



VILLAGE OF DOBBS FERRY

Building Department

112 Main Street

Dobbs Ferry, New York 10522

TEL: (914) 231-8511 • Droemer@dobbsferry.com • FAX: (914) 693-3470

03-10-23

Massimo Bufalini
197 Clinton Ave.
Dobbs Ferry, NY 10522

Re: 197 Clinton Ave.

S/B/L 3.120-116-13

Dear Mr. Bufalini

Pursuant to a review of the submitted proposed plans to construct a new addition, the following determinations were made.

The property is located in the OF-3 Zone. Requiring a variance.

1. The required maximum impervious coverage as per table B-3 is 40% (5,474.74 SF)
You have proposed a coverage of 46% (6,304.38) Thus requiring a variance of 6% (829.64 SF).

For these reasons your proposal, as submitted, is denied pending zoning board review.
If you have any questions, please contact the Building Department at (914) 231-8511.

Respectfully,

Dan Roemer
Building Inspector