

**APPLICATION TO ZONING BOARD OF APPEALS
VILLAGE OF BOBBS FERRY**

Notice: Eight copies of the application must be filed with the Clerk of the Board, no later than 2:00 p.m., twenty-one (21) days prior to the date of the meeting.

Date Filed: 3/30/2021

Applicant's Name: Arthur Gelbard Telephone: (914)260-3332

Property Location: 288 Ashford

Sheet 3.100, Block 93, Lot/Parcel: 19

The undersigned applicant requests a hearing before the Zoning Board of Appeals based on the following (check one):

☒ Appeals decision of Building Inspector ☒ Special Permit

Every application or appeal must be accompanied by an accurate plot plan to scale showing location of all existing structures, and also drawings showing the exact location, dimensions, and the nature of all proposed structures. These requirements will ordinarily be met with surveys and architect's drawings. The Board may require that surveys and/or drawings be prepared and signed by duly accredited surveyors, engineers, or architects. Applicant is required to show proof of title to or legal interest in the premises, by deed or contract of sale, or other document. This application or appeal is made pursuant to the authorization contained in the Building Zoning Ordinance:

Article: 93 Section: 3.100 Subdivision: lot 19

The basis of the relief sought by the undersigned pursuant to the provisions of the Building Zoning Ordinance is as follows: (Set forth briefly all pertinent facts and use additional sheets if necessary).

This 3-family house was constructed circa 1925. At unknown date, it was converted from a one to a three family dwelling. Taxes have been paid on the house as a three-family dwelling at least since 2010. The lot is roughly 75'-0" x 100'-0" and roughly 8,139.0 sf or 0.17 acres. The house on the southeast corner of Ashford Avenue and Irvington Place, is built on a steep slope which allows convenient access from different grade levels to the basement, 1st floor and attic. The south side of the house is 3'-2-1/2" from the side lot line leaving a pathway to the upper rear yard, where an exterior steel stair to the attic level was built at a unknown date. The pathway in the side yards provides important access the rear of the property.

The corner of the exterior stair, open at its sides, is located 3'-9-3/8" to the property line at it closest point. The stair, with the proposed roof, allows important egress from the attic. This is an existing non-conforming situation in this (OF) District (according to Appendix B, minimum side yard is 10'-0"). But, the non-conformance is not increased by the addition of the roof. The character of the roof and stair matches local vernacular design. See attached plans, elevations, sections and details.

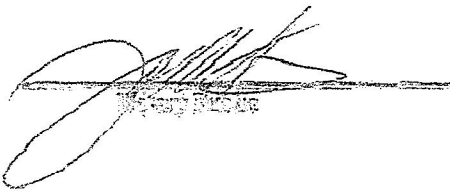
Arthur Gelbard
Applicant



STATE OF NEW YORK)
COUNTY OF WESTCHESTER) ss:

On this 25 day of MARCH, 2021, before me personally came Arthur Gelbard who came duly sworn depose and says that before and the foregoing application and knows the content thereof and that the same is true to his best own knowledge.

JOHN M SUOZZO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01SU6070919
Qualified in Westchester County
My Commission Expires March 11, 2022





VILLAGE OF DOBBS FERRY
Building Department
112 Main Street
Dobbs Ferry, New York 10522
TEL: (914) 231-8511 • emanley@dobbsferry.com

3/2/21

Arthur Gelbard
288 Ashford Ave
Dobbs Ferry, NY 10522

Re: 288 Ashford Ave

S/B/L 3.100-93-19

Dear Mr. Gelbard,

Pursuant to a review of the submitted proposed plans to construct a roof over your existing exterior stairs, the following determinations were made.

All new structure or extension of an existing non-conformity must comply to current zoning.

The property is located in the OF-6 Zone.

The required minimum side yard set-back is 10'.

You have proposed a set-back of 3'-9 3/8".

Thus requiring a variance of 6'-2 5/8"

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) 231-8513.

Respectfully,

Ed Manley
Land Use Officer

SEQR

PROJECT I.D. NUMBER

617.21
Appendix C
State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
For UNLISTED ACTIONS Only

PART I - PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

| | |
|--|---|
| 1. APPLICANT/SPONSOR Arthur Gelbard | 2. PROJECT NAME 288 Ashford Ave |
| 3. PROJECT LOCATION Municipality: DOVERS FERRY County: WESTCHESTER | |
| 4. PRECISE LOCATION (Street address and road intersection, provincial boundary, etc. or aerial map) 288 Ashford Ave - Southeast corner of Ashford Ave and Irvington Street. Lots 561, 562, 563 (per survey), S/B/L 3.100-93-19 | |
| 5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/Alteration | |
| 6. DESCRIBE PROJECT BRIEFLY: Construct roof over previously constructed exterior stair that leads to an apartment on the top floor of 3-story building. | |
| 7. AMOUNT OF LAND AFFECTED: Acres: 0.17 (0.17) (0.17) | |
| 8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If No, describe briefly: Stair within side yard setback. 3'-9 3/8" from side lot line. | |
| 9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe: | |
| 10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(ies) and permit/approval: | |
| 11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency name and permit/approval: | |
| 12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE | |
| Applicant/Sponsor Name: Arthur Gelbard | Date: MAR 22 2021 |
| Signature: <i>Arthur Gelbard</i> | |

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.

Jointly prepared by the Real Property Section of the New York State Bar Association, the New York State Land Title Association, the Committee on Real Property Law of the Association of the Bar of the City of New York and the Committee on Real Property Law of the New York County Lawyers' Association

WARNING: NO REPRESENTATION IS MADE THAT THIS FORM OF CONTRACT FOR THE SALE AND PURCHASE OF REAL ESTATE COMPLIES WITH SECTION 5-702 OF THE GENERAL OBLIGATIONS LAW ("PLAIN LANGUAGE").

CONSULT YOUR LAWYER BEFORE SIGNING THIS AGREEMENT

NOTE: FIRE AND CASUALTY LOSSES AND CONDEMNATION

This contract form does not provide for what happens in the event of fire, or other casualty loss or condemnation before the title closing. Unless different provision is made in this contract, Section 5-1311 of the General Obligations Law will apply. One part of that law makes a Purchaser responsible for fire and casualty loss upon taking possession of the Premises before the title closing.

Residential Contract of Sale

Contract of Sale made as of July

, 2020

BETWEEN

Francesco Salvi and Francesca Salvi

Address: 26 Ridgeway Circle, White Plains, NY 10605

Social Security Number/Fed. I.D. No.(s):

Arthur Gelbard

Address: P.O. Box 60H, Scarsdale, NY 10583

Social Security Number/Fed. I.D. No.(s):

hereinafter called "Seller" and

hereinafter called "Purchaser"

The parties hereby agree as follows:

1. Premises. Seller shall sell and convey and Purchaser shall purchase the property, together with all buildings and improvements thereon (collectively the "Premises"), more fully described on a separate page marked "Schedule A", annexed hereto and made a part hereof and also known as:

Street Address: 288 Ashford Ave., Dobbs Ferry, NY 10522

Tax Map Designation:

Together with Seller's ownership and rights, if any, to land lying in the bed of any street or highway, opened or proposed, adjoining the Premises to the center line thereof, including any right of Seller to any unpaid award by reason of any taking by condemnation and/or for any damage to the Premises by reason of change of grade of any street or highway. Seller shall deliver at no additional cost to Purchaser, at Closing (as hereinafter defined), or thereafter, on demand, any documents that Purchaser may reasonably require for the conveyance of such title

and the assignment and collection of such award or damages.

2. Personal Property. This sale also includes all fixtures and articles of personal property now attached or appurtenant to the Premises, unless specifically excluded below. Seller represents and warrants that at Closing they will be paid for and owned by Seller, free and clear of all liens and encumbrances, except any existing mortgage to which this sale may be subject. They include, but are not limited to, plumbing, heating, lighting and cooking fixtures, chandeliers, bathroom and kitchen cabinets and counters, mantels, door mirrors, switch plates and door hardware, venetian blinds, window treatments, shades, screens, awnings, storm windows, storm doors, window boxes, mail box, TV aerials, weather vane, flagpole, pumps, shrubbery, fencing, outdoor statuary, tool shed, dishwasher, washing machine, clothes dryer, garbage disposal unit, range, oven, built-in-microwave oven, refrigerator, freezer, air conditioning equipment

Filing Local County Deeds

P.O. BOX 610584

NORTH MIAMI, FL 33261



PROPERTY DEEDS SERVICES

GELBARD ARTHUR
288 ASHFORD AVE
DOBBS FERRY NY 10522-2037



T02990
11/25/2020

| | |
|----------------|------------|
| | |
| Property ID # | 2022188 |
| Date Sent: | 11/25/2020 |
| Please Mail By | 12/15/2020 |
| Service Fee: | \$94.00 |



XO1VJ05983-DF0E44034

Property ID# 2022188

PLEASE MAIL BY:

DEC-15-2020

CONTACT US

infofilingservices@gmail.com
For Assistance or Questions
Regarding this Services

FLCD recommends that all USA Homeowners obtain a copy of their current Property Assessment Profile and current Grant Deed These documents can Validates the property was in fact transferred and or has interest to the individual(s) Public.

The "Property Assessment Profile" is a comprehensive property report that provides a wealth information on the property's makeup.

This important report includes Tax assessed value, Tax delinquency, Area Comparable values, legal description current owner information and parcel ID number. This report will return all pertinent property and owner information for the designated property Also provides information that can verify if property information is recorded correctly as a mistake can affect property taxes. The information on the report can also be used to contest your property taxes at the County level if you find you are paying higher property taxes that comparable properties in your area.

THIS SERVICE HAS NOT BEEN APPROVED OR ENDORSED BY ANY GOVERNMENT AGENCY.
Services Provided can be found free of charge from County website. This is NOT a Bill.

DETACH AND MAIL

County RECORDS

| | |
|--------------------------|----------------------------|
| Name: GELBARD ARTHUR | Property ID# 2022188 |
| Transfer Date: 5/11/2020 | Purchase amount: \$ 760000 |
| Sale Date: 5/11/2020 | Property Use: |

- Current Grant Deed:
 - . Grant Deed Provides legal evidence of ownership/interest
 - . Shows Evidence that a transfer or interest was recorded
 - For the subject property or entity
- Shows evidence of subject property's Legal Description
- Shows Evidence to verify that recorded information is correct

Property Assessment Profile:

- County Tax & Assessment Information
- Total Assessor Value
- Total Tax Amount
- Subject Property Comparable Values
- Flood Report



PAYMENT METHOD:

CHECK/MONEY ORDER ENCLOSED ONLY
AMOUNT: \$94.00

DATE SENT
NOV-25-2020

DEED SERVICE
Fee
\$94.00

PLEASE MAIL
BY:
DEC-15-2020

EMAIL:

PLEASE MAKE CHECK OR MONEY ORDER PAYABLE

TO:

FLCD

Phone#

RETURN THIS COMPLETED FORM WITH THE RETURN ENVELOPE INCLUDED. PLEASE ALLOW 2 WEEKS FOR Document to Delivered, If You're not Satisfied with Services Provided, a Full Refund will be issue within 30 Days.

