



VILLAGE OF DOBBS FERRY
Building Department
112 Main Street
Dobbs Ferry, New York 10522

PUBLIC HEARING LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the Dobbs Ferry Zoning Board of Appeals will conduct a public hearing in the 2nd floor Board Room at Village Hall, 112 Main Street on Wednesday, January 12, 2022 at 8:00 p.m., or as soon as the matter may be heard, concerning proposed plans to construct a new covered terrace and patio to property located at 45 Northfield Avenue located in the OF-6 Zone. The following determinations made by the Dobbs Ferry Building Inspector have been appealed:

1. The max lot coverage by building is 27%, the legal non-conforming lot coverage by building is 28.11%. The proposed lot coverage by building is 37.44%. Thus requiring a variance for 9.33% building coverage.
2. The max lot coverage by impervious surface is 54%, the existing legal non-conforming impervious lot surface is 64.48%. The proposed impervious lot surface is 68.37%. Thus requiring a variance for 3.69%.

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. Those who wish to attend virtually through the videoconferencing service, Zoom, can access by: (i) typing "join.zoom.us" on your web browser and entering the Webinar ID 873 6907 9914; Passcode: 248129; or (ii) using the direct link: <https://us02web.zoom.us/j/87369079914?pwd=dGQ0SzV1bnZhcW9BdUZvdWdNUmVuZz09>; or (iii) dialing telephone number 929 205 6099. Parties may also provide written comments in advance of the hearing to the Building Department 112 Main Street or by e-mail BoardComments@dobbsferry.com. Further details on the proposed application and instructions for participation may be found online at the Village of Dobbs Ferry website www.dobbsferry.com

BY ORDER OF THE ZONING BOARD OF APPEALS

Dated: December 28, 2021

Elizabeth Dreaper
Village Clerk