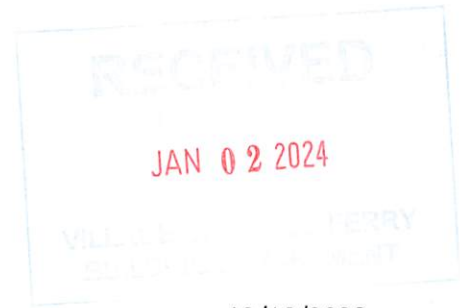




## VILLAGE OF DOBBS FERRY

Building Department  
112 Main Street, Dobbs Ferry, NY 10522  
Phone: (914) 231-8509 | Fax: (914) 693-3470

Daniel Roemer  
Building Inspector



### Permit Application

Application Number AT2023-0141

Date 12/18/2023

Job Location 58 ROUND HILL RD Lot # 3.140-127-4

Owner: LEJMI MEHDI  
58 ROUND HILL RD  
DOBBS FERRY, NY 10522

Applicant: Esma Hamandi  
58, round hill road, Dobbs Ferry, NY  
10522  
Dobbs Ferry, NY 10522  
(917)774-9319

Application Type: Tree Removal Estimated Cost of Construction: \$

Description of Work: tree died, needs removal

Diameter: 24"

Form Questions:

Application Parcel Owner Contact:

Parcel Owner Email	esma.hamandi@gmail.com
Parcel Owner Phone	9177749319

Job Location: 58 ROUND HILL RD

Parcel Id: 3.140-127-4

### AFFIDAVIT OF APPLICANT

I \_\_\_\_\_ being duly sworn, depose and says: That s/he does business as: \_\_\_\_\_ with offices at: \_\_\_\_\_ and that s/he is:

\_\_\_ The owner of the property described herein.

\_\_\_ The \_\_\_\_\_ of the New York Corporation \_\_\_\_\_ with offices at: \_\_\_\_\_ duly authorized by resolution of the Board of Directors, and that

said corporation is duly authorized by the owner to make this application.

\_\_\_ A general partner of \_\_\_\_\_ with offices \_\_\_\_\_ and that said Partnership is duly authorized by the Owner to make this application.

\_\_\_ The Lessee of the premises, duly authorized by the owner to make this application.

\_\_\_ The Architect of Engineer duly authorized by the owner to make this application.

\_\_\_ The contractor authorized by the owner to make this application.

That the information contained in this application and on the accompanying drawings is true to the best of his knowledge and belief. The undersigned hereby agrees to comply with all the requirements of the New York State Uniform Fire Prevention and Building Code, the Village of Dobbs Ferry Building Code, Zoning Ordinance and all other laws pertaining to same, in the construction applied for, whether or not shown on plans or specify in this application.

Sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_ of \_\_\_\_\_

Notary Public / Commission of Deeds

Applicant's Signature

### PROPERTY OWNER'S AUTHORIZATION

I MEHDI LEJHI as the owner of the subject premises and have authorized the contractor named above to perform the work under the subject application.

Owner phone number 9177749319 .Owner email address esma.hamandi@gmail.com

I hereby acknowledge that it is my responsibility as the property owner to ensure that if the permit (if issued) receives a Final Certificate of Approval from the Building Department and further that if a Final Certificate of Approval is not obtained upon completion of the construction, a property violation may be placed on the property for which this permit is being requested.

Sworn to before me this 2nd day of January of 2024

Margaret Parr  
MEHDI LEJHI

Notary Public / Commission of Deeds

PROPERTY OWNER's SIGNATURE

MARGARET PARR  
Notary Public, State of New York  
Reg. No. 01PA6342470  
Qualified in Putnam County  
Commission Expires 8/18/2024

The Ferrara Management Group, Inc., AMO®

50 Plainfield Avenue, Bedford Hills, NY 10507  
914-888-2099 | [www.Ferraramgmtgroup.com](http://www.Ferraramgmtgroup.com)



November 10, 2023

Mehdi Lejmi & Esma Hamandi  
58 Round Hill Rd.  
Dobbs Ferry, NY 10522

**Re: Dead Tree Removal**

Dear Mehdi Lejmi & Esma Hamandi,

I am writing on behalf of the Board of Directors for Walden Woods HOA to advise that during a recent tree inspection by Davey Tree, the arborist used by the association, it was determined that an oak tree on your property is dying and in need of removal. There is a chance that a small portion of the trunk extends onto the property of the resident of 60 Round Hill Rd.

Please be advised that the Walden Wood Homeowner Association attorney has reviewed the bylaws, and as detailed in her letter, it is the responsibility of the homeowner to remove the tree. The attorney's letter about tree responsibility is attached for your reference.

Please contact Joseph Kelly at The Ferrara Management Group, Inc. AMO® once you have obtained the necessary permits from the Village of Dobbs Ferry in order to confirm the work will begin.

If you have any questions or concerns, please do not hesitate to contact Joseph Kelly by email: [jkelly@ferraramgmt.com](mailto:jkelly@ferraramgmt.com) or by calling 914-888-2099 ext. 1061.

Sincerely,  
The Ferrara Management Group, Inc., AMO®, A/A/F  
Walden Woods Homeowners Association, Inc.;

*Greg Stoffer*

Greg Stoffer  
Asst. Property Manager

Copy:  
Walden Woods Homeowners Association Board of Directors

## MEMORANDUM

To: All Homeowners at Walden Wood Homeowners' Association  
From: Attorney  
Re: Tree Safety and Responsibility for Tree Maintenance  
Date: March 21, 2023

There are large and beautiful trees on the property of the Walden Wood community. While many of them are located on the common areas of the complex, there are numerous trees located on Lots owned by the individual Homeowners. Each of the Homeowners at Walden Wood owns a portion of the land upon which the Home is located. Some of you may have gotten surveys of your property when you purchased your Home which will show the demising lines of your property. Or, these Lot locations can be determined from your deed, the offering plan for the complex, GIS maps which can be found online, and other sources; or you can check with your attorney. It is important to know what constitutes your property and what is part of the common areas.

Tree safety and proper and vigilant tree maintenance are very important pursuits, which must be undertaken by each and every Homeowner. The HOA performs these tasks at least once each year by engaging an arborist or tree specialist to survey the common areas of the complex and prune and otherwise take care of the trees which are the HOA's responsibility. The HOA is NOT responsible for the trees on the Lots.

Some Homeowners may not realize that that the trees on the Lots are their responsibility to trim, prune and maintain; and possibly, in cases where a tree has died, or is diseased or hollow, to completely remove it. While such tree maintenance can be very expensive to undertake, this work cannot be deferred because in many cases, if a limb from a tree, or a whole tree, which is rooted and situated on a Homeowner's Lot, falls and damages that person's Home, or another person's Home, or other personal property (for example, cars), or causes physical injury or even death, it is possible that the liability for that occurrence could be placed upon the Homeowner where the tree is located. This is of part the basic law of trees.

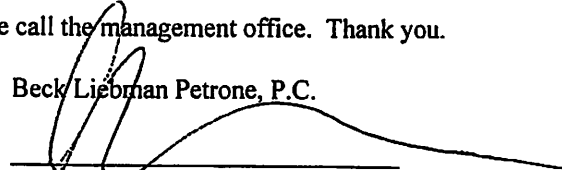
Generally speaking, the law provides that fallen branches or trees are to be cleared from the property upon which they have fallen by the owner of the affected property; and likewise, any damage to that property must be repaired and the cost thereof paid by the affected owner, and NOT by the owner of the tree. However, if the owner of the tree which caused the damage knew or should have known, or has been placed on notice that the tree in question needs to be pruned because it is heavy on top or on one side or the other, or is diseased or dead or otherwise in need of attention, and if that Homeowner fails to maintain the tree (or remove it if necessary), then the Homeowner who owns the tree could be liable for the clean-up, the damage, the injury, or death. Check your homeowner's insurance policy for coverage.

Please note also that Homeowners have the right to trim branches of a tree belonging to a neighbor which are overhanging their property. This task should also be undertaken on a regular basis to prevent damage to your own property.

All Homeowners should take it upon themselves as the spring is beginning to unfold to examine the trees on their property, call a tree service company to do a general pruning and an analysis of the trees, and to remove those which are not viable or potentially otherwise dangerous. The cost for this is to be borne by each Homeowner, who also must cause the branches, leaves, stumps and other debris to be removed from their own property and removed completely from the Walden Wood complex.

If you have any questions about tree maintenance, please call the management office. Thank you.

Beck Liebman Petrone, P.C.

By:  Evelyn Petrone, Esq.



