



VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES AGENDA

MEETING DATE: AUGUST 16, 2022

AGENDA ITEM SECTION: PRESENTATIONS

AGENDA ITEM NO. : 3

DEPARTMENT: BUILDING, LEGAL AND PLANNING

AGENDA ITEM:

41 ALLEN STREET, APPLICATION FOR RE-SUBDIVISION AND SITE PLAN INVOLVING ACQUISITION OF DE-MAPPED STREET FROM THE VILLAGE

ITEM BACKUP DOCUMENTATION:

1. MEMORANDUM DATED AUGUST 10, 2022 FROM MR. DAN ROEMER/BUILDING INSPECTOR TO MAYOR ROSSILLO AND THE BOARD OF TRUSTEES
2. MEMORANDUM DATED AUGUST 8, 2022 FROM MS. LORI LEE DICKSON, ESQ./ATTORNEY FOR THE VILLAGE TO MAYOR VINCENT ROSSILLO AND THE BOARD OF TRUSTEES
3. ASSESSMENT OF 41 ALLEN STREET, DOBBS FERRY, NEW YORK DATED DECEMBER 12, 2021 FROM GOTHAM DESIGN & COMMUNITY DEVELOPMENT LTD.
4. LETTER DATED JUNE 16, 2022 FROM MR. PADDY STEINSCHNEIDER/GOTHAM DESIGN & COMMUNITY DEVELOPMENT LTD TO MR. DAN ROEMER/BUILDING INSPECTOR
5. 41 ALLEN STREET SURVEY
6. 41 ALLEN STREET DEED
7. COASTAL ASSESSMENT FORM
8. LAND USE APPROVAL APPLICATION
9. MAP OF LANCELLOTTI PROPERTY
10. RE-SUBDIVISION APPLICATION



11. SHORT ENVIRONMENTAL ASSESSMENT FORM PART 1 –
PROJECT INFORMATION
12. SUBDIVISION APPLICATION REQUIREMENTS

Memo, Agenda Item

To: Mayor Rossillo and Board of Trustees
From: Dan Roemer
CC: Melissa Ferraro
Date: 8/10/2022
Re: 41 Allen St – Request to re-subdivide property

Please place on the 8/16/2022 Board of Trustees agenda a referral from the Building Official for the Board to consider an application to request a re-subdivision of 41 Allen Street to include a portion of the paper street, Stiner Place. As Stiner Place is Village owned property, this application requires Board of Trustee approval. The applicant owns 41 Allen St, which is contiguous to Stiner Pl, and would be responsible for all cost related to the proposed subdivision.

Dan Roemer
Land Use Officer



**McCarthy
Fingar LLP**
Counselors at Law

MEMO

711 Westchester Avenue, Suite 405
White Plains, NY 10604

TO: Mayor Vincent Rossillo and Trustees of the Village of Dobbs Ferry

FROM: Lori Lee Dickson, Esq.

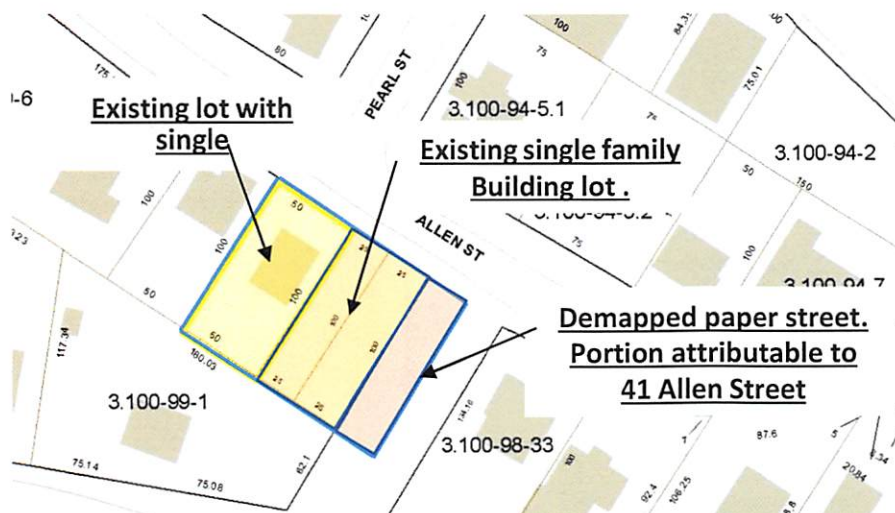
RE: Proposed Acquisition of De-Mapped Paper Street (Stiner Place)
Pre-Requisite to Re-Subdivision of Lancellotti Property at 41 Allen Street

cc: Village Administrator Melissa Ferraro, Village Building Inspector Dan Roemer,
Daniel Pozin, Esq. and Valerie Monastra, AICP

DATE: August 8, 2022

The above-referenced matter is before the Village Board of Trustees on August 16 to consider a request for the transfer property rights in a portion of the previously de-mapped paper street known as Stiner Place.

The Estate of Rossina Lancellotti holds title to two 5,000 s.f. lots on Allen Street, the westernmost lot currently improved with a single family residence. The applicant (Kathleen Lancellotti) proposes to acquire title to a portion of the de-mapped Stiner Place which is adjacent to the easternmost parcel (see below) in order to obtain Planning Board approval to re-subdivide the property and create two 7,500 s.f. residential lots.



The authority to acquire or transfer rights in real property owned or controlled by the Village of Dobbs Ferry, such as the de-mapped Stiner Place, lies solely with the Village Board of Trustees. Unfortunately, the materials provided by the applicant pertain only to the PB subdivision review process. In order to meet the requisite standard of due diligence for property transactions, we recommend that the BOT request the applicant to provide documentation specific to the transfer of rights in Stiner Place, including: (1) name/contact of probate attorney representing the estate which owns the Allen Street property; (2) if different, name/contact of real property transactional attorney who will order title, prepare contract and record the deed; (3) copy of paper(s) evidencing court-issued authority granted to Ms. Lancellotti to act on behalf of the Estate (e.g. letters testamentary); (4) a title report for the paper street; (5) a draft contract of sale; and (6) proposed deed & recording forms.

Following receipt and review of the pertinent transactional-specific materials, the BOT may then consider a resolution authorizing the Mayor to execute a contract of sale. As a way to expedite the proposal, the contract may include the authority for the applicant to proceed with the Planning Board subdivision process. Should the subdivision application be successful, then the applicant and Village can conduct a closing on the transaction, transfer the rights and record the deed.

December 12, 2021

Memorandum

Assessment of 41 Allen Street, Dobbs Ferry, New York

This Memorandum evaluates the potential of the parcel designated as Tax Lots 2, 3 and 4 on a Survey prepared by Summit Land Surveying, P.C., dated July 21, 2021. This survey shows a property line separating Tax Lots 2 and 3 from Tax Lot 4, which is improved with a single family home. It appears that this property consists of two separate building lots, one of which is already improved by a single family home.

This property is located in the OF-6 zoning district, which requires a minimum width of 50 feet, a minimum depth of 100 feet, and a minimum net lot area of 5,000 square feet. Both parcels have 50 feet of frontage on Allen Street, which exceeds the minimum of 25 feet of frontage.

A single family home built on the unimproved parcel would be consistent with the character of the neighborhood.

An aspect of this property that needs to be confirmed is the status of "Stiner Place." Stiner Place is a "Paper Street" that is 50 feet wide contiguous to the east property line of Tax Lot 2. A visit to this site reveals that there is no ability for Stiner Place to extend from Allen Street to Florence Street, the next street to the south. Subsequently, there is no reason for Stiner Place to remain a public right-of-way. As a "Paper Street" that is not needed by the Village, the property should be made available to the adjoining properties. There are different ways that this can be done, which often depends on the wording on the Property Deed itself. In many Deeds, the property automatically reverts to the neighboring property, with the property reverting to the two adjoining parcels from the center line of the "Paper Street." In other Deeds, it is not as clear, but it is commonly interpreted by the Courts that the first right to acquire the parcel reverts to the adjoining neighbor.

The Dobbs Ferry Zoning Ordinance includes requirements and limits that determine the size and placement of a building on a parcel of property. The OF-6 zoning district has the following requirements and limits:

Minimum lot area	5,000 sf.
Minimum width	50 feet
Minimum depth	100 feet
Minimum front yard setback	20 feet
Minimum side yard setback	10 feet
Total minimum side yard setback	20 feet
Minimum rear yard setback	25 feet
Maximum building coverage	27%
Maximum impervious surface coverage	54%
Maximum height	35 feet - 2.5 stories

If the half of the adjoining "Paper Street" can be added to the Parcel including Tax Lots 2 and 3, the property would increase to 75 feet wide, increasing the gross site area to 7,500 square feet.

Assuming a net lot area of 5,000 square feet, the building would be allowed to have a coverage of 1,350 square feet. That has to include everything related to the house, including porches and decks, it does not include terraces, driveways, walkways, or retaining walls. The limit on impervious surface coverage which includes the building plus terraces, driveways, walkways, or retaining walls with a net lot area of 5,000 square feet is 2,700 square feet. Assuming 150 square feet given to front and side entry porches, a 1,200 square foot first floor doubled with a 1,200 square foot second floor provides a total of 2,400 square feet of gross habitable floor area. Assuming a foot print of 28 feet wide by 43 feet deep, a one car garage 16 feet by 24 feet could be located in the basement of the house, leaving space for a finished basement room of approximately 500 square feet, plus a basement entry of approximately 280 square feet. Some of that space would be lost to a mechanical room (120 square feet), providing approximately 660 square feet of additional habitable area, increasing the floor area in the house to 3,060 square feet. Steep pitched roofs are often preferred in Dobbs Ferry. Adding a couple of dormers in the attic could provide another 500 square feet of habitable area, bringing the total to 3,560 square feet. This can easily provide four bedrooms and 3.5 bathrooms.

If the "Paper Street" can be added to the property, the coverages increase significantly, allowing a building footprint of 2,025 square feet and an impervious surface area of 4,050 square feet. It should be noted that the size of the house that is likely to be approved for this site will need to be similar in scale to the other homes in the neighborhood. The Village of Dobbs Ferry has a number of ways that its review and approving Boards can hold a project hostage, if they feel that it is "too big" for the neighborhood. While having the area of the "Paper Street" as part of the parcel would be very beneficial, the size of the house on the first and the second floors should not exceed 3,200 square feet. Porches and decks could be larger and more accommodating with the larger lot and the form of the house would benefit from the house being able to be wider. The footprint of the house could be something like 36 feet wide by 45 feet deep. This could accommodate a two car garage approximately 24 feet by 24 feet. The basement and the attic could also include habitable area, but it is likely that with the larger house there would be more resistance to a truly finished attic.

The nature of the site, with a slope up from the street to the back lot line from elevation 196 to 210, suggests that the garage needs to be in the basement with the garage doors facing the street. This is not ideal, since it can make the house look larger. It also means that there can't be a walk out basement to the yard on the back of the house, which is a design feature that we have found improves the habitability of that space without being a concern to the approval Boards, when it is not located on the front of the house. The space in the basement could still be finished, but would need to have window wells for light and ventilation, as well as a secondary means of egress from any space that could be used for sleeping, which includes places that could be used for sleep overs or guests.

It is assumed that the existing house on Tax Lot 4 has a first floor at approximately elevation 206. It should be assumed that a house built on the subject parcel would have a first floor at approximately the same elevation. This would work well, resulting in a basement elevation at approximately 196. The street appears to be at elevation 195 in front of the lot, which means that the driveway would pitch down to the street, which is preferable to pitching into the garage causing a risk of flooding.

If the average grade at the front of the house is at approximately 198 and the average grade at the back of the house is at approximately 203, the average grade plane that is used for the measured height of the house would be at approximately elevation 200.5. The permitted height in this zoning district is 35 feet, which is measured from the average grade plane to the mid-point of a pitched roof with a slope exceeding 0.3. We would anticipate a roof pitch of 8/12 or 9/12, which is 0.66 to 0.75. Adding 35 feet to 200.5 results in a height at the midpoint of the roof not exceeding elevation 235.5 feet. This would accommodate a basement with a 9 foot ceiling height, a first floor thickness of 1.33 feet, a first floor ceiling height of 10 feet, a second floor thickness of 1.33 feet, a second floor ceiling height of 9 feet, an attic floor thickness of 1.2 feet, and then 7.64 feet from the attic floor to the mid-point of the roof. This assumes that the basement floor is at 196, which is 4.5 feet below the grade plane from which the height is measured. It is likely that this would actually result in a measured height of 33 feet, which would likely be seen as acceptable to the review Boards, although lower seems to be preferred..

We designed the house that has been built across the street at 26 Allen Street, which is for sale at \$1,260,000. Construction costs for stick built houses has been running around \$225 per square for all costs excluding the cost of the building lot. With 2,400 square feet on the first and second floors at \$225 per square foot and 1,160 square feet finished in the basement and attic at \$125 per square foot, the hard construction costs would be approximately \$685,000. We usually figure 20% for soft costs, which would add \$137,000, for a total of \$822,000. If the two houses would be of comparable value, that would leave \$438,000 for the purchase of the lot. This likely would make the project attractive to an end user, but marginal for a builder creating the house for a speculative sale. If the builder can build for less per square foot, perhaps there is more of a margin, although what we are seeing at this point in time is increasing material costs.

Another way to create a house on this lot would be to use modular construction, as was done on another house on Allen Street near the subject property. We have done a number of modular homes in Dobbs Ferry and have found that there is not negative in terms of market value, provided that the exterior and interior finishes are completed on site, instead of being provided by the modular company.

The house that we recently did using modular construction on Belden Avenue was originally projected at a hard construction cost of \$800,000, but we were able to get it built and finished for less than \$600,000. If we assume a reduction in costs of 25% using modular, we would be reducing the hard costs to approximately \$515,000, which makes this more comfortable.

The rule of thumb that we use for the value of lots is 20% to 25% of the end value of the home. If we assume a sales price of \$1,260,000 for the house finished, we would assign a value of between \$252,000 and \$315,000 to the lot. The difference of between \$123,000 and \$186,000 cut from the \$438,000 for a builder speculative assessment is the profit and additional overhead costs of a sale for the builder taking the risk. This, of course, is all predicated on the house across the street selling for close to its asking price of \$1,260,000.

For full disclosure, the house that we designed for across the street was modified by the builder in several ways that we feel as compromised its value. We would have assumed that, at \$1,260,000, a house in that location would have sold quickly. The demand for single family homes in Dobbs Ferry remains high, particularly for new construction.

The existing house on the parcel identified as tax lot 4 currently has a side yard setback of 8.2 feet, which is less than the currently required 10 feet. This is a pre-existing, non-conforming condition, which does not require any action or review. It is considered "grandfathered." An option that should be considered, if the 25 feet of Stiner Place can be added to the property, is relocating the property line between tax lot 3 and tax lot 4 such that both lots would be approximately 62.5 feet wide. This would improve the value of the existing house more than it would reduce the value of the building lot composed of tax lots 2 and 3 plus the area of what was originally tax lot 1. As already noted above, maintaining the size of any new house in this neighborhood to be in context with the existing homes suggests that the size of the house on a 6,250 square foot parcel with a building coverage of approximately 1,685 square feet would be perceived as consistent with the neighborhood context, while also meeting favorable market expectations.

If you have any questions, please feel free to contact me at your convenience.

Paddy Steinschneider
President, Gotham Design

GOTHAM

Padriac Steinschneider
Gotham Design & Community Development Ltd.
329 Broadway
Dobbs Ferry, New York 10522
(914) 693-5093 ■ Fax: (914) 693-5390
(914) 906-4802 cell ■ arch329@gmail.com

June 16, 2022

Mr. Dan Roemer, Building Inspector
Dobbs Ferry Building Department
112 Main Street
Dobbs Ferry, New York 10522

Re: ReSubdivision of 41 Allen Street

Dear Dan:

This letter pertains to the Lancellotti property located at 41 Allen Street. The property currently consists of two building lots, one of which is undeveloped and the other developed by a single family residence. The subject property is located at the corner of Allen Street and a paper street known as Stiner Place. It is our understanding that this paper street has been demapped by the Village, but the ownership of that property not yet determined. The owners of the adjacent subject property would like to acquire at least that portion of the paper street that extends to the center line of the paper street for the length of their adjacent property from the corner at Allen Street to their rear yard property line. This would add 2,500 square feet to their property.

As I believe you are aware, we have been asking that the Village confirm its intentions for the Stiner Place property since December 2021. I understand that this is a request that necessitates the Village making a number of determinations. To formalize the Lancellotti's request, we have submitted a ReSubdivision Application to permit the extension of their property ownership to include the half of Stiner Place adjacent to their existing property.

We have provided four documents that we hope will be helpful in determining what needs to be done to resolve this matter, including the following:

- A. A copy of the Deed of the subject property.
- B. A copy of the Survey of the subject property prepared by Summit Land Surveying P.C., dated July 21, 2021.
- C. A copy of an illustration prepared by Gotham Design showing the two exiting parcels, as well as the portion of the demapped paper street requested to be connected to the subject property by the property owner.
- D. A ReSubdivision Application for the combined paper street and subject property.
- E. A Memorandum prepared by Gotham Design evaluating the benefits of acquiring the half of the demapped Stiner Place and combining that property with the subject property.

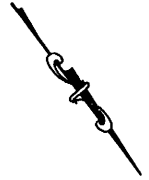
We request that you review this application and direct the applicant to the appropriate Board for consideration of the request.

Thank you for your time and attention.

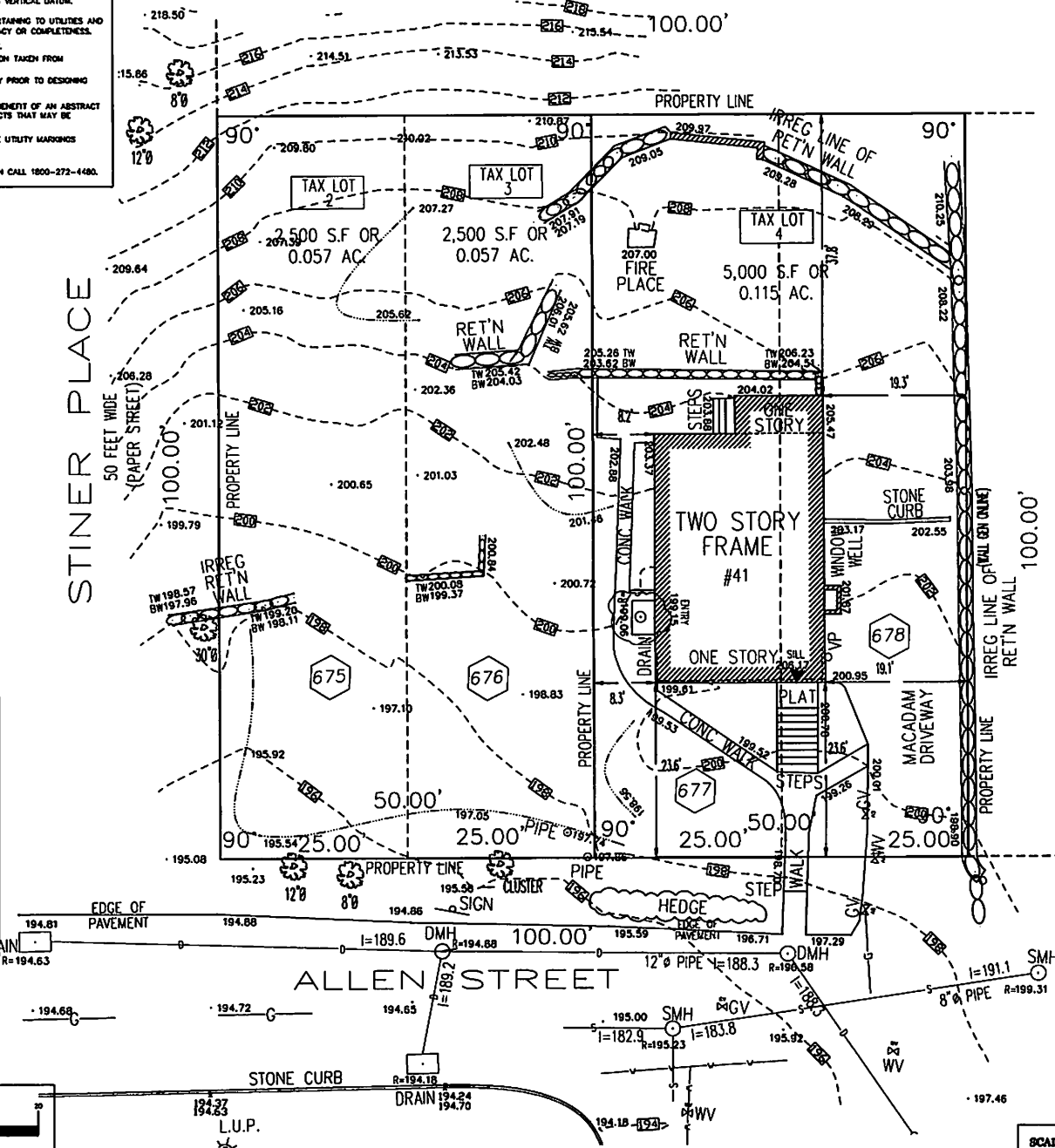
Sincerely,

Paddy Steinschneider
As Agent for the Property Owner

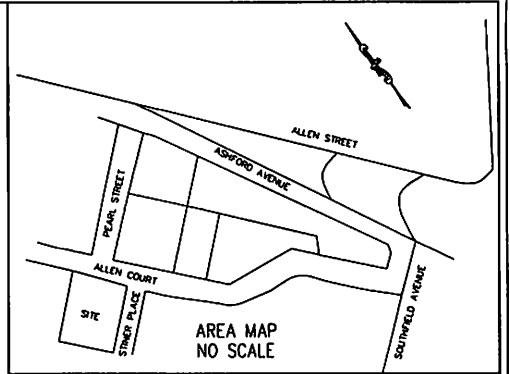
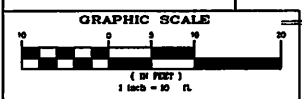
- ELEVATIONS SHOWN HEREON REFER TO NAVD83 VERTICAL DATUM.
- THE INFORMATION GIVEN ON THIS SURVEY PERTAINING TO UTILITIES AND OR SUBSTRUCTURES IS NOT CERTIFIED TO ACCURACY OR COMPLETENESS.
- NO SEWER MANHOLE FOUND IN THE ROADWAY.
- GAS AND ELECTRIC INFORMATION SHOWN HEREON TAKEN FROM THE FIELD MARKINGS.
- CONSULT THE APPROPRIATE UTILITY COMPANY PRIOR TO DESIGNING IMPROVEMENTS.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.
- CODE 753 (UTILITY MARKINGS), SOME OF THE UTILITY MARKINGS WERE FOUND ON THE DAY OF FIELD TRIP.
- CALL BEFORE YOU DIG.
- PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION CALL 1800-272-4400.



STINER PLACE
50 FEET WIDE
(PAPER STREET)



- LEGEND:**
- DROP CURB
 - ☆ LIGHT
 - ☆ LIGHT POLE
 - TRAFFIC SIGN
 - TREE (14" SIZE)
 - UTILITY POLE
 - HYDRANT
 - WATER VALVE
 - GAS VALVE
 - DRAINAGE INLET
 - CATCH BASIN
 - SEWER MANHOLE (COMBINED)
 - ELECTRIC MANHOLE
 - WATER MANHOLE
 - W—WATER MAIN
 - S—SEWER (COMBINED)
 - E—ELECTRIC LINE
 - G—GAS LINE
 - O—OVER HEAD WIRES
 - C—CHAIN LINK FENCE
 - TC—TOP OF CURB
 - BC—BOTTOM OF CURB
 - TW—TOP OF WALL
 - BW—BOTTOM OF WALL
 - L—LEGAL GRADE



Summit Land Surveying P.C.
21 Drake Lane
White Plains NY 10607
Tel. 9146297758

This is to certify that this map and the survey on which it is based were made in accordance with the "Minimum Standards" Detail Requirements for the New York State Association of Land Surveyors.
Richard R. Bialik, L.S. New York State License Number 05566.

REVISIONS			
NO.	DATE	DESC.	BY

THIS SURVEY WAS PREPARED FOR THE BY ENGINEERING INFORMATION FOR THE TITLE HEREON ONLY. THE ENGINEER OR SURVEYOR MAKING THIS SURVEY HAS BEEN AWARE OF THE FACTS AND CIRCUMSTANCES OF THE SURVEY AND HAS BEEN SATISFIED THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARDS" DETAIL REQUIREMENTS FOR THE NEW YORK STATE ASSOCIATION OF LAND SURVEYORS. THE ENGINEER OR SURVEYOR MAKING THIS SURVEY HAS BEEN AWARE OF THE FACTS AND CIRCUMSTANCES OF THE SURVEY AND HAS BEEN SATISFIED THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARDS" DETAIL REQUIREMENTS FOR THE NEW YORK STATE ASSOCIATION OF LAND SURVEYORS.

THE ENGINEER OR SURVEYOR MAKING THIS SURVEY HAS BEEN AWARE OF THE FACTS AND CIRCUMSTANCES OF THE SURVEY AND HAS BEEN SATISFIED THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARDS" DETAIL REQUIREMENTS FOR THE NEW YORK STATE ASSOCIATION OF LAND SURVEYORS. THE ENGINEER OR SURVEYOR MAKING THIS SURVEY HAS BEEN AWARE OF THE FACTS AND CIRCUMSTANCES OF THE SURVEY AND HAS BEEN SATISFIED THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARDS" DETAIL REQUIREMENTS FOR THE NEW YORK STATE ASSOCIATION OF LAND SURVEYORS.

SCALE: 1"=10.0'
Measurement in U.S. Standard
DATE: JULY 21, 2021.
JOB NUMBER
WCRO1000-523(TOP)

SURVEY OF
TAX LOTS 2, 3 AND 4, IN BLOCK 99, SECTION 3.1000
AS SHOWN ON THE OFFICIAL TAX MAPS OF
TOWN OF GREENBURGH
LOCATED AT
VILLAGE OF DOBBS FERRY
TOWN OF GREENBURGH
WESTCHESTER COUNTY NEW YORK.
COPYRIGHT ©2021 SUMMIT LAND SURVEYING P.C.

This Indenture, made this 6th day of June, 1947

Between TOWN OF GREENBURGH, a municipal corporation in and of the County of Westchester, N. Y., having its principal office and place of business in the Lyceum Building, Tarrytown, New York, party of the first part, and

DOMINICK LANCELOTTI

residing at 41 Allen Street, Dobbs Ferry, New York,

part y of the second part,

Witnesseth, that the party of the first part, in consideration of the sum of - - - - - SIXTY - - - - - Dollars (\$ 60.00), lawful money of the United States, paid by the part y of the second part, does hereby grant and release to the part y of the second part, his heirs and assigns, forever,

All that lot, 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, known and designated as Lot No. 676 on a certain map entitled, "Map of Lots at Ardsley, south of Ashford Avenue," filed in the office of the Register (now Clerk) in the County of Westchester on August 31, 1891 as Map No. 1000.

BEING also known and designated on the Tax Assessment Map of the Town of Greenburgh as Lot 16, Block 478, Sheet 23, Dobbs Ferry.

This conveyance is made pursuant to resolution of the Town Board of the Town of Greenburgh duly adopted May 20th, 1947.

Subject to any state of facts an accurate survey may show, to covenants, conditions and restrictions of record, if any; and to existing zoning and building ordinances.

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 part y of the second part, his heirs and assigns, forever.

~~And the party of the first part, in consideration of the sum of - - - - - Dollars (\$ - - - - -), lawful money of the United States, paid by the part y of the second part, does hereby grant and release to the part y of the second part, his heirs and assigns, forever,~~

And the grantor in compliance with Section 13 of the Lien Law, covenants as follows: That it will receive the consideration for this conveyance and will hold the right to receive such considerations as a trust fund to be applied first for the purpose of paying the cost of improvement, and that it will apply the same first to the payment of the cost of improvement before using any part of the total of the same for any other purpose.

In Witness Whereof, the party of the first part has caused its corporate seal to be hereunto affixed and these presents to be signed by its duly authorized officer the day and year first above written.

TOWN OF GREENBURGH

By

Supervisor.

STATE OF NEW YORK,
COUNTY OF WESTCHESTER, } ss:

On the 6th day of June 1947, before me personally came WILLIAM C. DUELL, to me known, who, by me being duly sworn, did depose and say that he resides at Rosehill Ave., (no street number) Tarrytown, New York, that he is the Supervisor of the TOWN OF GREENBURGH, the municipal corporation described in, and which executed, the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Town Board of said municipal corporation; and that he signed his name thereto by like order.

E. Lillian Trodden
Notary Public,
Westchester County.

E. LILLIAN TRODDEN
Notary Public for the State of New York
in Westchester County
Commission Expires March 30, 1949

Deed

TOWN OF GREENBURGH

5351-35586
356

NOV - 9 1953

TO

11/10

P.M.

DOMINICK LANCELLOTTI

Dated June 6th 1947

The property affected by this instrument is situate in the Town of Greenburgh, Westchester County, N. Y.

B+R:

EDWARD H. JUNET

193 MAIN ST.

WHITE PLAINS

NEW YORK

GERALD FITZGERALD
Town Counsel
Tarrytown, N. Y.

Recorded in the Office of the Clerk of the County of Westchester,
(Division of Land Records) on Sept 9, 1953
at 11:10 A.M. in Liber 5251 Page 356 of Deeds.
Witness my hand and Official Seal.

Edward K. Harman
Clerk

WESTCHESTER COUNTY CLERK'S OFFICE	
DIVISION OF LAND RECORDS	
RECORDING:	
Staffy Chg.
Folio Chg.
Filing Chg.
Cross Refs.
Card.
Prods.
Total
Received
Nov 4 1953

THIS INDENTURE, made the 28th day of May, Two Thousand and Fourteen
BETWEEN

ANNA FILOMENA LANCELLOTTI, residing at 41 Allen Street, Dobbs Ferry, New York, and
ROSINA LANCELLOTTI, residing at 41 Allen Street, Dobbs Ferry, New York, as joint tenants with the right of survivorship.

party of the first part, and

ROSINA LANCELLOTTI, residing at 41 Allen Street, Dobbs Ferry, New York.

party 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 and State of New York, known and designated as Lots Nos. 675, 676, 677, 678 shown on a certain map entitled, "Map of Lots at Ardsley, South of Ashford Avenue," filed in the Office of the Register (now Clerk) of the County of Westchester on August 31, 1891 as Map No. 1000.

Being the same premises heretofore conveyed to Frank Lancellotti and Josephine Lancellotti, his wife, by one Ellen Trainor by deed dated January 7, 1941, as to said Lot No. 678, and recorded in Liber 3885 at page 138 of Deeds in the office of the Clerk of the County of Westchester, Division of Land Records; and as to said Lots Nos. 675 and 676, being the same premises heretofore conveyed to Frank Lancellotti and Josephine Lancellotti, his wife, by Philomena Lancellotti and Dominick Lancellotti by deed dated August 29, 1953 and recorded in Liber 5251 at page 388 of Deeds in the Office of the Clerk of the County of Westchester, Division of Land Records; and as to said Lot No. 677, being the same premises heretofore conveyed to Frank Lancellotti and Josephine Lancellotti, his wife, under the names Frank Lancellotti and Josephine Lancellotti, his wife, by John Edward Mangels by deed dated September 8, 1928 and recorded in Liber 2880 of Deeds at page 411 in the office of the Register of the County of Westchester, now County Clerk, Division of Land Records.

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 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.

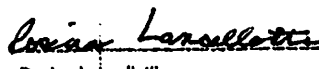
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

 _____
Joan B. Peller

 _____
Anna Filomena Lancellotti

 _____
Joan B. Peller

 _____
Rosina Lancellotti

Acknowledgement taken in New York State

State of New York, County of Westchester ss:

On the 29th day of May, in the year 2014, before me, the undersigned, personally appeared

Anna Filomena Lancellotti and Rosina Lancellotti 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.


JOANNE BARRY SPELLANE
Notary Public, State of New York
No. 01SP4875895
Qualified in Westchester County
Commission Expires Nov. 3, 2014

Acknowledgement by Subscribing Witness taken in New York State

State of New York, County of _____, ss:

On the _____ day of _____, in the year _____, 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.

Title No.: _____

Anna Filomena Lancellotti and Rosina Lancellotti,
as joint tenants with the right of survivorship

TO
Rosina Lancellotti

Distributed by
Chicago Title Insurance Company

Acknowledgement taken in New York State

State of New York, County of _____, ss:

On the _____ day of _____, in the year _____, 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.

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 _____, 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 made such appearance before the undersigned in the

(add the city or political subdivision and the state or country or other place the acknowledgement was taken).

DISTRICT

SECTION 9

BLOCK 478

LOT 14, 15, 16, 17

COUNTY OR TOWN Greenburgh

RETURN BY MAIL TO:

The Law Office of Joanne B. Spellane
828 South Broadway, Suite 104
Tarrytown, New York

Zip No. 10591

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

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.



541483052DED001W

Westchester County Recording & Endorsement Page

Submitter Information

Name: CHICAGO TITLE INSURANCE COMPANY (PICK UP)
Address 1: 711 THIRD AVENUE
Address 2: 5TH FLOOR
City/State/Zip: NEW YORK NY 10017

Phone: 2128801440
Fax: 2128801400
Email: Ctlnyrecording@ctt.com
Reference for Submitter: 3114-85149

Document Details

Control Number: 541483052
Package ID: 2014052800035001001

Document Type: Deed (DED)
Document Page Count: 2
Total Page Count: 4

Parties

☐ Additional Parties on Continuation page

1st PARTY

2nd PARTY

1: LANCELLOTTI ANNA F
2: LANCELLOTTI ROSINA

- Individual
- Individual

1: LANCELLOTTI ROSINA
2:

- Individual

Property

☒ Additional Properties on Continuation page

Street Address: 41 ALLEN STREET
City/Town: GREENBURGH

Tax Designation: 9-478-14
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: \$15.00
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: \$185.00

Transfer Taxes

Consideration: \$0.00
Transfer Tax: \$0.00
Mansion Tax: \$0.00
Transfer Tax Number: 12661

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: 08/28/2014 at 03:24 PM
Control Number: 541483052
Witness my hand and official seal

Timothy C. Idoni

Timothy C. Idoni
Westchester County Clerk

Record and Return To

☐ Pick-up at County Clerk's office

THE LAW OFFICE OF JOANNE B. SPELLANE
828 SOUTH BROADWAY
SUITE 104
TARRYTOWN, NY 10591
Attn: JOANNE B. SPELLANE, ESQ.

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.

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Westchester County Recording & Endorsement Page

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Total Page Count: **4**

Properties Addendum

41 ALLEN STREET 10527	GREENBURGH	DOBBS FERRY	9 478 15
41 ALLEN STREET 10527	GREENBURGH	DOBBS FERRY	9 478 16
41 ALLEN STREET 10527	GREENBURGH	DOBBS FERRY	9 478 17



DOBBS FERRY

— NEW YORK —

Village of Dobbs Ferry Building Department
Village Hall - 112 Main Street Dobbs Ferry,
New York 10522 Phone; (914) 231-8513 - Fax: 914-693-3470

LWRP CONSISTENCY REVIEW COASTAL ASSESSMENT FORM

Name of Applicant: KATHLEEN LANCELOTI / PADDY STEINSHAEIDER, AGENT

Mailing address: 2329 BROADWAY
DOBBS FERRY, NY 10522

Telephone number: 410-530-7875 / 914-693-5093

Tax Lot#: 3,100-99-2,3,+4

Application number, if any: _____

A. INSTRUCTIONS (Please print or type all answers)

1. All applicants, including the Village of Dobbs Ferry and other agencies, shall complete this CAF for proposed actions subject to **Local Law# 10-05 - LWRP Consistency Law**. This assessment is intended to supplement other information used by the Dobbs Ferry Planning Board in making a determination of consistency with the Coastal Management Policies set forth in the Dobbs Ferry Local Waterfront Revitalization Program (LWRP).
2. All applicants shall complete Sections Band C of this Coastal Assessment Form. If the proposed action meets any of the criteria listed in Section C, Section D must be completed.
3. In Section D, a proposed action should be evaluated as to its potential beneficial and/or adverse effects upon the coastal area and how it may affect the achievement of the specific policy standards contained in the LWRP and the LWRP Consistency Law.
4. Once evaluated, a proposed action may need to be analyzed in more detail and, if necessary, modified prior to making a determination that it is consistent with the LWRP policy standards. If an action to be certified as consistent with the LWRP policy standards, it shall not be undertaken.

B. DESCRIPTION OF SITE AND PROPOSED ACTION

1. Type of action (check appropriate response):
☒ a) Directly undertaken (e.g., capital construction, planning activity, agency regulation, land transaction) _____
b) Financial assistance (e.g., grant, loan, subsidy) _____

- c) Permit, approval, license, certification _____
d) Party or Agency undertaking action: _____

2. Describe nature and extent of action: TRANSFER PORTION OF DEMAPPED
STEINER PLACE TO ADJACENT PROPERTY OWNER

3. Location of action (Street or Site Description): 41 ALLEN STREET

4. COASTAL ASSESSMENT CRITERIA

Please check any of the following criteria that describe the proposed action.

- ☐ 1. The proposed action has direct contact with coastal waters, i.e., the Hudson River and/or its tributaries - Wickers Creek and the Saw Mill River.
- ☐ 2. The proposed action utilizes coastal waters, either directly or indirectly.
- ☐ 3. The proposed action involves natural features such as tree cover, hillsides, steep slopes, ridgelines and wetlands that either effect or are affected by coastal waters.
- ☐ 4. The proposed action demonstrates a relationship to coastal waters. The relationship may be recreational, cultural, historic, or business.
- ☐ 5. The proposed action has a direct visual relationship with coastal waters and their waterfronts.

If the proposed action meets any of the above criteria, Section D must be completed.

5. COASTAL ASSESSMENT

The following thirteen questions are based directly on the Coastal Management Policies set forth in Section III of the Dobbs Ferry LWRP. The preparer of this form should review these policies which are available online at www.dobbsferry.com/content/waterfront and also on file in the Village of Dobbs Ferry Clerk's office. Please answer every question and provide a brief explanation. If necessary, you may attach further explanation or refer to other available documentation relating to the proposed action.

Applicant

1. Does the proposed action foster a pattern of development in the coastal area that enhances community character, open space preservation, use of existing infrastructure, use of a coastal location?

☒ YES ☐ NO ☐ Not Applicable

2. Does the proposed action preserve historic and archaeological resources?

☐ YES ☐ NO ☒ Not Applicable

3. Does the proposed action protect existing scenic resources or enhance visual quality in the community?

☐ YES ☐ NO ☒ Not Applicable

4. Does the proposed action minimize loss of life, structures, and natural resources from flooding and erosion?

☐ YES ☐ NO ☒ Not Applicable

5. Does the proposed action protect or improve water resources?

☐ YES ☐ NO ☒ Not Applicable

6. Does the proposed action protect or restore ecological resources, including significant fish and wildlife habitats, wetlands, and rare ecological communities?

☐ YES ☐ NO ☒ Not Applicable

7. Does the proposed action ~~protect~~ and/or improve air quality?

☐ YES ☐ NO ☒ Not Applicable

8. Does the proposed action minimize environmental degradation from solid waste and hazardous substances and wastes?

☐ YES ☐ NO ☒ Not Applicable

9. Does the proposed action improve public access to and recreational use of public lands and waters?

☐ YES ☐ NO ☒ Not Applicable

10. Does the proposed action protect water-dependent uses, promote siting of new water-dependent uses in suitable locations, and/or support efficient harbor operation?

☐ YES ☐ NO ☒ Not Applicable

11. Does the proposed action ~~promote~~ the sustainable use of fish and wildlife resources?

☐ YES ☐ NO ☒ Not Applicable

12. Does the proposed action protect agricultural lands?

☐ YES ☐ NO ☒ Not Applicable

13. Does the proposed action promote appropriate use and development of energy and mineral resources?

☐ YES ☐ NO ☒ Not Applicable

E. FURTHER REMARKS OR ADDITIONAL INFORMATION:

If assistance or further information is needed to complete this form, please contact Village of Building Department.

Preparer's

Name: PADDY STENUSCH Telephone: 914-693-5093

Title: OWNER'S AGENT Agency: _____ Date 6/16/2022

Consistency Determination

☐ Yes

☐ No

RECEIVED

JUL 28 2022

VILLAGE OF DOBBS FERRY
BUILDING DEPARTMENT



DOBBS FERRY

— NEW YORK —

Village of Dobbs Ferry

Land Use Approval Application

Name of Proposed Development Resubdivision of Lancellotti Property

Applicant:

Name Kathleen Lancellotti

Address 41 Allen Street, Dobbs Ferry, New York 10522

Telephone 410-530-7875

Email Address k.lancellotti@gmail.com

Plan Prepared by:

Name Gotham Design Planning & Development Ltd. -Paddy Steinschneider

Address 329 Broadway, Dobbs Ferry, New York 10522

Telephone 914-693-5093

Email Address arch329@

Request for Site Plan ☐

Subdivision ☒

Special Permit ☐

Architect (Contact Information) N/A

Engineer (Contact Information) N/A

Owner (if different from Applicant)

Name _____

Address _____

Telephone _____

Ownership intentions, i.e. purchase options _____

Property Information

Location of site 41 Allen Street; corner of Stiner Place

Tax map description:

Sheet 3.100 Block 99 Lot/Parcel 2, 3, 4

Current Zoning Classification OF-6

Description of Project The existing property at 41 Allen Street consists of two lots, one of which is 5,000 square feet and improved with a single family home, and the second of which is 5,000 and unimproved. The intent is to acquire the portion of the paper street that is Stiner Place contiguous with 41 Allen Street and demapped, and add this area, which is a minimum of 2,500 square feet to the existing property enlarging each lot to 6,750 square feet with 67.5 feet of frontage each instead of 50 feet.

Signature of Applicant, if Owner or Signature of Owner Kathleen Lancellotti Digitally signed by Kathleen Lancellotti
Date: 2022.07.27 10:32:03 -0400

Date July 27, 2022

Submittal Requirements

Plans attached are submitted at the direction of the Building Inspector for review by the following board (check all that apply):

- ☐ BOT- 1 PDF copy + 5 paper copies ¼ scale
- ☐ PB - 1 PDF copy + 4 paper copies ¼ scale

In addition, a Short Environmental Assessment Form and Coastal Assessment Form must be submitted with each application.

Submittal Deadlines

Planning Board and Board of Trustees: All new applications must be received by the calendar marked deadline, 15 business days before the meeting. Items that were adjourned from the previous meeting must be submitted 10 business days before the meeting date.

All submissions and documents must be submitted to the Building Department.

Site Development Plan Review

Checklist

Technical Considerations:

North Arrow, Scale date

Property boundary, dimensions and angles

Easements and deed restrictions

Names, locations and widths of adjacent streets

Land use, zoning, ownership and physical improvement
of adjacent properties

Item Satisfied

X

X

X

X

X

List of Required Plans for Approval:

Survey

Existing Conditions Plan with Topography

Site Plan with Zoning Table

Landscaping Plans

Tree Removal Plan

Lighting Plans

Architectural Plans

Materials Specifications

Erosion and Sedimentation Control Plan

Grading and Drainage Plan with Topography

Stormwater Plan

Utilities Plan

X

X

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

X

Other Site Plan Elements:

Building & Structures	X
Natural Features	X
Wetlands	N/A
Hydrologic Features	N/A
Floodplains	N/A
Development Features	N/A
Vehicular and Pedestrian ways including ingress and egress	X
Site Improvements such as parking, storage, and recreation areas	X
Signs	N/A
Outdoor lighting and public address systems	N/A



April 8, 2022

Lancelloti Property 41 Allen Street

Dobbs Ferry, NY

1 inch = 70 Feet

0 70 140 210



www.cai-tech.com



Data displayed on this map is for informational purposes only. Most layers originate from 3rd parties and cannot be verified by the Tax Assessor's office or CAI Technologies. Please consult with department or organization where data originates in order to verify accuracy. Any questions, call Town Assessor's Office: 1-914-989-1529.

RESUBDIVISION OF LANDDate Filed: June 3, 2022

Fee Paid: _____

Preliminary: X

Final: _____

Name of Project: ReSubdivision of Lancellotti PropertyAt the following address: 41 Allen StreetAlso known as the following: 3.100-99-2, 3, and 4 on the Town of Greenburgh Tax MapApplicant's Name: Padriac Steinschneider, as Agent for the OwnerAddress: 329 Broadway, Dobbs Ferry, New York 10522Telephone: 914-693-5093 E-Mail: arch329@gmail.com Cell: 914-906-4802Property Owner: Rossina Lancellotti Estate % Kathleen Lancellotti

Address: _____

Telephone: 410-530-7875 Cell: _____ E-Mail: k.lancellotti@gmail.com

Ownership Intentions: The Owner's property consists of two building lot parcels fronting on Allen Street, with one undeveloped and the other improved by a single-family home. There is a Village paper street - Stiner Place - contiguous with the property. This was already demapped by the Village. The Owner intends to adjoin that portion of Stiner Place to which they are entitled to their property. They then intend to reposition the interior property line separating their two lots to increase the size of each lot, but not increase the number of parcels. They then intend to sell both properties.

Plans Prepared By: Gotham Design & Community Development Ltd.Address: 329 Broadway, Dobbs Ferry, New York 10522Telephone: 914-693-5093 Cell: 914-906-4802 E-Mail: arch329@gmail.comSurveyor: Summit Land Surveying P.C.Address: 64 Virginia Avenue, Dobbs Ferry, New York 10522Telephone: 914-620-7758 Cell: 914-906-4802 E-Mail: rakesh@slspsc.us

**Subdivision Application
Form 3B**

Page two of four.

Engineer: _____

Address: _____

Telephone: _____ Cell: _____ E-Mail: _____

Current Zoning Classification: OF-6 Proposed Zoning Classification: N/A

Total Site Area: Two 5,000 square foot parcels + 2,500 square foot paper street parcel

Number of Lots Existing: Two

Number of Lots Proposed: Two

Minimum Lot Area Proposed: 5,000 square feet

Maximum Lot Area Proposed: 7,500 square feet

Existing Streets Providing Frontage: Allen Street

Measured Frontage on Improved Streets: 100 feet existing; 125 feet proposed

Linear Length of Streets Proposed: N/A

List Municipal Boundaries, State and County Highways, and Public Parks located within
500 Feet of the Subject Property: N/A

Public Utilities Currently Serving the Property: Dobbs Ferry Sanitary Sewer System,
Dobbs Ferry Storm Sewer System, Veolia Water Company, Con Edison, Verizon

Utility Improvements that will be required for the Project: Individual house
connections

Character and Use of Surrounding Area: Suburban single-family residential

Character and Existing Use of Site: Suburban single-family residential

Proposed Use of Site: Two single-family homes on separate building lots

List Variances and Special Permits Required: None

List Local, State and Federal Permits and/or Approvals Required: In addition to Site Resubdivision approval to integrate the property from the paper street to the two existing parcels, any future development of this property will require Site Plan Review approval by the Planning Board, approval by the Dobbs Ferry Architectural & Historic Review Board, the issuance of a building permit, and the issuance of a certificate of occupancy, as well as approval by the Westchester County Board of Health for the sanitary sewer and water connections.

Anticipated Increase in Number of Residents, Employees, Shoppers: One family; 3.5 residents

Anticipated Construction Time: N/A

Describe Project Staging: N/A

Estimated Cost of Proposed Site Improvements: No site improvements are required for the Resubdivision of this property to include the area of the paper street to the two existing parcels.

NOTES: Prior to an application being submitted to the Village, a property owner or Contract Vendee may request a Pre-Submission Conference with the Planning Board. No action may be taken by the Planning Board, however, until a fully executed application has been submitted, reviewed, and deemed complete by the Planning Board.

The Dobbs Ferry Planning Board may require a Pre-Submission Conference prior to accepting an application as complete.

An Environmental Assessment Form (EAF), prepared in accordance with New York SEQRA, must be submitted with this application.

A Dobbs Ferry Coastal Assessment Form (CAF) must be prepared and submitted with this application.

When required by its Land Use Regulations, the Village of Dobbs Ferry shall cause a Notice to be advertized in the official newspaper and/or posted throughout the Village.

The Applicant is responsible for mailing a copy of the Notice to all Affected Persons and/or Property Owners and for filing a List of Affected Persons and/or Property Owners (Attachment 2) and an Affirmation of Mailing (Attachment 3).

The Applicant is responsible for placing a sign provided by the Village on the site to notice that the matter is pending before the Planning Board.

For projects that involve or require the action of more than one Village Board, the Land Use Officer may submit this Application to the Technical Review Committee for clarification of procedure.

Subdivision Application
Form 3B

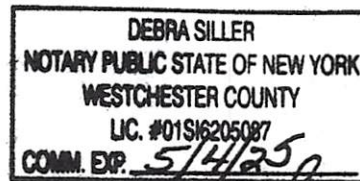
Page four of four.

State of New York)
County of Westchester) ss:
Village of Dobbs Ferry)

I, Padriac Steinschneider, as Agent for the Owner, being duly sworn, depose and state that I reside at 329 Broadway, Dobbs Ferry, New York, that I am authorized by the Owner of this property to represent the property as their Agent this Application, and that, to the best of my knowledge and belief, the foregoing answers and statements are true.

(Signature)

SWORN TO BEFORE ME THIS 15th DAY
OF JUNE, 20 22



Debra Siller

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information							
Name of Action or Project: Lancellotti ReSubdivision and Acquisition of a Portion of Stiner Place - a demapped paper street							
Project Location (describe, and attach a location map): 41 Allen Street on the south side of the street at the corner of Allen Street and Stiner Place							
Brief Description of Proposed Action: This Action consists of the transfer of a portion of the demapped paper street previously identified as Stiner Place on the Village Map to the adjacent property.							
Name of Applicant or Sponsor: Kathleen Lancellotti Owner / Paddy Steinschneider, as Owner's Agent		Telephone: 914-693-5093 E-Mail: arch329@gmail.com					
Address: 329 Broadway							
City/PO: Dobbs Ferry		State: New York	Zip Code: 10522				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3. a. Total acreage of the site of the proposed action?		0.0723 acres					
b. Total acreage to be physically disturbed?		0 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.2869 acres					
4. Check all land uses that occur on, are adjoining or near the proposed action: <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	N/A <input type="checkbox"/> <input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Paddy Steinschneider</u> Date: <u>6/16/2022</u> Signature: _____ Title: <u>As Owner's Agent</u>		

**VILLAGE OF DOBBS FERRY
112 MAIN STREET
DOBBS FERRY, NEW YORK 10522**

SUBDIVISION APPLICATION REQUIREMENTS

Applicants are requested to familiarize themselves with the subdivision regulations and requirements found in Chapter 268 of the Village of Dobbs Ferry Code.

Applicant must show proof of title or legal interest in the premises which may be in the form of the deed or the contract of sale, or another legal document. Applicant(s) may also be asked to provide a certificate from a title company covering interest, liens and objections to the title, if any.

Each application must be submitted at least twenty-one (21) days prior to the meeting.

All subdivision applications must have a presubmission conference after which there will be two public hearings, a preliminary, and a final hearing. Both the preliminary and final plats, upon which a subdivision public hearing is held, must be submitted at least fourteen (14) days prior to said hearing.

No building permit will be issued until the Village has received confirmation that said subdivision has been filed and accepted by the Westchester County Department of Health and Westchester County Clerk's Office.

According to the Village of Dobbs Ferry Code Section 268.21.3, all drawings must be signed and sealed by a licensed person such as a land surveyor, or engineer where applicable.

According to the Village of Dobbs Ferry Code Section 268.4, all Village taxes, penalties, and interest must be paid prior to the application being considered.

Please note the number of prints required:

12 Planning Board

12 Prints will be required for Final Approval
 If no changes are made to the preliminary
 drawing.

Subdivision Application

Page 2 of 3

According to the Village of Dobbs Ferry Code Section 268.15.3, application fees are as follows:

SUBDIVISION OF LAND

Chapter 268 Subdivision Pre application Consultation	\$250.00
Chapter 268 Subdivision Preliminary Application: Minor Subdivision – 2 Lots	\$1,250.00 plus \$200.00 for each dwelling unit Minimum of \$1,250.00
Chapter 268 Final Application: Minor Subdivision – 2 Lots	\$1,250.00 plus \$200.00 for each dwelling unit Minimum of \$1,250.00
Chapter 268 Subdivision Preliminary Application Major Subdivision	\$1,500.00 plus \$200.00 for each dwelling unit Minimum of 1,500.00
Chapter 268 Final Application	\$2,500.00 plus \$200.00 for each dwelling unit Minimum of \$2,500.00

According to the Village of Dobbs Ferry Code Section 268.5, in addition to the above, a recreation fee of \$10,000.00 per new lot is required prior to the Clerk signing off on the approved subdivision.

According to the Village of Dobbs Ferry Code Section 268.26, the applicants are also subject to an inspection and consultation fee.

According to the Village of Dobbs Ferry Code Section 268.17.5.6., the applicant may also be asked to post a performance bond and/or maintenance bond.

In addition to this application, the applicant is expected to fill out an environmental form and have his application presented to the Conservation Advisory Board. Planning Board meets the first Thursday of each month and the Conservation Advisory Board meets the third Monday of each month. If property is in critical environmental area, a long form must be completed.

Subdivision Application

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Applicant is advised to check with the Building Department prior to filing this application for compliance with the code. The number for the Building Department is 693-2203.