

RECEIVED

AUG 18 2021

APPLICATION TO ZONING BOARD OF APPEALS  
VILLAGE OF DOBBS FERRY

OFFICE OF DOBBS FERRY  
BUILDING DEPARTMENT

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: 8-18-2021  
Applicant's Name: Gregory Sharp Telephone: 917-997-1982  
Property Location: 242 Clinton  
Sheet: \_\_\_\_\_, Block: 115, Lots/Parcel: 2

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).

Greg Sharp  
Applicant

STATE OF NEW YORK )  
COUNTY OF WESTCHESTER ) ss:

On this 18 day of August 2021 before me personally came Gregory Sharp, 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.

Roseanne Tenore  
Notary Public

ROSEANNE TENORE  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01TE6138230  
Qualified in Westchester County  
My Commission Expires December 19, 2021



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

8/16/21

Hoffman  
242 Clinton Ave  
Dobbs Ferry, NY 10522

Re: 242 Clinton Ave

S/B/L 3.120-115-2

Dear Mr. Hoffman,

Pursuant to a review of the submitted proposed plans to construct an addition to your property, the following determinations were made.

The property is located in the OF-3 Zone.

The required minimum combined side yard set-back is 40'.

You have proposed a set-back of 35'-7 1/8".

Thus requiring a variance of 4'-4 7/8"

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

SEQR

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 <u>Gregory Sharp</u>	2. PROJECT NAME <u>Hoffman Residence</u>
3. PROJECT LOCATION: Municipality <u>Dobbs Ferry</u> County <u>Westchester</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc. or provide map) <u>242 Clinton Avenue, Dobbs Ferry, NY, 10522</u>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input checked="" type="checkbox"/> Expansion <input type="checkbox"/> Modification/Alteration	
6. DESCRIBE PROJECT BRIEFLY:	
7. AMOUNT OF LAND AFFECTED: Initially <u>0.1095</u> acres Ultimately <u>0.1359</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly.	
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:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input 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: <u>Gregory Sharp</u>	Date: <u>8/18/2021</u>
Signature: <u>[Signature]</u>	

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

## 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.  
☐ Yes ☒ 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.  
☐ Yes ☒ 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:

C2. Aesthetic, agricultural, archaeological, historic or other natural or cultural resources; or community or neighborhood character? Explain briefly.

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly.

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.

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.

C6. Long term, short term, cumulative, or other affects not identified in C1-C5? Explain briefly.

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CEA?  
☐ Yes ☒ No

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?  
☐ Yes ☒ 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.

- ☐ 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.
- ☐ 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.



\*581163333DED002X\*

## Westchester County Recording & Endorsement Page

### Submitter Information

Name: Future Title Agency, Inc.  
Address 1: Attn: Mary E. Rasamny  
Address 2: 280 North Bedford Rd., Suite 307  
City/State/Zip: Mount Kisco NY 10549

Phone: 914-666-7770  
Fax: 914-666-7767  
Email: ftc@futuretitleco.com  
Reference for Submitter: Baglieri to Hoffman

### Document Details

Control Number: **581163333**

Document Type: **Deed (DED)**

Package ID: 2018042600163001002

Document Page Count: **3**

Total Page Count: **4**

### Parties

☐ Additional Parties on Continuation page  
2nd PARTY

#### 1st PARTY

1: BAGLIERI LISA  
2: BAGLIERI PETER

- Individual  
- Individual

1: HOFFMAN ADAM J  
2: HOFFMAN LAURA S

- Individual  
- Individual

### Property

☐ Additional Properties on Continuation page

Street Address: 242 CLINTON AVE

Tax Designation: 3.120-115-2

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  
Total Recording Fees Paid: **\$190.00**

#### Transfer Taxes

Consideration: \$1,505,000.00  
Transfer Tax: \$6,020.00  
Mansion Tax: \$15,050.00  
Transfer Tax Number: 12872

#### 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:  
Serial #:

Exempt: ☐

### Record and Return To

☐ Pick-up at County Clerk's office

LAMB DEN & GARDNER PC  
14 ELM PLACE

RYE, NY 10580  
Attn: JOHN GARDNER, ESQ.

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 05/14/2018 at 10:10 AM  
Control Number: **581163333**  
Witness my hand and official seal

Timothy C. Idoni  
Westchester County Clerk

**BARGAIN AND SALE DEED, WITH COVENANT AGAINST GRANTOR'S  
ACTS — INDIVIDUAL OR CORPORATION (SINGLE SHEET)**

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

THIS INDENTURE, made the 30<sup>th</sup> day of April, in the year 2018.

**BETWEEN**

**LISA BAGLIERI AND PETER BAGLIERI**, residing at 242 Clinton Avenue, Dobbs Ferry, New York 10522, parties of the first part, and

**ADAM J. HOFFMAN AND LAURA S. HOFFMAN, HUSBAND AND WIFE**, residing at 363A 5<sup>th</sup> Street, Apt. 2, Brooklyn, New York 11215, parties of the second part,

**WITNESSETH**, that the party of the first part, in consideration of ten dollars and other valuable consideration 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 **Village of Dobbs Ferry, Town of Greenburgh, County of Westchester, State of New York**, being more particularly described in "Schedule A" annexed hereto and made a part hereof.

Being the same premises conveyed to the parties of the first part, herein by deed dated June 25, 2002, and recorded September 18, 2002, in the Westchester County Clerk's Office in Control No. 422490380.

Said premises commonly known as and by the street address: **242 Clinton Avenue, Dobbs Ferry, New York 10522.**

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" whenever 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:

\_\_\_\_\_

  
LISA BAGLIERI

\_\_\_\_\_

  
PETER BAGLIERI

# **Future Title Agency, Inc.**

Title No.: 7641SD-2018

## **Schedule A Description**

All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Village of Dobbs Ferry, Town of Greenburgh, County of Westchester, State of New York, being more particularly bounded and described as follows:

BEGINNING at a point on the northerly side of Clinton Avenue (formerly Villard Avenue), said point being distant, as measured along said side of Clinton Avenue, 119.03 feet westerly from Monument No. 60 as shown on a certain map entitled "Map of Villard Hill, showing location monuments" dated June 25, 1937 and filed July 14, 1937 in the Westchester County Clerk's Office, Division of Land Records, as Map No. 4489;

RUNNING THENCE in a westerly direction along the aforementioned northerly side of Clinton Avenue on a curve to the left having a radius of 250.00 feet, a distance of 75.00 feet to a corner of property of land now or formerly of Maisch ( Liber 4514 Page 242) formerly of Estate of Joseph M. Patterson;

THENCE along the last mentioned lands on a course North 49 degrees 14 minutes 50 seconds west, a distance of 252.56 feet to a corner of property known as River View Manor, Subdivision Map No. 1907;

THENCE along the last mentioned lands on a course North 14 degrees 24 minutes 20 seconds East a distance of 66.73 feet to lands now or formerly of Varanelli ( Liber 6823 Page 167);

THENCE along the last mentioned lands, the following two courses and distances;

1. South 47 degrees 00 minutes 40 seconds East, a distance of 55.98 feet; and
2. North 42 degrees 59 minutes 20 seconds East, a distance of 25.00 feet to lands now or formerly of Cornwall Constructors, Inc.;

RUNNING THENCE along the last mentioned lands on a course South 47 degrees 00 minutes 40 seconds East (South 47 degrees 18 minutes 30 seconds east on Survey), a distance of 56.60 feet to land now or formerly of Turoff;

THENCE along the last mentioned lands on a course, South 47 degrees 18 minutes 30 seconds east, a distance of 167.79 feet to the point or place of BEGINNING.



**ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE**

State of New York  
County of Westchester, ss:

On the 30 day of April, in the year 2018 before me the undersigned, personally appeared Lisa Baglieri & Peter Baglieri, personally known to me or proved to me on the basis of satisfactory evidence, to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that (he) (she) (they) executed the same in (his) (her) (their) capacity(ies), and that by (his) (her) (their) signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

**Mary E. Rasamny**  
Notary Public, State of New York  
No. 60-2125078  
Qualified in Westchester County  
~~Commission Expires June 30, 20~~ 19

Mary E. Rasamny  
NOTARY PUBLIC

**ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE**

State of \_\_\_\_\_ County of \_\_\_\_\_, ss:

On the \_\_\_\_\_ day of \_\_\_\_\_, in the year 2018, before me the undersigned, personally appeared \_\_\_\_\_ personally known to me or proved to me on the basis of satisfactory evidence, to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that (he) (she) (they) executed the same in (his) (her) (their) capacity(ies), and that by (his) (her) (their) signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

\_\_\_\_\_  
NOTARY PUBLIC

**ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE**

State of \_\_\_\_\_ County of \_\_\_\_\_, ss:

On the \_\_\_\_\_ day of \_\_\_\_\_, in the year 2018, before me the undersigned, personally appeared \_\_\_\_\_ the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who being by me duly sworn, did depose and say, that (he) (she) (they) reside(s) in \_\_\_\_\_; that (he) (she) (they) know(s) \_\_\_\_\_ to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said \_\_\_\_\_ execute the same; and that said witness at the same time subscribed (his) (her) (their) name(s) as a witness thereto.

\_\_\_\_\_  
NOTARY PUBLIC

**ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE**

\* State of \_\_\_\_\_ County of \_\_\_\_\_, ss:  
\* (or insert District of Columbia, Territory, Possession or Foreign Country)

On the \_\_\_\_\_ day of \_\_\_\_\_, in the year 2018, before me the undersigned, personally appeared \_\_\_\_\_ personally known to me or proved to me on the basis of satisfactory evidence, to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that (he) (she) (they) executed the same in (his) (her) (their) capacity(ies), and that by (his) (her) (their) signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual(s) made such appearance before the undersigned in the \_\_\_\_\_ (add the city or political subdivision and the state or country or other place the acknowledgment was taken).

\_\_\_\_\_  
NOTARY PUBLIC