot area should be used for this determination. That issue has been addressed in other documents that have been submitted to the Village for review in support of this application.

There are 11 developed properties in what has been used as the Context Limit Area for this Memorandum. In addition to the contiguous properties to the Subject Parcel and the other properties facing on the same street within 200 feet of the Subject Parcel, other properties that are within the area have been included.

While not included in these calculations, we have also provided the base information on the three undeveloped lots that were previously created by subdivision from the neighboring properties. Parcel 3.50-13-1 is the immediate neighbor of the Subject Parcel to the south. This parcel, together with parcel 3.60-19-1, was created by subdivision from 77 North Mountain Drive. The Subject Parcel was created by subdivision from 79 North Mountain Drive.

The houses at 77 North Mountain Drive, 79 North Mountain Drive, and 88 North Mountain Drive larger than the proposed house, but also on larger properties. While this makes a difference in terms of the math, the reality is the proposed house will sit in a context that will be very similar to these properties, even if homes are built on the undeveloped parcels that adjoin the Subject Parcel.

The two homes across the street from the Subject Parcel at 62 North Mountain Drive and 65 North Mountain Drive are smaller than the proposed, but are also on smaller properties, more significantly affected by the steep slopes than the Subject Parcel due to how shallow the parcels are from the street to the back property line.

The proposed house has been designed to sit into a complex context of slopes. It is recognized that there will substantial site work required for this house to nestle into the topography. We are confident that the design will work well on this complicated site. More important, the proposed house will fit the context of the other homes in this specific neighborhood.

This property is in the "Juhring" neighborhood, as identified in the Dobbs Ferry Vision Plan, adopted by the Village in 2010. The "Features" of the Juhring neighborhood identified in the Vision Plan include the following:

- Large lots with large handsome houses, backing on to the Juhring Estate, Ardsley Country Club, and its golf course.
- Rolling terrain rising to hilltops that feature parks and country club facilities.

The only concern for this neighborhood identified in the Vision Plan is the following:

- Some local residents have been resistant to through-traffic going to the Juhring Estate, effectively cutting it off from the rest of the community.

In many of the other neighborhoods evaluated in the Vision Plan, concerns included overly large homes that could be built in the context of smaller, older homes, changing the character of those neighborhoods. We have heard comments that some Country Club members suggesting a concern that construction on this site could change the character of their neighborhood. The house that has been designed has the scale, value, and character that will be consistent with the context of the Country Club.

Summary

The proposed house is consistent with the character, scale, and value of the other homes in this neighborhood. While the lot size of the Subject Parcel could be considered on the low side compared with its neighbors, four of the eleven parcels included in this analysis are actually smaller. With 23,337 square feet of lot area, the Subject Parcel is on the large size in the Village of Dobbs Ferry. While the proposed house is large, six of the eleven homes included in this analysis are larger than the proposed. The context and character of the neighborhood reduces concerns over the direct proportion of the house to the lot area, since there is so much space around the homes and the fact that this is not going to change, even if the other parcels in the neighborhood are eventually developed with comparable large homes.

The topography of the Subject Parcel and the placement of the house on the site will not affect the views, sunlight, or other character of the neighboring properties. A robust landscaping plan is proposed and this will help maintain privacy between the homes, while making the neighborhood more attractive.

In the initial meetings with the Building Department, the Zoning Board of Appeals, and the Planning Board, the concerns identified as pertinent for this application focused on stormwater management, site stability, the necessary removal of rock ledge, and vehicular safety given the narrow, hilly road. All of these concerns have been addressed and the comments received from the Village's consulting engineer suggest that the Civil Engineer working for the Client has done a good job proposing the systems, requirements for construction, and improvements that will protect the health, safety, and welfare of both the neighbors and the Village.

We contend that, with all potential adverse impacts addressed and appropriate mitigating measures required, there is no reason that the proposed house should not be approved, allowing the property owner to have the house that they would like on the property purchased for this purpose.



North Mountain Drive

Dobbs Ferry, NY

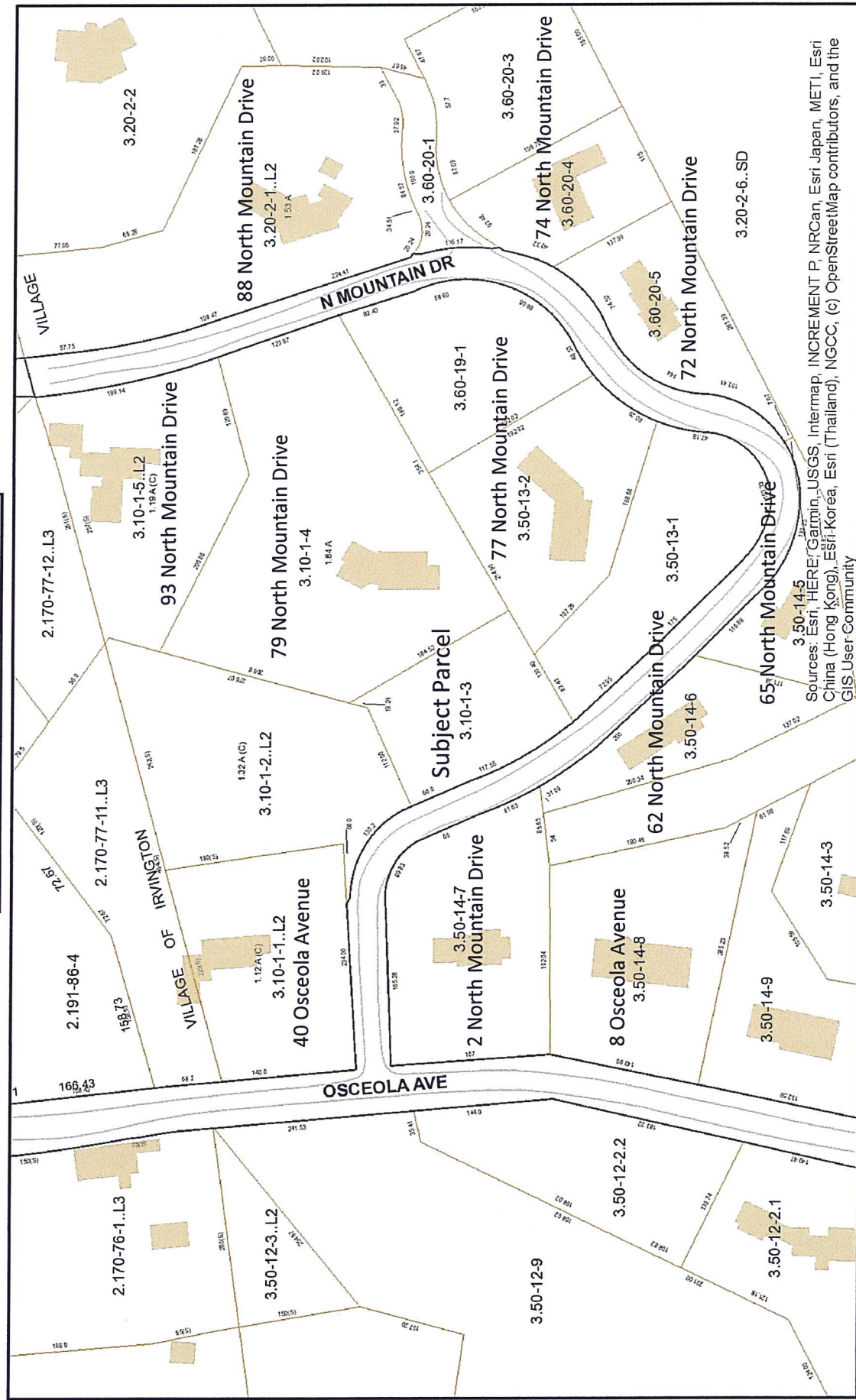
February 17, 2023

1 inch = 142 Feet



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TOWN OF GREENBURGH
177 Hillside Ave
Greenburgh, NY 10607
(914) 989-1520

PROPERTY DATA CARD (Online)

Location: 26 OSCEOLA AVE		Parcel ID: 3.50-14-9		Class: 210 - One Family Year-Round Residence							
Location		Special Districts									
26 OSCEOLA AVE DOBBS FERRY, NY 10522		NY001 - NO. YONKERS DISTRICT WR001 - COUNTY REFUSE DIST									
General Information											
Living Units: 1 Alternate ID: 3054565 School District: DOBBS FERRY Former SBL: 08/18/0/P4B/3B Additional Lots: Zoning: OF-2											
Land Information		Assessment Information									
Total Acres: 0.92		Land		Building		Total		Yr			
Square Feet: 40,075		536,900		954,100		1,491,000		'22			
Property Notes											
Recent Sales/Ownership History											
Date	Price	Sale Type	Arms Length	Reference #	Type						
7/15/2010	\$1,460,500	LAND & BUILDING	1	50196/3030	B						
Tax Data											
County/Town Tax		\$5,761.81 (2022)		1,393,400 '21		County / Town		School		Star	
School Tax		\$30201.81 (2022)		1,393,400 '21		NO		NO		0	
* Village Tax		\$9,860.44 (2022)		1,393,400 '21							
Total		\$45,824.06									
Total tax amount may contain exemptions * Village Tax does not apply if parcel ID begins with 7 or 8											
If property contains exemptions (see above), we ask that you contact the Town (989-1550) or Village tax office (if applicable) to verify actual dollar savings or to determine full tax without any exemptions.											
Recent Permit Information											
Permit Date	Permit #	Price	Description								
7/30/2014	BP2014-101	\$10,800	CONSTRUCT A NEW FREE-STANDING MASONRY, WOOD BURNING FIREPLACE ON AN EXISTING PAT IO. NO INCREASE IN COVERAGE.								



TOWN OF GREENBURGH
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Greenburgh, NY 10607
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PROPERTY DATA CARD (Online)

Location: 8 OSCEOLA AVE		Parcel ID: 3.50-14-8		Class: 210 - One Family Year-Round Residence	
Location	Special Districts				
8 OSCEOLA AVE DOBBS FERRY, NY 10522	NY001 - NO. YONKERS DISTRICT WR001 - COUNTY REFUSE DIST				
General Information					
Living Units: 1 Alternate ID: 3054560 School District: DOBBS FERRY Former SBL: 08/18/0/P4B/3A Additional Lots: OF-2 Zoning: OF-2					
Land Information		Assessment Information			
Total Acres: 0.92	Land: 536,900	Building: 1,211,300	Total: 1,748,200	Yr: '22	
Square Feet: 40,075					
Property Notes					
Recent Sales/Ownership History					
Date	Price	Sale Type	Reference #	Type	
Tax Data		Assessment		Exemptions	
County/Town Tax	\$6,756.32 (2022)	1,633,900	'21	County / Town	NO
School Tax	\$36,652.98 (2021)	1,616,000	'20	School	NO
* Village Tax	\$11,454.52 (2021)	1,616,000	'20	Star	0
Total	\$54,863.82	If property contains exemptions (see above), we ask that you contact the Town (989-1550) or Village tax office (if applicable) to verify actual dollar savings or to determine full tax without any exemptions.			
Total tax amount may contain exemptions * Village Tax does not apply if parcel ID begins with 7 or 8					
Recent Permit Information					
Permit Date	Permit #	Price	Description		

6/17/2022

Data shown on this card is representational of the Town's official property record card that can be obtained from the Assessor's Office.



TOWN OF GREENBURGH
177 Hillside Ave
Greenburgh, NY 10607
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PROPERTY DATA CARD (Online)

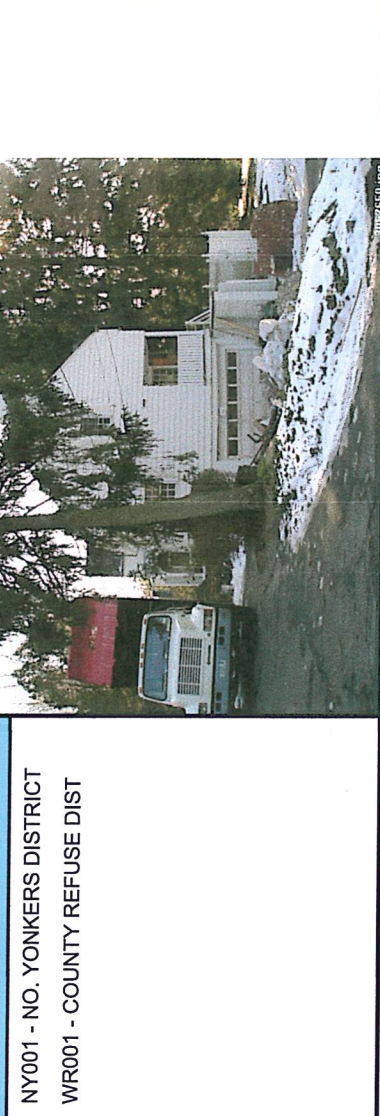
Location: 40 OSCEOLA AVE UNIT L2		Parcel ID: 3.10-1-1..L2		Class: 210 - One Family Year-Round Residence	
Location	Special Districts				
40 OSCEOLA AVE DOBBS FERRY, NY 10522	NY001 - NO. YONKERS DISTRICT WR001 - COUNTY REFUSE DIST				
NO PHOTO AVAILABLE					
Land Information		Assessment Information			
Total Acres: 0.88	Land	Building	Total	Yr	
Square Feet: 38,333	534,500	1,205,300	1,739,800	'22	
Property Notes					
ABUTS GOLF COURSE					
Recent Sales/Ownership History					
Date	Price	Sale Type	Arms Length	Reference #	Type
10/25/2021	\$0	LAND & BUILDING	0	61291/3153	Q
7/30/2003	\$2,900,000		0	43330/522	
Recent Permit Information					
Permit Date	Permit #	Price	Description		
3/16/2012	BP2012-28	\$140,000	REMOVING EXISTING IN GROUND POOL AND REPLACE WITH OTHER.		

2/17/2023

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Class: 210 - One Family Year-Round Residence

Special Districts	NY001 - NO. YONKERS DISTRICT WR001 - COUNTY REFUSE DIST 
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Tax Data			Assessment	Exemptions
County/Town Tax	\$6,969.26	(2022)	1,685,400	'21
School Tax	\$36,344.52	(2021)	1,602,400	'20
* Village Tax	\$11,358.13	(2021)	1,602,400	'20
Total				
Total tax amount may contain exemptions * Village Tax does not apply if parcel ID begins with 7 or 8				

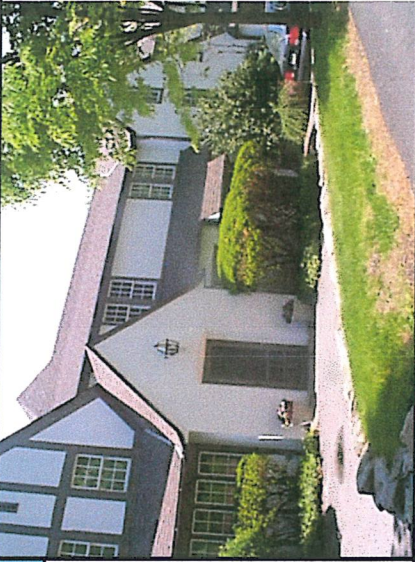
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TOWN OF GREENBURGH
177 Hillside Ave
Greenburgh, NY 10607
(914) 989-1520

PROPERTY DATA CARD (Online)

Location: 62 N MOUNTAIN DR		Parcel ID: 3.50-14-6	
Location	General Information		
62 N MOUNTAIN DR DOBBS FERRY, NY 10522	Living Units 1 Alternate ID 3057470 School District DOBBS FERRY Former SBL 08/18D//0/P7A Additional Lots Zoning OF-2		
Special Districts			
NY001 - NO. YONKERS DISTRICT WR001 - COUNTY REFUSE DIST			
			
Land Information		Assessment Information	
Total Acres: 0.46	Land	Building	Total
Square Feet: 20,038	509,000	1,148,200	1,657,200 '22
Property Notes			
Recent Sales/Ownership History			
Date	Price	Sale Type	Reference # Type
8/8/2014	\$1,705,000	LAND & BUILDING	54217/3678 B
8/17/2004	\$1,375,000		4430174
Class: 210 - One Family Year-Round Residence			
Tax Data		Assessment	
County/Town Tax	\$6,404.41 (2022)	1,548,800	'21
School Tax	\$39,578.88 (2021)	1,745,000	'20
* Village Tax	\$12,368.90 (2021)	1,745,000	'20
Total		\$58,352.19	
Total tax amount may contain exemptions * Village Tax does not apply if parcel ID begins with 7 or 8			
Exemptions			
County / Town	NO	School	NO
Star			0
If property contains exemptions (see above), we ask that you contact the Town (989-1550) or Village tax office (if applicable) to verify actual dollar savings or to determine full tax without any exemptions.			
Recent Permit Information			
Permit Date	Permit #	Price	Description
9/13/2017	BP2017-0145	\$1,500	We are building a child's playhouse in the backyard of our home. It will be a
6/6/2018	BP2018-0070	\$40,000	WE ARE REPLACING OUR ROOF IN KIND. EXISTING COMPOSITE SHINGLES WILL BE COMPLETE
1/2/2020	BP2020-0005	\$30,000	3 BATHROOM RENOVATION
10/25/2021	BP2021-0279	\$59,000	REPLACE WINDOWS ON FIRST FLOOR AND SECOND FLOOR

6/17/2022

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TOWN OF GREENBURGH
177 Hillside Ave
Greenburgh, NY 10607
(914) 989-1520

PROPERTY DATA CARD (Online)

Location: 65 N MOUNTAIN DR		Parcel ID: 3.50-14-5		
Location		Special Districts		
65 N MOUNTAIN DR DOBBS FERRY, NY 10522		NY001 - NO. YONKERS DISTRICT WR001 - COUNTY REFUSE DIST		
General Information				
Living Units 1 Alternate ID 3057490 School District DOBBS FERRY Former SBL 08/18D//0/P7B Additional Lots Zoning OF-2				
Land Information		Assessment Information		
Total Acres: 0.39		Land Building Total Yr		
Square Feet: 16,988		496,300 823,500 1,319,800 '22		
Property Notes				
PARTIAL CONVERTED GARAGE ABUTS GOLF COURSE 2020 FOR SALE \$1,259K				
Recent Sales/Ownership History				
Date	Price	Sale Type	Reference #	Type
2/24/2021	\$1,259,000	LAND & BUILDING	61054/4016	B
10/12/2017	\$1,230,000	LAND & BUILDING	57282/3087	B
Tax Data		Assessment		
County/Town Tax \$5,100.62 (2022)		1,233,500 '21		
School Tax \$27,898.00 (2021)		1,230,000 '20		
* Village Tax \$8,718.48 (2021)		1,230,000 '20		
Total \$41,717.10				
Total tax amount may contain exemptions * Village Tax does not apply if parcel ID begins with 7 or 8		County / Town NO NO NO NO NO NO School NO NO NO NO NO NO Star 0		
If property contains exemptions (see above), we ask that you contact the Town (989-1550) or Village tax office (if applicable) to verify actual dollar savings or to determine full tax without any exemptions.				
Recent Permit Information				
Permit Date	Permit #	Price	Description	
4/26/2021	BP2021-0091	\$27,900	RENOVATE TWO BATHROOMS AND RELOCATE LAUNDRY	

6/17/2022

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TOWN OF GREENBURGH
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PROPERTY DATA CARD (Online)

Location: 72 N MOUNTAIN DR		Parcel ID: 3.60-20-5		Class: 210 - One Family Year-Round Residence													
Location		Special Districts															
72 N MOUNTAIN DR DOBBS FERRY, NY 10522		WR001 - COUNTY REFUSE DIST NY001 - NO. YONKERS DISTRICT															
General Information																	
Living Units: 1 Alternate ID: 3057620 School District: DOBBS FERRY Former SBL: 8/18D/0/P7L Additional Lots: Zoning: OF-2																	
Land Information		Assessment Information															
Total Acres: 0.52		Land		Building		Total		Yr									
Square Feet: 22,651		512,600		787,700		1,300,300		'22									
Property Notes																	
ABUTS GOLF COURSE																	
Recent Sales/Ownership History																	
Date	Price	Sale Type	Reference #	Type													
12/16/1999	\$665,000		40085/546														
7/3/1999	\$540,000		40085/517														
Tax Data		Assessment		Exemptions													
County/Town Tax		\$5,025.37 (2022)		1,215,300 '21		County / Town		NO		School		NO		Star		0	
School Tax		\$23,815.38 (2021)		1,050,000 '20		* Village Tax		\$7,442.61 (2021)		1,050,000 '20							
Total		\$36,283.36															
Total tax amount may contain exemptions								If property contains exemptions (see above), we ask that you contact the Town (989-1550) or Village tax office (if applicable) to verify actual dollar savings or to determine full tax without any exemptions.									
* Village Tax does not apply if parcel ID begins with 7 or 8																	
Recent Permit Information																	
Permit Date		Permit #		Price		Description											

Dwelling Information

Style	CONTEMPORARY
Story Height	2 STORY
Attic	NONE
Attic Access	
Exterior Walls	WOOD
Masonry Trim	
Color	TAN

[illegible]

Basement

Part of Living Area SqFt

Not part of Living Area SqFt

**Basement FULL
FBLA Size**

Car Bsmt Gar 0
FBNOLA Size
Rec Rm Size 648

Heating & Cooling

Heat Type	CENTRAL W/AC
Fuel Type	OIL
System Type	HOT AIR

Fireplaces

Stacks 2
Openings 2
Pre-Fab

Room Detail

Bedrooms	4
Family Rooms	1
Kitchens	1
Total Rooms	8
Kitchen Type	NORMAL
Kitchen Remodel	NO

Full Baths	3
Half Baths	1
Extra Fixtures	2

Bath Type	NORMAL
Bath Remodel	NO

Adjustments

Open area/removed from Total Living Area	397
Garage Spaces (non bsmt)	2

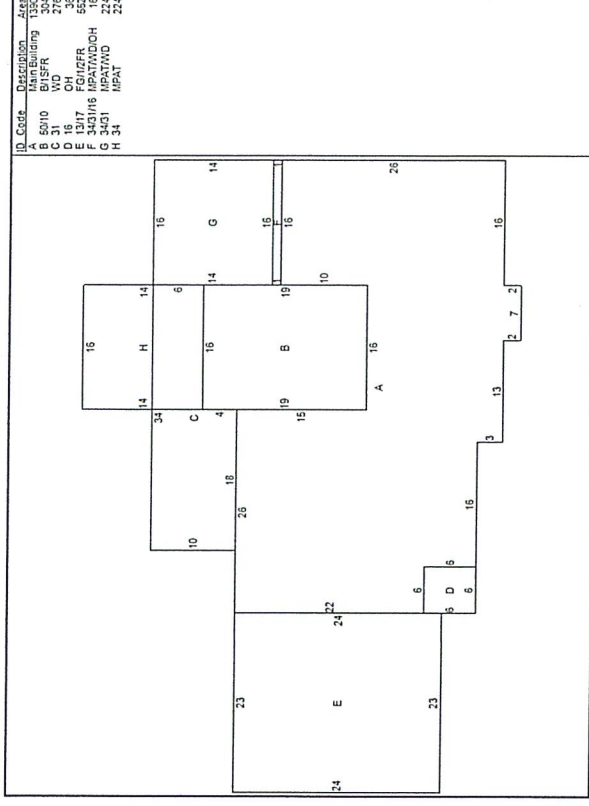
Grade

Grade Condition	B-AVERAGE
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Dwelling Computations

Total Living Area	3,015
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Building Notes



Condominium / Mobile Home Information

Complex Name
Condo Model

Unit Number
Unit Level
Unit Parking

Unit Location
Unit View

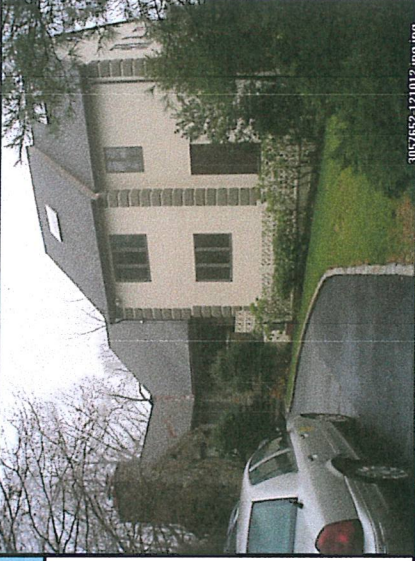
Outbuildings

Type	#Car	Size1	Size2	Area	Qty	YrBlt	Grade	Condition	Value
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TOWN OF GREENBURGH
177 Hillside Ave
Greenburgh, NY 10607
(914) 989-1520

PROPERTY DATA CARD (Online)

Location: 74 N MOUNTAIN DR		Parcel ID: 3.60-20-4		Class: 210 - One Family Year-Round Residence													
Location		Special Districts															
74 N MOUNTAIN DR DOBBS FERRY, NY 10522		WR001 - COUNTY REFUSE DIST NY001 - NO. YONKERS DISTRICT															
General Information																	
Living Units: 1 Alternate ID: 3057652 School District: DOBBS FERRY Former SBL: 8/18D/0/P7/L/3 Additional Lots: OF-2 Zoning: OF-2																	
Land Information		Assessment Information															
Total Acres: 0.47		Land		Building		Total		Yr									
Square Feet: 20,473		433,200		1,008,600		1,441,800		'22									
Property Notes																	
ABTS GOLF COURSE																	
Recent Sales/Ownership History																	
Date	Price	Sale Type	Reference #	Type													
1/7/2015	\$1,170,000	LAND & BUILDING	54363/3524	B													
Tax Data		Assessment		Exemptions													
County/Town Tax		\$5,478.99 (2022)		1,325,000 '21		County / Town		NO		School		NO		Star		0	
School Tax		\$26,802.50 (2021)		1,181,700 '20		County / Town		NO		School		NO		Star		0	
* Village Tax		\$8,376.12 (2021)		1,181,700 '20		County / Town		NO		School		NO		Star		0	
Total		\$40,657.61				County / Town		NO		School		NO		Star		0	
Total tax amount may contain exemptions						County / Town		NO		School		NO		Star		0	
* Village Tax does not apply if parcel ID begins with 7 or 8						County / Town		NO		School		NO		Star		0	
Recent Permit Information																	
Permit Date	Permit #	Price	Description														
5/16/2012	BP2012-69	\$28,000	LEGALIZE EXISTING EXTERIOR ALTERATIONS.														
3/19/2020	BP2020-0063	\$5,000	FIRST FLOOR BATHROOM RENOVATION AND WAINSCOTING IN HALLWAY														



TOWN OF GREENBURGH
177 Hillside Ave
Greenburgh, NY 10607
(914) 989-1520

PROPERTY DATA CARD (Online)

Location: 77 N MOUNTAIN DR		Parcel ID: 3.50-13-2		Class: 210 - One Family Year-Round Residence	
Location		Special Districts			
77 N MOUNTAIN DR DOBBS FERRY, NY 10522		WR001 - COUNTY REFUSE DIST NY001 - NO. YONKERS DISTRICT			
General Information					
Living Units: 1 Alternate ID: 3057970 School District: DOBBS FERRY Former SBL: 08/18D//0/P41 Additional Lots: OF-2 Zoning: OF-2					
Land Information		Assessment Information			
Total Acres: 0.81		Land Building Total Yr			
Square Feet: 35,284		530,200 2,246,000 2,776,200 '22			
Property Notes					
OPEN VIEW, ACROSS GOLF FIELD 3RD FL. 0.75 STORY IS UNFINISHED					
Recent Sales/Ownership History					
Date	Price	Sale Type	Reference #	Type	
8/14/2014	\$2,800,000	LAND & BUILDING	54225/3323	B	
1/18/2000	\$1,600,000		40104/352		
Tax Data		Assessment		Exemptions	
County/Town Tax \$10,728.89 (2022)		2,594,600 '21		County / Town NO	
School Tax \$57,304.30 (2021)		2,526,500 '20		School NO	
* Village Tax \$17,908.33 (2021)		2,526,500 '20		Star 0	
Total \$85,941.52				If property contains exemptions (see above), we ask that you contact the Town (989-1550) or Village tax office (if applicable) to verify actual dollar savings or to determine full tax without any exemptions.	
Total tax amount may contain exemptions * Village Tax does not apply if parcel ID begins with 7 or 8					
Recent Permit Information					
Permit Date	Permit #	Price	Description		



TOWN OF GREENBURGH
177 Hillside Ave
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PROPERTY DATA CARD (Online)

Location: 79 N MOUNTAIN DR		Parcel ID: 3.10-1-4		Class: 210 - One Family Year-Round Residence	
Location	Special Districts				
79 N MOUNTAIN DR DOBBS FERRY, NY 10522	WR001 - COUNTY REFUSE DIST NY001 - NO. YONKERS DISTRICT				
General Information					
Living Units: 1 Alternate ID: 3058000 School District: DOBBS FERRY Former SBL: 08/18D//O/P45 Additional Lots: OF-2 Zoning: OF-2					
Land Information		Assessment Information			
Total Acres: 1.84	Land: 844,300	Building: 1,176,900	Total: 2,021,200	Yr: '22	
Square Feet: 80,150					
Property Notes					
Recent Sales/Ownership History					
Date	Price	Sale Type	Reference #	Type	
8/10/2017	\$1,500,000	LAND & BUILDING	57236/3056	B	
11/28/2008	\$0	LAND & BUILDING	49086/29	B	
6/11/2001	\$1,900,000		41222/305		
7/7/2000	\$0		40252/671		
Tax Data					
County/Town Tax		\$7,811.17 (2022)	1,889,000	'21	
School Tax		\$41,742.66 (2021)	1,840,400	'20	
* Village Tax		\$13,045.12 (2021)	1,840,400	'20	
Total		\$62,598.95			
Total tax amount may contain exemptions * Village Tax does not apply if parcel ID begins with 7 or 8					
Exemptions					
County / Town		NO	School	NO	Star
					0
If property contains exemptions (see above), we ask that you contact the Town (989-1550) or Village tax office (if applicable) to verify actual dollar savings or to determine full tax without any exemptions.					
Recent Permit Information					
Permit Date	Permit #	Price	Description		
12/28/2011	BP2011-5219	\$16,500	INSTALL GENERATOR AND NEW PROPANE TANK.		
1/9/2018	BP2018-0002	\$80,000	RENOVATION OF EXISTING KITCHEN. INSTALLATION OF NEW FINISHES AND CABINETS ENLARG		

Location: 79 MOUNTAIN DR

Parcel ID: 3.10-1-4

Class: 210 - One Family Year-Round Residence

Dwelling Information

Style COLONIAL

Story Height 2 STORY

Attic NONE

Exterior Walls BRICK

Masonry Trim

Color RED

Year Built 1941

Eff Year Built 2000

Year Remodeled

Part of Living Area SqFt

Basement PARTIAL

FBLA Size

Basement

Not part of Living Area SqFt

Car Bsmt Gar 0

FBNOLA Size

Rec Rm Size

Heating & Cooling

Heat Type CENTRAL WAC

Fuel Type OIL

System Type HOT WATER

Fireplaces

Stacks 2

Openings 3

Pre-Fab

Room Detail

Bedrooms 5

Family Rooms 1

Kitchens 1

Total Rooms 10

Kitchen Type GOOD

Kitchen Remodel YES

Full Baths 4

Half Baths 2

Extra Fixtures 3

Bath Type NORMAL

Bath Remodel NO

Adjustments

Open area/removed from Total Living Area 840

Garage Spaces (non bsmt) 2

Grade

Grade A

Condition GOOD

Dwelling Computations

Total Living Area 5,050

Building Notes

Complex Name

Condo Model

Unit Number

Unit Level

Unit Parking

Condominium / Mobile Home Information

Unit Location

Unit View

Outbuildings

Type

#Car

Size1

Size2

Area

Qty

YrBlt

Grade

Condition

Value

POOL - CONCRETE

20

40

800

1

1965

AVERAG E

NORMAL

13100

6/17/2022

Data shown on this card is representational of the Town's official property record card that can be obtained from the Assessor's Office.



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TOWN OF GREENBURGH
177 Hillside Ave
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PROPERTY DATA CARD (Online)

Location: 88 N MOUNTAIN DR UNIT L2		Parcel ID: 3.20-2-1..L2		Class: 210 - One Family Year-Round Residence	
Location	Special Districts				
88 N MOUNTAIN DR DOBBS FERRY, NY 10522	NY001 - NO. YONKERS DISTRICT WR001 - COUNTY REFUSE DIST				
General Information		Assessment			
Living Units: 1 Alternate ID: 3057645L School District: DOBBS FERRY Former SBL: 08/18D//O/P7M Additional Lots: OF-2 Zoning: OF-2	NO PHOTO AVAILABLE				
Land Information		Tax Data		Exemptions	
Total Acres: 1.5 Square Feet: 65,340	County/Town Tax: \$7,751.21 (2022) School Tax: \$40629.60 (2022) * Village Tax: \$13,264.95 (2022) Total: \$61,645.76		County / Town: NO School: NO Star: 0		If property contains exemptions (see above), we ask that you contact the Town (989-1550) or Village tax office (if applicable) to verify actual dollar savings or to determine full tax without any exemptions.
Assessment Information		Assessment			
Land: 572,200 Building: 1,433,500 Total: 2,005,700 Yr: '22		1,874,500 '21 1,874,500 '21 1,874,500 '21			
Property Notes					
ABUTS COUNTRY CLUB					
Recent Sales/Ownership History					
Date	Price	Sale Type	Arms Length	Reference #	Type
5/28/2015	\$768,000	LAND & BUILDING	0	55140/3588	B
4/5/2007	\$1,686,000		0	47123/454	
11/14/2005	\$0		0	46102/468	
Recent Permit Information					
Permit Date	Permit #	Price	Description		



TOWN OF GREENBURGH
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PROPERTY DATA CARD (Online)

Location: 93 N MOUNTAIN DR UNIT L2		Parcel ID: 3.10-1.5..L2		Class: 210 - One Family Year-Round Residence	
Location		Special Districts			
93 N MOUNTAIN DR DOBBS FERRY, NY 10522		NY001 - NO. YONKERS DISTRICT WR001 - COUNTY REFUSE DIST			
General Information		Assessment			
Living Units 1 Alternate ID 3057610L School District DOBBS FERRY Former SBL 08/18D//0/P7K Additional Lots P7C2 Zoning OF-2		County/Town Tax \$3,221.23 (2022) School Tax \$16884.75 (2022) * Village Tax \$5,512.62 (2022) Total \$25,618.60			
Land Information		Exemptions			
Total Acres: 0.84 Square Feet: 36,590		County / Town NO School NO Star 0			
Property Notes		If property contains exemptions (see above), we ask that you contact the Town (989-1550) or Village tax office (if applicable) to verify actual dollar savings or to determine full tax without any exemptions.			
ABUTS COUNTRY CLUB ENTRANCE TOTAL VALUE 1,064,100 76% FOR LOT L2		Recent Permit Information			
Recent Sales/Ownership History		Permit Date Permit # Price Description			
Date	Price	Sale Type	Arms Length	Reference #	Type
8/31/2020	\$1,025,000	LAND & BUILDING	1	60170/3424	B
4/9/2014	\$0	LAND & BUILDING	0	54080/3462	B

