

Date: _____



DOBBS FERRY — NEW YORK —

Village of Dobbs Ferry

Architectural & Historical Review Board Application

99 Main Street

Name of Proposed Project _____

Applicant:

Name Michael Lewis Architects
Address 145 Palisade St - 307
Dobbs Ferry, NY 10522
Telephone 914 231 7700
Email Address info@mlarchitect.com

Plan Prepared by:

Name Michael Lewis Architects
Address 145 Palisade St - 307
Dobbs Ferry, NY 10522
Telephone 914 231 7700
Email Address info@mlarchitect.com

Submission for: _____ Small Scope Project ☒ Large Scope Project _____ Other

Small Scope Project: _____ Facade Change _____ Storefront
_____ Windows and Doors _____ Fence or Wall

Large Scope Project: _____ New Building ☒ Altered Building
_____ Accessory Building _____ Porch or Deck

Other Projects: _____ Sign _____ Awning
_____ Canopy

List of Exemptions. The following applications for building permits are exempt from mandatory review by the AHRB, with the discretionary right reserved to the Building Inspector to request review and recommendation by the AHRB:

1. In-kind replacements of walls, fences, signs, canopies, and façade materials in all zoning districts.
2. New construction or installation of the following in all zoning districts outside any designated historic district: walls less than five feet, fences, signs, canopies, doors, and windows.
3. Non-permanent siting of accessory sheds under the following conditions: (a) no larger than 100 square feet; (b) no higher than 10 feet above grade at the ridge; (c) located in rear yard; and (d) painted, stained or colored to match either the body or trim color of the house.
4. Retaining walls under the following conditions: (a) no higher than five feet; and (b) constructed of natural stone or having a natural stone veneer on all visible, exposed surfaces.
5. All new basement egress windows or doors, except on the front facade, provided that such windows and doors are located more than 50% below the most adjacent grade and the style of window or door is consistent with the same facade.
6. Replacement windows or doors under the following conditions: (a) no alteration of style, size or location; (b) must be installed in existing rough openings without modification; (c) windows with currently exposed exterior muntins must be replaced with same style (Simulated Divided Lites, known as SDLs are acceptable).
7. Any Site Plan applications granted a review waiver in accordance with §300-52 (A)(2).

Date: _____

Architect (Contact Information) MLA - info@mlarchitect.com - 914 231 7700

Engineer (Contact Information) _____

Owner (if different from Applicant):

If more than one owner, provide information for each:

Name Mket LLC - Jac Zadrina, MacKenzie Forsberg

Address 99 Main Street - 1st Floor. Dobbs Ferry, NY. 10522

Telephone (917)559-4172

Ownership intentions, i.e. purchase options Commercial space Basement and 1st Floor -
4 Apartments on 2nd, 3rd, 4th Floors

Location of site 99 Main Street - West side of Main Street - just South of Elm Street
Between Midnight Run (97 Main) and DJ's Cleaners (101 Main)

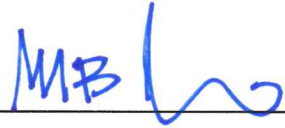
Tax map description:

Sheet 3.80-40-9 Block _____ Lot/Parcel _____

Current Zoning Classification Mixed Use - DB- DowntownBusiness

Description of Project _____

Owners propose to remove existing 1st floor walls, rebuild 1st floor, and add 3 floors above - 3 floors on Main St under 40' tall and at the discretion of the Board of Trustees, a 4th floor, setback 12' from the front. The building footprint remains the same. Project complies with Downtown District Design Guidelines, and all zoning,

Signature of Applicant, if Owner or Signature of Owner 

Date 3.11.24