



VILLAGE OF DOBBS FERRY

Building Department

112 Main Street

Dobbs Ferry, New York 10522

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July 27, 2022

Vacant lot
North Mountain Rd.
Dobbs Ferry, NY 10522

Re: develop lot
S/B/L 3.10-1-3

Dear Ms. Giglio,

Pursuant to a review of the proposed plans, submitted on 7/18/2022, to construct a new home, the following determinations were made.

The property is located in the OF-2 Zone. Requiring one variances at this time.

1. Table B-1 of Dobbs Ferry code, requires a minimum 20,000 sq. ft. net lot area in this zone to develop the lot.
When 300-34.A.(2) "Reductions for steep slope areas" is used to calculate the net lot area, this lot is 15,240.9 sq. ft., deficient by 4,759.1 sq. ft.

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
Building Inspector