

From: Jacob E. Amir [mailto:JAmir@sbjlaw.com]

Sent: Tuesday, August 4, 2020 6:11 PM

To: Daniel Pozin <dpozin@MccarthyFingar.com>; Lori Lee Dickson <ldickson@MccarthyFingar.com>

Cc: Liz Dreaper <ldreaper@dobbsferry.com>; Village Administrator

<villageadministrator@dobbsferry.com>; Vincent Rossillo <MayorRossillo@dobbsferry.com>; John Pisa

<JPisa@pisafinancialservices.com>; Tessa Engineer <info@tjengineering.us>

Subject: RE: Pisa - 23 Manor (BOT agenda request)

[EXTERNAL] This email is from outside the Village of Dobbs Ferry - Please use caution when opening links and attachments!

Dan,

As you are certainly aware, a title report would only identify those instruments of record, either with the County Clerk or Village. There is no instrument I see recorded with the County Clerk identifying any conveyance from the Village to adjacent property owners. (See attached – my review). I am also not aware of any conveyance in the Village records, and I know we have discussed that before.

As to a conveyance by “operation of law”, that would seem to be highly unlikely. Clearly the Village owned the paper street and acknowledged as such, as reflected in its acknowledgements we presented to the Planning Board. And to relinquish any such ownership, it would seem that the Village would have made a formal declaration relinquishing ownership. That never happened. I don’t know what “operation of law” would effectuate a conveyance.

If there is no record of any express or implied conveyance to adjacent property owners, then there was no such conveyance. If the Village is contemplating offering it to adjacent property owners, that is another topic and one which would seem hard-pressed to be viable, given that the paper street is now the only manner of ingress/egress for vehicular crossing, garage use, etc. for both 14 Temple Road and 23 Manor.

I hope this does not bog down the application. I am happy to discuss further.

Jacob E. Amir

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914-476-0600; (f) 914-499-3910; jamir@sbjlaw.com

Parcels adjacent to paper street – Temple Road, Dobbs Ferry

Pisa Financial	23 Manor Place (3.100-69-6)
Brian Healy	14 Temple (3.100-69-8)
Andrea and Kevin Fischer	9 Highland Ave. (3.100-70.6)
David Gaffen and Dana Gandsman	15 Highland (3.100-70-5)
Helene Rothstein	21 Highland (3.100-70-4)
Lynn and Stephen Sudak	23 Highland (3.100-70-3)
Karen and Joseph Spadaro	27 Highland (3.100-70.2)
Nicholas Thrapsimis	31 Highland (3.100-70-1)
(additional vacant with 31 Highland)	0 Luzerns Ave. (3.100-70-7)

MANOR PL

70

TEMPLE RD

100.06

95.4

95.76

3.100-69-7

100

103.37

Healy - 14 Temple

100

3.100-69-6

188

57.30

3.100-69-8

173.24

69.87

Pisa -23 Manor

3.100-69-5

100.73

81.04

69

81.05

36

150(S)

75

Fischer
9 Highland

Gaffen/Gandsman
15 Highland

25

3.100-70-5

25

19

107(S)

3.100-70-6

100

100

120

Rothstein
21 Highland

Sudak
23 Highland

50
Spadaro
27 Highland

48
Thrapsimis
31 Highland

3.100-70-2

3.100-70-1

75

75

119(S)

119(S)

110

110

50

50

HIGHLAND AVE
HAYNES AVE

32

102.3

Land Search By Name Results

Image Name	Party	Other Party	File Date	Doc	Town	Control#/LbrPg	Notes	Details
Pisa Financial Services Llc 2nd		Ohio Investments Llc	2013/03/13	DED	Yonkers	530633632	N	Details
Pisa Financial Services Llc 1st		Landco Mortgage Bankers Inc	2013/03/13	MTG	Yonkers	530673482	Y	Details
Pisa Financial Services Llc 1st		Luciano Victor Jr	2014/12/19	DED	Yonkers	543503410	N	Details
Pisa Financial Services Llc 1st		Landco Mortgage Bankers Inc	2015/02/09	STM	Miscellaneous	550303467	N	Details
Pisa Financial Services Llc 2nd		Beitin Karl I	2016/07/13	DED	Greenburgh	553573634	N	Details
Pisa Financial Services Llc 2nd		Solo Team Llc	2016/07/13	MTG	Greenburgh	560503175	N	Details
Pisa Financial Services Llc 1st		Solo Group Llc Series 20	2016/07/13	MTG	Greenburgh	560503180	N	Details
Pisa Financial Services Llc 1st		Colonna Ronald	2016/08/15	MTG	Greenburgh	562243105	N	Details

Land Search By Name Results

ImageName	Party	Other Party	File Date	Doc	Town	Control#/LbrPg	Notes	Details
Healy Brian	2nd	Anthony P Moccia Irrevocable Trust	2004/05/12	DED	Greenburgh	441041179	N	Details
Healy Brian	1st	Mortgage Electronic Registration Systems Inc- Nominee	2004/05/12	MTG	Greenburgh	441041214	Y	Details
Healy Brian	1st	Mortgage Electronic Registration Systems Inc- Nominee	2004/06/22	MTG	Greenburgh	441411437	Y	Details
Healy Brian	1st	Mortgage Electronic Registration Systems Inc- Nominee	2007/11/20	MTG	Greenburgh	473170547	Y	Details
Healy Brian	1st	Healy Brian	2007/11/20	RAG	Greenburgh	473170551	N	Details
Healy Brian	2nd	Healy Brian	2007/11/20	RAG	Greenburgh	473170551	N	Details
Healy Brian J	1st	Bank Of America N A	2008/10/08	MTG	Greenburgh	482700283	Y	Details
Healy Brian	1st	Wells Fargo Bank Na	2013/02/11	MTG	Greenburgh	530043043	Y	Details
Healy Brian	1st	Wells Fargo Bank Na	2013/02/11	RAG	Greenburgh	530043044	N	Details
Healy Brian	1st	Bank Of America N A	2013/02/11	RAG	Greenburgh	530043048	N	Details
Healy Brian	1st	Wells Fargo Bank Na	2014/11/13	RAG	Greenburgh	543013305	N	Details
Healy Brian	1st	Bank Of America Na	2018/04/06	MTG	Greenburgh	580963132	N	Details

Land Search By Name Results

Image Name	Party	Other Party	File Date	Doc	Town	Control#/LbrPg	Notes	Details
Fischer Andrea P	2nd	Palfy Dennis P	2015/10/30	DED	Greenburgh	552653081	N	Details
Fischer Andrea P	1st	Mortgage Electronic Registration Systems Inc	2015/10/30	MTG	Greenburgh	553013752	N	Details

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Image Name	Party	Other Party	File Date	Doc	Town	Control#/LbrPg	Notes	Details
Fischer Kevin L	2nd	Palfy Dennis P	2015/10/30	DED	Greenburgh	552653081	N	Details
Fischer Kevin L	1st	Mortgage Electronic Registration Systems Inc	2015/10/30	MTG	Greenburgh	553013752	N	Details

Land Search By Name Results

Image Name	Party	Other Party	File Date	Doc	Town	Control#/LbrPg	Notes	Details
Gandsman Dana	2nd	Sibilia Patrick S	2007/08/27	DED	Greenburgh	472290535	N	Details
Gandsman Dana	1st	Wells Fargo Bank N A	2007/08/27	MTG	Greenburgh	472290545	Y	Details
Gandsman Dana	1st	Citibank N A	2008/06/19	MTG	Greenburgh	481620662	Y	Details
Gandsman Dana	1st	Wells Fargo Bank N A	2010/02/25	MTG	Greenburgh	500473387	Y	Details
Gandsman Dana	1st	Wells Fargo Bank N A	2010/02/25	RAG	Greenburgh	500473402	N	Details
Gandsman Dana	1st	Wells Fargo Bank N A	2010/12/13	MTG	Greenburgh	503273010	Y	Details
Gandsman Dana	1st	Wells Fargo Bank Na	2014/12/10	MTG	Greenburgh	543443016	Y	Details
Gandsman Dana	1st	Wells Fargo Bank Na	2014/12/17	RAG	Greenburgh	543513148	N	Details
Gandsman Dana	1st	Capital One N A	2015/05/14	MTG	Greenburgh	551243583	N	Details
Gandsman Dana	1st	Jpmorgan Chase Bank Na	2020/04/24	MTG	Greenburgh	601143268	N	Details

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Image Name	Party	Other Party	File Date	Doc	Town	Control#/LbrPg	Notes	Details
Gaffen David	2nd	Sibilia Patrick S	2007/08/27	DED	Greenburgh	472290535	N	Details
Gaffen David	1st	Wells Fargo Bank N A	2007/08/27	MTG	Greenburgh	472290545	Y	Details
Gaffen David	1st	Citibank N A	2008/06/19	MTG	Greenburgh	481620662	Y	Details
Gaffen David	1st	Wells Fargo Bank N A	2010/02/25	MTG	Greenburgh	500473387	Y	Details
Gaffen David	1st	Wells Fargo Bank N A	2010/02/25	RAG	Greenburgh	500473402	N	Details
Gaffen David	1st	Wells Fargo Bank N A	2010/12/13	MTG	Greenburgh	503273010	Y	Details
Gaffen David	1st	Wells Fargo Bank Na	2014/12/10	MTG	Greenburgh	543443016	Y	Details
Gaffen David	1st	Wells Fargo Bank Na	2014/12/17	RAG	Greenburgh	543513148	N	Details
Gaffen David	1st	Capital One N A	2015/05/14	MTG	Greenburgh	551243583	N	Details
Gaffen David	1st	Jpmorgan Chase Bank Na	2020/04/24	MTG	Greenburgh	601143268	N	Details

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Image Name	Party	Other Party	File Date	Doc	Town	Control#/LbrPg	Notes	Details
Rothstein Helene	2nd	Barnum Hilma L/ex	1980/06/24	DED	Greenburgh	07639/00393	N	Details
Rothstein Helene	1st	Barnum Hilma L/ex	1980/06/24	MTG	Greenburgh	08164/00660	N	Details
Rothstein Helene	2nd	Bingay Marie K	1981/10/21	DED	Greenburgh	07732/00747	N	Details
Rothstein Helene	1st	Bank Of New York	1981/10/21	MTG	Greenburgh	08293/00300	Y	Details
Rothstein Helene	1st	Daniels Moriel	1981/09/16	DED	Greenburgh	07725/00764	N	Details
Rothstein Helene	1st	Citibank N A	1993/03/31	MTG	Greenburgh	17279/00057	Y	Details
Rothstein Helene	1st	Rothstein Helene	1989/04/19	DED	Greenburgh	09506/00336	N	Details
Rothstein Helene	2nd	Rothstein Albert J	1989/04/19	DED	Greenburgh	09506/00336	N	Details
Rothstein Helene	1st	Rothstein Albert J	1984/08/14	MAG	Greenburgh	08778/00585	N	Details
Rothstein Helene	2nd	Rothstein Albert J	1984/08/14	MAG	Greenburgh	08778/00585	N	Details
Rothstein Helene	1st	Citibank N A	1984/08/14	MTG	Greenburgh	08778/00417	Y	Details
Rothstein Helene	1st	Astoria Federal S&L Assn	2005/04/05	MTG	Greenburgh	450450347	Y	Details
Rothstein Helene	1st	Astoria Bank	2015/01/12	MTG	Greenburgh	550113004	Y	Details
Rothstein Helene	1st	Homestead Funding Corp	2018/12/28	MTG	Greenburgh	583333119	N	Details

Land Search By Name Results

Image Name	Party	Other Party	File Date	Doc	Town	Control#/LbrPg	Notes	Details
Sudak Lynn V	1st	Cmi Mortgage	1999/02/08	MTG	Greenburgh	25141/00237	Y	Details
Sudak Lynn V	2nd	Songhetti Silvio D	1994/11/02	DED	Greenburgh	11007/00229	N	Details
Sudak Lynn V	1st	Dale Mortgage Bankers Corp	1994/11/02	MTG	Greenburgh	20071/00337	Y	Details
Sudak Lynn V	1st	Mortgage Electronic Registration Systems Inc-Nominee	2003/07/01	MTG	Greenburgh	431720368	Y	Details

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Image Name	Party	Other Party	File Date	Doc	Town	Control#/LbrPg	Notes	Details
Sudak Stephen M	1st	Cmi Mortgage	1999/02/08	MTG	Greenburgh	25141/00237	Y	Details
Sudak Stephen M	2nd	Songhetti Silvio D	1994/11/02	DED	Greenburgh	11007/00229	N	Details
Sudak Stephen M	1st	Dale Mortgage Bankers Corp	1994/11/02	MTG	Greenburgh	20071/00337	Y	Details
Sudak Stephen M	1st	Mortgage Electronic Registration Systems Inc-Nominee	2003/07/01	MTG	Greenburgh	431720368	Y	Details

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Image Name	Party	Other Party	File Date	Doc	Town	Control#/LbrPg	Notes	Details
Spadaro Karen	2nd	Savitsky Benjamin S	2017/10/20	DED	Greenburgh	572773395	N	Details
Spadaro Karen	1st	Jpmorgan Chase Bank Na	2017/10/20	MTG	Greenburgh	572913777	Y	Details

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Image Name	Party	Other Party	File Date	Doc	Town	Control#/LbrPg	Notes	Details
Spadaro Joseph J	2nd	Savitsky Benjamin S	2017/10/20	DED	Greenburgh	572773395	N	Details
Spadaro Joseph J	1st	Jpmorgan Chase Bank Na	2017/10/20	MTG	Greenburgh	572913777	Y	Details

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Thrapsimis Nicholas	1st	Mortgage Electronic Registration Systems Inc- Nominee	2004/04/30	MTG	Greenburgh	440850975	Y	Details
Thrapsimis Nicholas	2nd	Monteleon Rocco	2005/01/26	DED	Greenburgh	440850963	N	Details
Thrapsimis Nicholas	1st	Mortgage Electronic Registration Systems Inc- Nominee	2005/03/25	MTG	Greenburgh	450050350	N	Details