



VILLAGE OF DOBBS FERRY
Building Department
112 Main Street
Dobbs Ferry, New York 10522
TEL: (914) 231-8511 • emanlev@dobbsferry.com

04/14/2021

Nina Lesser
16 Tiernans Ln
Dobbs Ferry, NY 10522

Re: 16 Tiernans Ln

S/B/L 3.80-45-30

Dear Ms. Lesser,

Pursuant to a review of the submitted proposed plans to construct an addition and new full second floor to your existing home, the following determinations were made.

The property is located in the B Zone.

1. The required minimum individual side yard set-back is 10'.
You have proposed a left set-back of 6".
Thus requiring a variance of 9'-6"
2. The required minimum individual side yard set-back is 10'.
You have proposed a right set-back of 2'-1.5".
Thus requiring a variance of 7'-10.5"
3. The required minimum combined side yards set-back is 20'.
You have proposed a combined side yards set-back of 2'-2".
Thus requiring a variance of 17'-4.5"
4. The required minimum front yard set-back, based on your calculation of prevailing is 7'-4".
You have proposed a front set-back of 2'-3.25".
Thus requiring a variance of 5'-.75"
5. The required minimum rear yard set-back is 25'.
You have proposed a rear set-back of 21'-4.75".
Thus requiring a variance of 3'-7.25"

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) 231-8513.

Respectfully,

Ed Manley
Land Use Officer

RECEIVED

APR 20 2021

Village of Dobbs Ferry
Building Department

APPLICATION TO ZONING BOARD OF APPEALS VILLAGE OF DOBBS FERRY

Note: Eight copies of the application must be filed with the Clerk of the Board, no later than 2:00 p.m., twenty-one (21) days prior to the date of the meeting.

Date Filed: _____

Applicant's Name: NINA LESSER Telephone: 914-826-5547
AND STEPHEN SHENG

Property Location: 16 TIERNAN LANE

Sheet: 3.80, Block: 45, Lots/Parcel: 30


The undersigned applicant requests a hearing before the Zoning Board of Appeals based on the following:
(check one)

_____ Appeals decision of Building Inspector _____ Special Permit

Every application or appeal must be accompanied by an accurate plot plan to scale showing location of all existing structures, and also drawings showing the exact location, dimensions, and the nature of all proposed structures. These requirements will ordinarily be best met with surveys and architect's drawings. The Board may require that surveys and/or drawings be prepared and signed by duly accredited surveyors, engineers, or architects. Applicant is required to show proof of title to or legal interest in the premises, by deed or contract of sale, or other document. This application or appeal is made pursuant to the authorization contained in the Building Zoning Ordinance:

Article: _____ Section: _____ Subdivisions: _____

The basis of the relief sought by the undersigned pursuant to the provisions of the Building Zoning Ordinance is as follows: (Set forth briefly all pertinent facts and use additional sheets if necessary).


Applicant

STATE OF NEW YORK)
COUNTY OF WESTCHESTER) ss:

On this 19th day of APRIL, 20 21 before me personally came KARL A. SODERSTROM, who came duly sworn deposes and says that he/she read the foregoing application and knows the content thereof and that the same is true to his/her own knowledge.

KARL A. SODERSTROM
Notary Public, State of New York
No. 01SO4604956
Qualified in Westchester County
Commission Expires Dec. 31, 2021


Notary Public

PROJECT I.D. NUMBER

617.21

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I-PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT/SPONSOR NINA LESSER AND STEPHEN SHENG		2. PROJECT NAME 16 TIERNAN LANE	
3. PROJECT LOCATION: Municipality 16 TIERNAN LANE, DOBBS FERRY, NY County WESTCHESTER			
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc. or provide map) 16 TIERNAN LANE - NEAR THE TOP OF TIERNAN LANE DEAD END ON THE WEST SIDE OF THE STREET, NORTH OF THE OLD CROTON AQUEDUCT			
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input checked="" type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/Alteration			
6. DESCRIBE PROJECT BRIEFLY: RENOVATION OF AN EXISTING 1-STORY + BASEMENT HOUSE AND ADDITION OF ONE STORY AND ROOF DECK			
7. AMOUNT OF LAND AFFECTED: Initially 403 SF acres Ultimately 414SF acres (NO CHANGE TO FOOTPRINT)			
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If No, describe briefly. THE CURRENT FOOTPRINT DOES NOT COMPLY WITH THE SIDE YARD OR FRONT YARD SETBACKS, BUT WE ARE NOT PROPOSING TO CHANGE THE FOOTPRINT AT THOSE SETBACKS			
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe: THE HOUSE IS ON A RESIDENTIAL STREET			
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) and permit/approvals			
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency name and permit/approval			
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE			
Applicant/Sponsor Name: NINA LESSER		Date: _____	
Signature: _____			

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.

OVER

PART II-ENVIRONMENTAL ASSESSMENT (To be completed by Agency)	
A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible) C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: NO C2. Aesthetic, agricultural, archaeological, historic or other natural or cultural resources, or community or neighborhood character? Explain briefly: NO C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: NO C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: NO C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly: NO C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly: NO C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly: NO	
D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CEA? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, explain briefly.	
PART III-DETERMINATION OF SIGNIFICANCE (To be completed by Agency) INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D or Part II was checked yes, the determination and significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA. <input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration. <input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination.	
Name of Lead Agency	
Print or Type Name of Responsible Officer in Lead Agency	
Title of Responsible Officer	
Signature of Responsible Officer in Lead Agency	
Signature of Preparer (If different from responsible officer)	
Date	

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.



603223678DED0021

Westchester County Recording & Endorsement Page

Submitter Information

Name: Robin Schemitsch Phone: 914-395-2285
Address 1: 7 Dempsey Place Fax: 914-395-1028
Address 2: Email: PostClosing@recordandreturn.com
City/State/Zip: Eastchester NY 10709 Reference for Submitter: RR-W-41202-20 RS

Document Details

Control Number: 603223678 Document Type: Deed (DED)
Package ID: 2020111700346001001 Document Page Count: 3 Total Page Count: 4

Parties

☐ Additional Parties on Continuation page

1st PARTY 2nd PARTY
1: CAMPBELL PAMELA A - Individual 1: LESSER NINA B - Individual
2: SHENG STEPHEN K - Individual

Property

☐ Additional Properties on Continuation page

Street Address: 16 TIERNANS LN Tax Designation: 3.60-45-30
City/Town: GREENBURGH Village: DOBBS FERRY

Cross-References

☐ Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584

Recording Fees

Statutory Recording Fee: \$40.00
Page Fee: \$20.00
Cross-Reference Fee: \$0.00
Mortgage Affidavit Filing Fee: \$0.00
RP-5217 Filing Fee: \$125.00
TP-584 Filing Fee: \$5.00
RPL 291 Notice Fee: \$10.00
Total Recording Fees Paid: \$200.00

Transfer Taxes

Consideration: \$300,000.00
Transfer Tax: \$1,200.00
Mansion Tax: \$0.00
Transfer Tax Number: 22601

Mortgage Taxes

Document Date:
Mortgage Amount:
Basic: \$0.00
Westchester: \$0.00
Additional: \$0.00
MTA: \$0.00
Special: \$0.00
Yonkers: \$0.00
Total Mortgage Tax: \$0.00

Dwelling Type: Exempt: ☐
Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 12/29/2020 at 12:14 PM
Control Number: 603223678
Witness my hand and official seal

Timothy C. Ikonl

Timothy C. Ikonl
Westchester County Clerk

Record and Return To

☐ Pick-up at County Clerk's office

Law Office of Matthew Metz
3535 Hill Blvd

Yorktown Hgts, NY 10598

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT-THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 23rd day of November, 2020

BETWEEN

PAMELA A. CAMPBELL, RESIDING AT 8 Mohican Park Avenue, Dobbs Ferry, New York, 10522

party of the first part, and

Stephen KE-WEN SHENG and NINA BETH LESSER, residing at 161 Villard Avenue, Hastings-on-Hudson, New York 10706

Husband and wife

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

Ten (\$10.00) Dollars and other valuable consideration dollars paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

Town of Greenburgh, Village of Dobbs Ferry, County of Westchester and State of New York, being more fully described in Schedule "A" annexed hereto and made a part hereof.


TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" when ever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:


Pamela A. Campbell

***Record and Return Title Agency, Inc.
Security Title Guarantee Corporation of Baltimore***

Title Number: RR-W-41202-20

SCHEDULE A DESCRIPTION

ALL that certain plot, piece or parcel of land, situate, lying and being in the Village of Dobbs Ferry, Town of Greenburgh, County of Westchester and State of New York, bounded and described as follows:

BEGINNING at a point on the southwesterly side of Tiernans Lane, distant 199.58 feet southeasterly as measured along the southwesterly side of Tiernans Lane from the southeasterly side of Main Street, formerly known as High Street, said point of beginning being the southeasterly corner of lands of Luigi DePaolo as acquired by deed recorded in Liber 7896 cp 727;

RUNNING THENCE southeasterly along the southwesterly side of Tiernans Lane, 23.58 feet to a point and the northwesterly line of lands of Mary Ann Salerno and others as acquired by deed recorded in Liber 9263 cp 42;

RUNNING THENCE southwesterly along the same and on a line forming an exterior angle of 72 degrees 01 minute 10 seconds with the southwesterly side of Tiernans Lane, 41.86 feet to a point and other lands of Stephen P. Marks;

THENCE northwesterly along the same and on a line forming an interior angle of 110 degrees 09 minutes 40 seconds with the last described line, 46.41 feet to the southeasterly line of said lands of DePaolo as above described;

RUNNING THENCE northeasterly along the same and on a line at right angles to the southwesterly side of Tiernans Lane, 68.48 feet to the point or place of BEGINNING.

THE LAW OFFICE OF MATTHEW P.METZ
3535 HILL BOULEVARD- SUITE M
YORKTOWN HEIGHTS, NEW YORK 10598
TEL. (914)-243-5563
FAX (914)-243-0296
E-Mail: info@mpmetzlaw.com
Website: WWW.MPMetzLaw.Com

ORIGINAL RECORDED DEED
FOR YOUR PROPERTY

Dear Valued Client,

Enclosed herewith please find the Original Recorded Deed for the property you recently conveyed with our office. Please keep this in a safe place

If you have any questions regarding the enclosed, please feel free to contact our office. We look forward to speaking with you.

Very truly yours,

Susan Metz

Susan Metz, Esq.