

AFFIDAVIT

ACCESSORY DWELLING UNIT


AT

231 CLINTON AVENUE, DOBBS FERRY, NY 10522

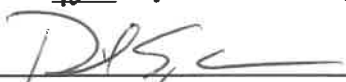
STATE OF NEW YORK :
: ss.
COUNTY OF WESTCHESTER:

Daniel Pennessi, being duly sworn, deposes and says:

1. I am the sole member of Tellus Capital LLC ("Tellus"), the sole owner of 231 Clinton Avenue, Dobbs Ferry, NY 10522 (the "Premises"), and make the statements herein in accordance with Section 300-39(C)(1)(a) of the Zoning Code of the Village of Dobbs Ferry, New York (the "Zoning Code").
2. I hereby confirm, in accordance with Section 300-39(B)(3) of the Zoning Code, that me and/or my wife, Kristen Pennessi (or an entity owned and controlled solely by me and/or my wife) shall, during the term of the special permit issued by the Village of Dobbs Ferry Planning Board for the accessory dwelling unit at the Premises, be the owner of the Premises and occupy the principal dwelling at the Premises as a principal residence.
3. I hereby confirm, in accordance with Section 300-39(B)(5) of the Zoning Code, that, upon the completion of construction thereof, the accessory dwelling unit at the Premises shall contain one bedroom meeting requirements of applicable codes, including building, fire and safety and zoning.
4. This affidavit is made to induce the Village of Dobbs Ferry Planning Board to issue a special permit for an accessory dwelling unit at the Premises in accordance with Section 300-39 of the Zoning Code.


By: Daniel Pennessi

Sworn to before me
this 12th day of December, 2023


Notary Public

DANIEL SCHUYLER
Notary Public, State of New York
Reg. No. 01SC5084025
Qualified in Orange County
Commission Expires August 25, 2025