



VILLAGE OF DOBBS FERRY
Building Department
112 Main Street
Dobbs Ferry, New York 10522
TEL: (914) 231-8505 • Droemer@dobbsferry.com

April 15, 2024

Luigi DePaola
443 Broadway
Dobbs Ferry, NY 10522

Re: 443 Broadway

S/B/L 3.90-48-1

Dear Mr. DePaola,

Pursuant to a review of the submitted proposed plans to do renovations & alterations of an existing multi-family, the following determinations were made.

The property is located in the B-Zone and will require four variances.

1. The required minimum side yard setback is 10'. You have proposed .68', thus requiring a variance of 9.32'. (Extending a non-conforming)
2. The required minimum rear yard setback is 25'. You have proposed 1.7' thus requiring a variance of 23.3'. (Extending a non-conforming)
3. The maximum lot coverage by impervious surface is 60 %, You have proposed 74.7% with an existing lot coverage by impervious surface of 72.5 % Thus requiring a variance of 2.2 %
4. The required off street parking for this project is 11 parking spaces, you have proposed 8 parking spaces, thus requiring a variance for 3 off street parking spaces.

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) 231-8505.

Respectfully,

Dan Roemer
Land Use Officer