

**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: 8/19/20
Applicant's Name: CHRISTY KNELL Telephone: 718 839 0478
Property Location: 257 PALISADE AVE
Sheet: 3.160, Block: - 139, Lots/Parcel: 14

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: 300-42 Section: B Subdivisions: 2

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).

WHILE THIS DEER FENCE IS AT THE FRONT PROPERTY LINE, IT IS ACTUALLY FOR OUR PROPERTY'S SIDE YARD, SHOWN IN IMAGES WITHIN, AND THEREFORE CONFORMS WITH THE VILLAGE CODE LIMIT OF 6FT IN HEIGHT FOR SIDE YARDS.

CKNELL
Applicant

STATE OF NEW YORK)
COUNTY OF WESTCHESTER) ss:

On this 20th day of August, 2020 before me personally came CHRISTY KNELL, 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.

Elizabeth A. Dreaper
Notary Public

ELIZABETH A. DREAPER
Notary Public, State of New York
No: 01DR6177050
Qualified In Westchester County
Commission Expires November 5, 2023



THE VILLAGE OF
DOBBS FERRY
NEW YORK

Building Dept.
112 Main Street
Dobbs Ferry, NY 10522
914-231-8505 DRoemer@DobbsFerry.com

8/12/20

Jason Knell
257 Palisade Ave.
Dobbs Ferry N.Y. 10522

RE: 257 Palisade Ave.

S/B/L 3.160-139-14

Dear Mr. Knell,

Pursuant to a review of the submitted plans to install a deer fence, the following determination was made.

Fences shall not exceed four feet in height in the front yard
You have submitted a fence of six feet in height.
Thus requiring a 2 foot height variance.

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,

Dan Roemer
Building Inspector

SECTION 3.120
BLOCK 113
LOTS 1,2,3,4

SA 115184 S 3.160
WESTCHESTER B 139
GREENBURGH L 14

THIS INDENTURE, made the 15th day of July, two thousand sixteen
BETWEEN

Tarik Sedky and Aimee E. Sedky, residing at 257 Palisade Avenue,
Dobbs Ferry, NY 10522

party of the first part, and

c. CHRISTY S as tenants by the entirety
Jason Knell and Christina Knell, residing at 221 Judson Avenue,
Dobbs Ferry, New York 10522

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ONE (\$1.00) DOLLAR, lawful money of the United States, and other good and 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, situate, lying and being in the Town of Greenburgh, Village of Dobbs Ferry, County of Westchester and State of New York, known as Lots Nos. 75, 76, 77, 78, 79, 80 and 81 in Block 2 on map entitled: Block Nos. 2, 23, 24, 25, 26 and 27, map No. 5 and Amended Map of Block 2 Map 2. Also Amended map of Part of Block 3 Map 1 and Part of Revised Map of Block 4 Map 1, Riverview Manor. Property of Hastings Homes Company, located at Dobbs Ferry and Hastings-on-Hudson, County of Westchester and State of New York", made by Ward Carpenter & Co. CE & S, June 1910, filed in the office of the Register of Westchester County, June 20, 1910, Map No. 1907, being more particularly bounded and described as follows:

BEGINNING at a point on the westerly side of Palisade Avenue, which point of beginning is at the division line between Lots 75 and 74 as per the aforesaid map, which point of beginning is also the southeasterly corner of the herein described premises;

RUNNING thence along said division line north 78 degrees 06 minutes west 104.29 feet to the division line between Lots 75 and 120 as per the aforesaid map;

THENCE running along the aforesaid division line and running along the division line between Lots 76 and 119, 77 and 118, 78 and 117; 79 and 116, 80 and 115, 81 and 114 as per the aforesaid map, the following courses and distances:

North 9 degrees 19 minutes 30 seconds east 150.15 feet and

North 20 degrees 25 minutes east 17.19 feet to the division line between Lots 82 and 81 as per the aforesaid map;

THENCE running along said division line south 78 degrees 06 minutes east 125.42 feet to the westerly side of Palisade Avenue;

THENCE running along said westerly side of Palisade Avenue south 25 degrees 03 minutes west 17.46 feet and running south 20 degrees 33 minutes west 101.15 feet and running south 9 degrees 19 minutes 30 seconds west 50.05 feet to the point or place of BEGINNING.

BEING the same premises received by the parties of the first part, as follows:

Having acquired title by deed from Benjamin Klot, dated July 6, 2011 recorded October 20, 2011 in the Westchester County Clerk's Office in Control # 511793692.

BEING known as 257 Palisade Avenue, Dobbs Ferry, NY 10522, [S/B/L #3.160-139-14; Village of Dobbs Ferry, Town of Greenburgh].

The premises are not in an agricultural district and are entirely owned by the transferor.

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.

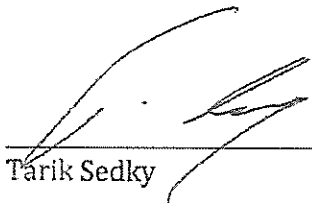
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

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.

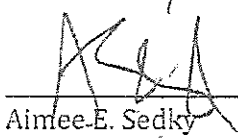
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

In Presence Of:




Tarik Sedky



Aimee-E. Sedky

STATE OF NEW YORK)
COUNTY OF) ss.:


On the 13 day of June, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared **Tarik Sedky**, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signatures on the instrument, the individuals, or the person upon behalf of which the individuals acted, executed the instrument.



Notary Public **PETER KLOSE**
Notary Public, State of New York
Comm. in Westchester County
No. 02KL5026207
Commission Expires 4/11/18

STATE OF NEW YORK)
COUNTY OF) ss.:

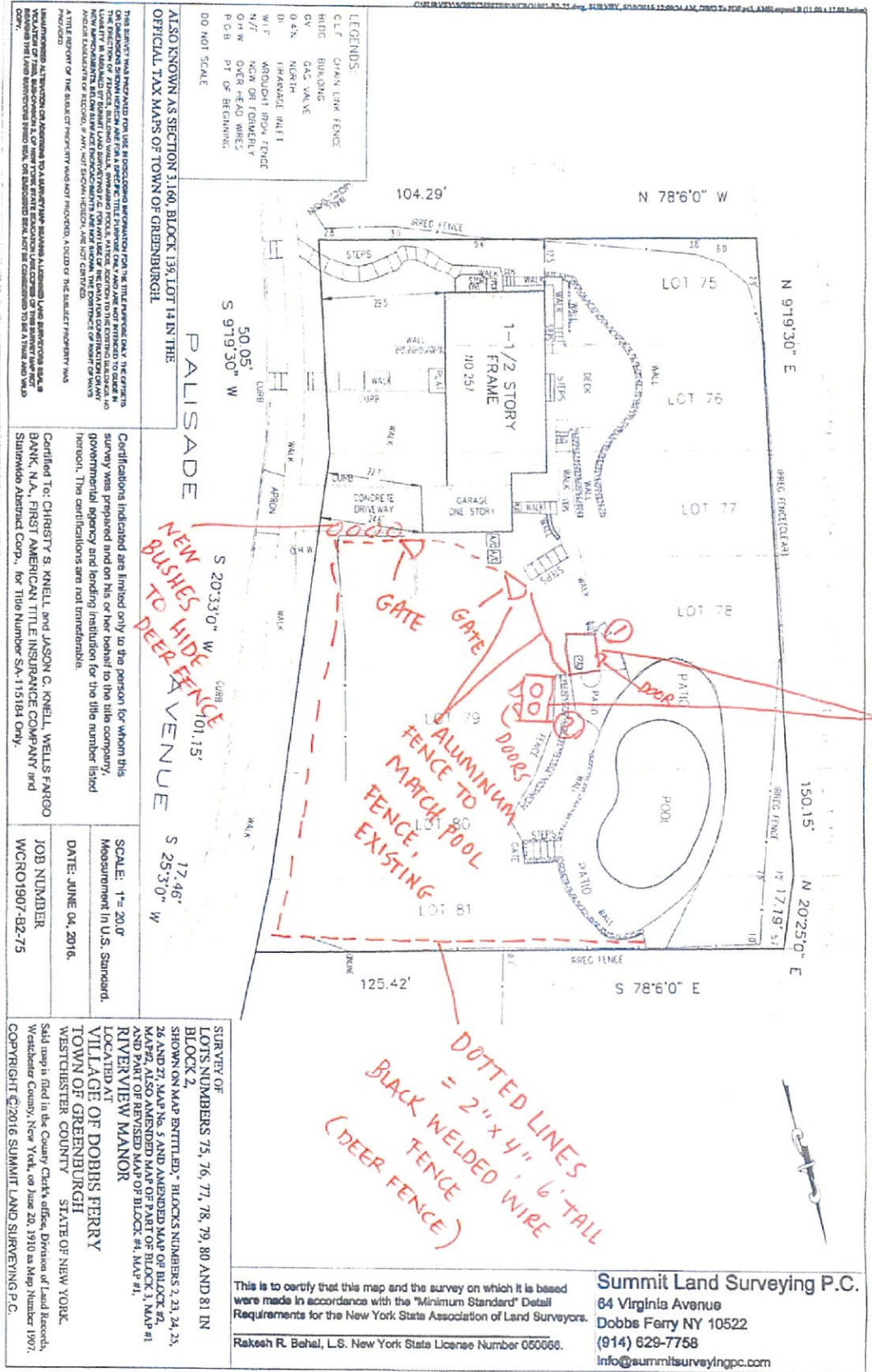
On the 13 day of June, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared **Aimee E. Sedky** personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signatures on the instrument, the individuals, or the person upon behalf of which the individuals acted, executed the instrument.



Notary Public **PETER KLOSE**
Notary Public, State of New York
Comm. in Westchester County
No. 02KL5026207
Commission Expires 4/11/18

Record and Return:


Statewide Abstract Corp.
202 Mamaroneck Ave.
White Plains, NY 10601



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 CHRISTY KNELL	2. PROJECT NAME SIDE YARD FENCE
3. PROJECT LOCATION: Municipality DOBBS FERRY DOBBS FERRY, WESTCHESTER	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc. or provide map) 257 PALISADE AVE	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/Alteration	
6. DESCRIBE PROJECT BRIEFLY: DEER FENCE FOR SIDE YARD	
7. AMOUNT OF LAND AFFECTED: Initially .4 acres Ultimately .4 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 VILLAGE OF DOBBS FERRY	
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: CHRISTY KNELL Date: 8/19/20	
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.

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 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 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:	
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? <input type="checkbox"/> Yes <input type="checkbox"/> No	
E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input 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.

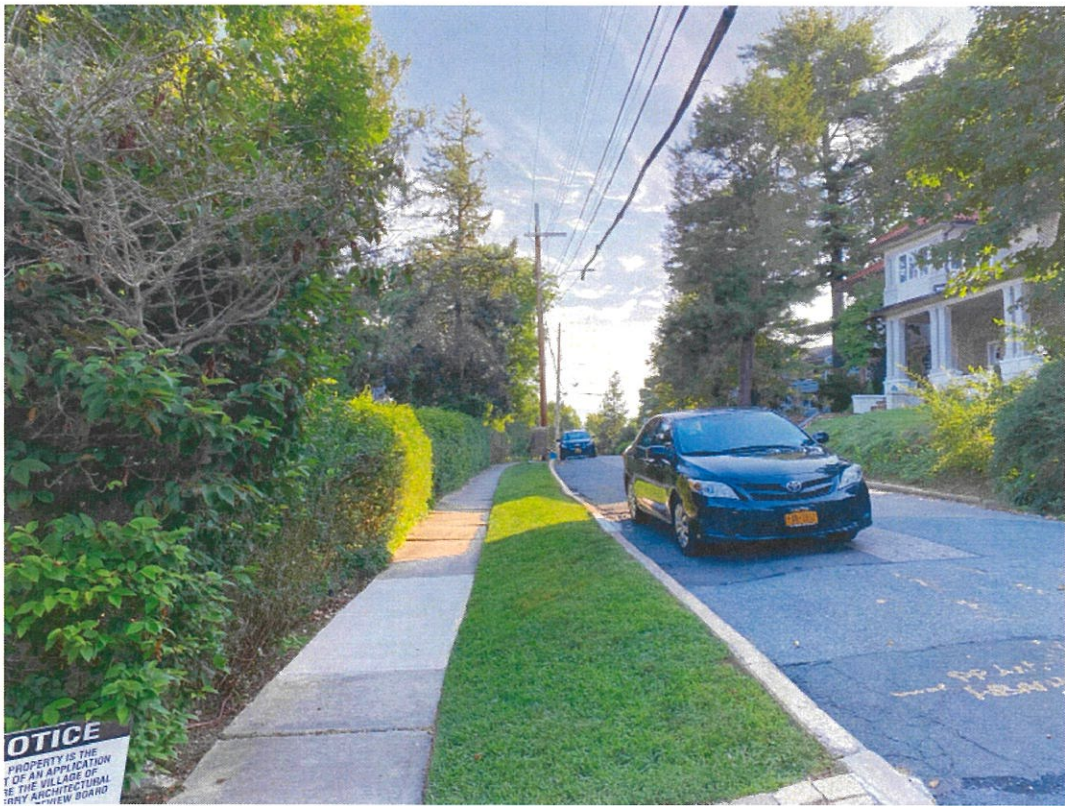
- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting 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	

STREET VIEW



FROM NORTH

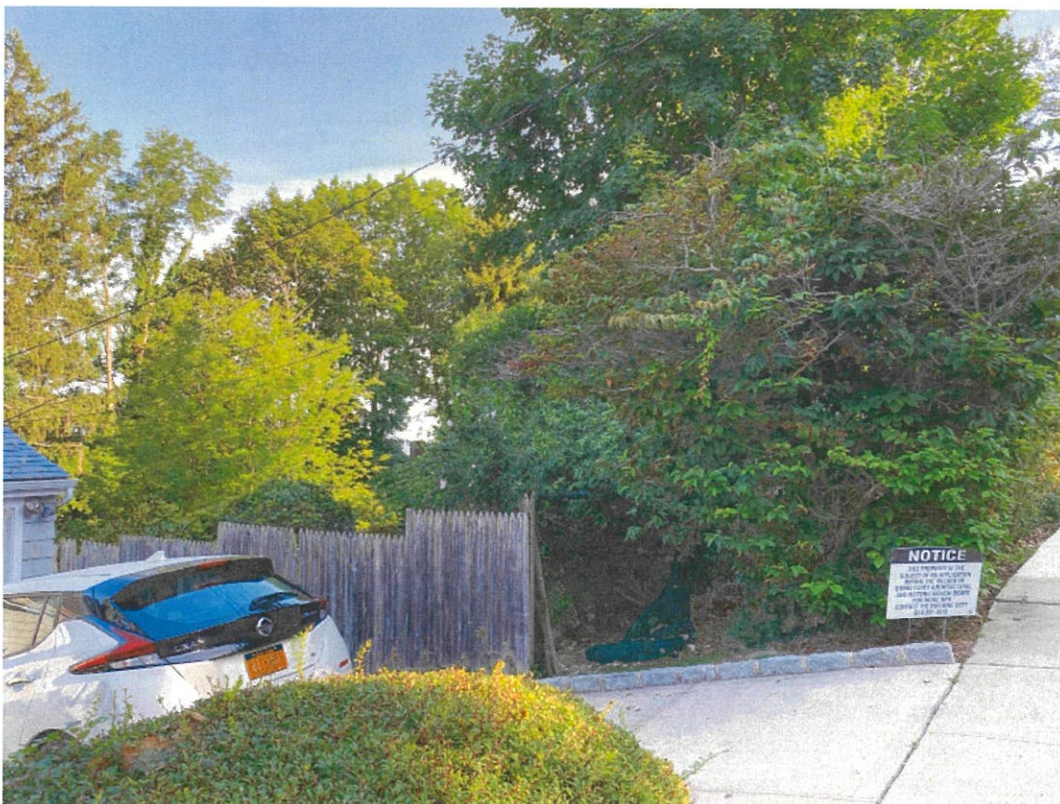


FROM SOUTH

RELATION TO HOUSE



FROM STREET



FROM SIDEWALK

REAR VIEW



NEXT TO DRIVEWAY

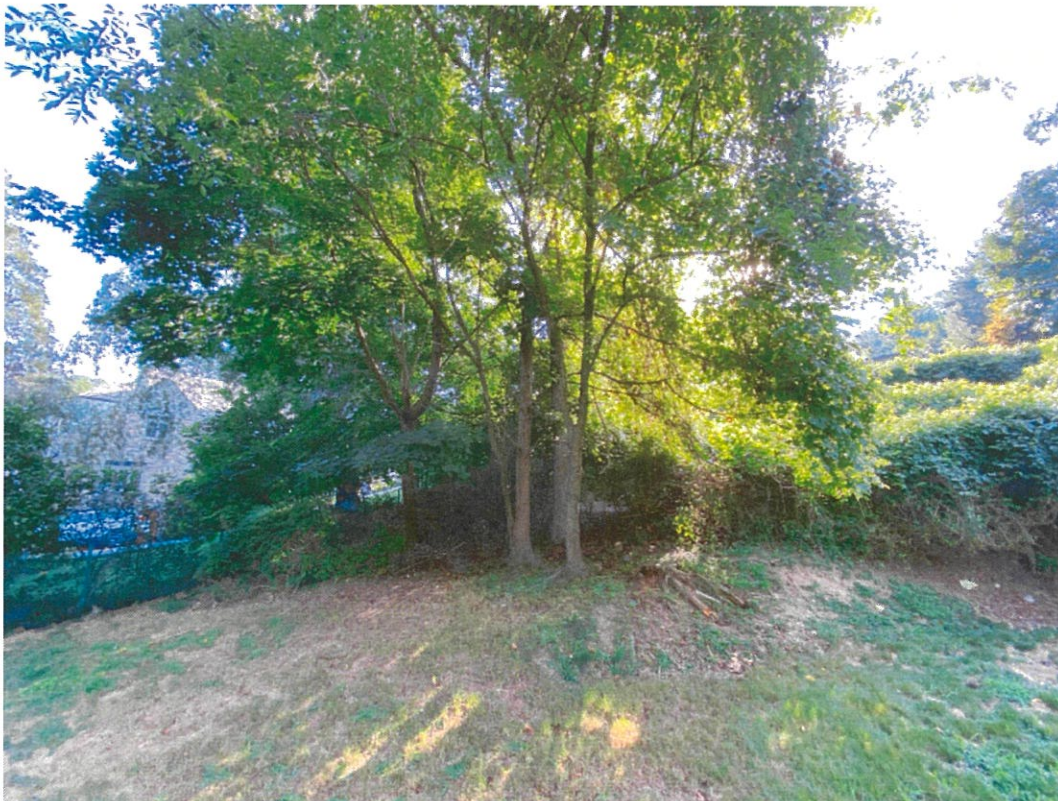


FROM WEST

RELATION TO NEIGHBOR



FROM STREET



FROM BACK