# Zoning Board of Appeals Application: Part 1 of 5

<table>
<thead>
<tr>
<th>LOCATION</th>
<th>OFFICE USE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Section:</td>
<td>Application number:</td>
</tr>
<tr>
<td>Block:</td>
<td>Date received:</td>
</tr>
<tr>
<td>Lot:</td>
<td>Date of decision:</td>
</tr>
<tr>
<td>Address:</td>
<td>Expiration date:</td>
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<table>
<thead>
<tr>
<th>OWNER</th>
<th></th>
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<tbody>
<tr>
<td>Name:</td>
<td>Phone number:</td>
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<tr>
<td></td>
<td>Cellular number:</td>
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<tr>
<td></td>
<td>Fax number:</td>
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<td></td>
<td>E-mail:</td>
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<table>
<thead>
<tr>
<th>APPLICANT</th>
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<tbody>
<tr>
<td>Name:</td>
<td>Phone number:</td>
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<td></td>
<td>Cellular number:</td>
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<td></td>
<td>Fax number:</td>
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<td></td>
<td>E-mail:</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>AGENT</th>
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<tbody>
<tr>
<td>Name:</td>
<td>Phone number:</td>
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<tr>
<td></td>
<td>Cellular number:</td>
</tr>
<tr>
<td></td>
<td>Fax number:</td>
</tr>
<tr>
<td>□ Attorney</td>
<td>E-mail:</td>
</tr>
<tr>
<td>□ Architect</td>
<td></td>
</tr>
<tr>
<td>□ Engineer</td>
<td></td>
</tr>
<tr>
<td>□ Other:</td>
<td></td>
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</table>

<table>
<thead>
<tr>
<th>FEES</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Cash      Credit card  Money order  Check number:</td>
</tr>
<tr>
<td>Application:</td>
<td>$350</td>
</tr>
<tr>
<td>Minutes:</td>
<td>$100 per meeting</td>
</tr>
<tr>
<td>Escrow:</td>
<td>$500</td>
</tr>
</tbody>
</table>

The Department shall send all correspondences to: □ Owner □ Applicant □ Agent □ Other:__________________
Village of Sleepy Hollow
Department of Architecture, Land Use Development,
Buildings & Building Compliance
28 Beekman Avenue, Sleepy Hollow, NY 10591
Telephone (914) 366-5101 • Fax (914) 631-0607 • www.sleepyhollowny.gov

ZONING BOARD OF APPEALS APPLICATION: PART 2 of 5

If sufficient space does not exist to give appropriate answers to any questions on this form, please attach a rider giving such answers properly referenced to the question and page number.

1. This is an Application for the following (check all that apply):
   - Area variance(s)
   - Use variance
   - Interpretation/Appeal
   - Special permit
   - Temporary use
   - Extension

2. Appeal is made from the decision of the Building Inspector made on the 30 day of June 2022.

3. Describe the scope of the project: Install a pre-fab shed at the Northeast corner of property at a distance of 1 ft from East bnd and 2 ft from the North bdr of the property

4. The applicable provisions of the Zoning Ordinance from which relief is sought are:
   a. Article VII § 450-10
      Relief sought: Proposed shed rear yard setback of 1 ft
   b. Article VII § 450-10
      Relief sought: Proposed shed side yard setback of 2 ft
   c. Article § 450-
      Relief sought: 
   d. Article § 450-
      Relief sought: 
   e. Article § 450-
      Relief sought: 

5. Is the property subject to any variances, covenants, easements, or restrictions? No

   Yes Describe below:

Page 1 of 6

January 2017
6. AREA VARIANCE

Explain specifically how this Application satisfies each of the following criteria and refer to and attach any documentation that supports your position.

a. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance;

The shed will be positioned in the corner of the property, abutting a fence and wooded area on adjoining properties. The shed placement was discussed with neighbors affected by the change and they were amenable to the location.

b. Whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance;

The property has limited space for a shed due to a retaining wall which runs nearly the entire length of the backyard. Furthermore, placement in other areas near property corners would likely require the removal of trees.

c. Whether the requested area variance is substantial;

The shed is an 8ft x 10ft single story structure that would be located in the Northeast corner of the property within 1 foot of the East (rear) and 2 feet of North (side) corners of the property.

d. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district;

The structure is consistent with architecture in the neighborhood and will be constructed using quality materials that should not pose an environmental risk.

e. Whether the alleged difficulty was self-created;

We have lawn equipment in our garage which prevents us from being able to park in the garage. The shed will allow us to store the lawn mower, wheel barrow, etc. and be able to park our cars in the garage.
f. State any additional information that you believe would be helpful to the Board in making a determination.


7. USE VARIANCE

No such use variance shall be granted by the Board of Appeals without a showing by the applicant that applicable zoning regulations and restrictions have caused unnecessary hardship. In order to prove such unnecessary hardship, the applicant shall demonstrate to the Board of Appeals that for each and every permitted use under the zoning regulations for the particular district where the property is located:

   a. Under applicable zoning regulations, the applicant is deprived of all reasonable economic use or benefit from the property in question, which deprivation must be established by competent financial evidence;

   b. The alleged hardship relating to the property in question is unique and does not apply to a substantial portion of the district or neighborhood;

   c. The requested use variance, if granted, will not alter the essential character of the neighborhood; and
d. The alleged hardship has not been self-created.


e. State any additional information that you believe would be helpful to the Board in making a determination.


8. INTERPRETATION/ APPEAL

☐ Decision of the Building Inspector (attach copy of the decision)
☐ Interpretation of Zoning Ordinance
☐ Official Zoning Map

a. Indicate the provision of the Zoning Code you are seeking an interpretation/appeal of;


b. Provide a detailed explanation as to why you believe the Village Official's interpretation is not correct;


c. State the conclusion you believe the Board of Appeals should reach.
9. SPECIAL PERMIT

Describe in detail the reasons, circumstances, and conditions that require the issuance of a Special Permit:

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

10. TEMPORARY USE

Describe in detail the reasons, circumstances, and conditions that require the issuance of a Temporary Use Permit:

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

Page 5 of 6
Village of Sleepy Hollow
Zoning Board of Appeals

11. VARIANCE EXTENSION

Describe in detail the reasons, circumstances, and conditions that require the issuance of a variance extension:


I HEREBY CERTIFY THAT ALL STATEMENTS MADE ON THIS APPLICATION ARE TRUE TO THE BEST OF MY KNOWLEDGE.

Proxy Statement (Part 3) is required when anyone other than the property owner is signing this application.

Warren Russell
Print Name

Signature

Sworn to before me this 29 day
of July, 2012

Notary Public

Date

Seal

ALEAH R. VICKERS
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02V16419090
Qualified in Westchester County
Commission Expires June 28, 2025

January 2017
The undersigned does hereby agree to the following:

1. I (We) am (are) the owner(s) agent(s) of the property located at 10 Kingsland Rd. Sleepy Hollow, NY 10591 for which application is being submitted to the Village of Sleepy Hollow Zoning Board of Appeals for review.

2. I understand and agree that there are certain consulting fees for which I am responsible in conjunction with said application.

3. I understand that an escrow account must be established as described in Chapter 200 of the Code of the Village of Sleepy Hollow. I understand that the Zoning Board of Appeals may seek the consultation of professional planners, engineers, surveyors, etc. as well as any special counsel that the Board deems necessary. I will be responsible for any and all costs incurred by the Zoning Board of Appeals for such consultations, reports, printing and publishing, and professional opinions at the prevailing hourly rate agreed upon by the Village of Sleepy Hollow. I understand that no employee of the Village or any member of the Zoning Board of Appeals can advise me, in advance, of what the total consulting fees may be.

4. I shall provide an initial deposit of $500.

5. Fees shall be made payable to the Village of Sleepy Hollow and held in escrow and applied toward the payment of consultations, reports, printing and publishing, and professional fees incurred by the Village with regard to the application. When the balance of the escrow account is $100 or less, I shall deposit additional funds into the escrow account to maintain a minimum balance of $500. The Village Treasurer’s office shall provide me a monthly statement indicating expenses incurred and the amount of monies withdrawn from said account. A replenishment letter will accompany the statement requesting additional funds when necessary.

6. I understand that if I withdraw my application prior to any action being taken by the Zoning Board of Appeals, I am still responsible for any expenses incurred by the Village with regard to my application prior to such withdrawal.

7. I understand that if at any time the minimum balance in said escrow account falls below $100 and is not replenished, the Board may suspend the review of my application and/or the Village Architect may refuse to issue permits and/or certificates with regard to the premises.

8. I understand that it is my responsibility to request the return of the unexpended escrow fund balance by submitting a letter to this department. The refund, if any, will be made approximately three (3) months from the receipt allowing for invoices to be presented.

9. I understand that a non-refundable administrative fee shall be charged to the escrow account. The administrative fee shall be 2% of the total amount of escrow funds deposited. The fee will be deducted immediately upon the deposit of the escrow funds and used to reimburse the Village for the management of the escrow account.

10. If at the termination of the application process, I still am indebted to the Village of Sleepy Hollow for any fees mentioned herein, I understand that the amount of money still owed may be added to my property tax bill and become a lien against the property; or the Village may take whatever legal action necessary against each owner, either individually or jointly, to collect such funds.
11. I understand that no permits, variances, licenses, subdivisions, site plan or other approvals or authorizations shall be issued, no applications therefore shall be considered, and no informal conference, preliminary review or other procedure in relation thereto shall be conducted by the Village Board, Planning Board, Architectural Review Board, Zoning Board of Appeals, the Building Inspector, any board, commission, or agency of the Village unless and until (1) all outstanding code violations charged to the property owner, contractor, contract vendee, or applicant together with all penalties thereon shall have been paid or resolved; and (2) all outstanding fees, including but not limited to inspection, consultation, and recreation fees due to the Village from the property owner, contractor, contract vendee or applicant are paid.

Proxy Statement is required when anyone other than the property owner is signing this application.

Warren Russell
Print Name

Signature

Sworn to before me this 29 day of July 2022

Notary Public

Aleah R. Vickers
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02V16419090
Qualified in Westchester County
Commission Expires June 28, 2025
ZONING BOARD OF APPEALS APPLICATION: PART 4 of 5

DISCLOSURE STATEMENT
Signed by ALL Applicants and Deeded Owners

In accordance with the requirements of Article 18, §809 of the General Municipal Law of the State of New York, all applications before the Zoning Board of Appeals of the Village of Sleepy Hollow must include a statement by the applicant disclosing, to the extent known to said applicant, the name and residence of any officer or employee of the Village of Sleepy Hollow or County of Westchester, or any State officer, having an interest in the applicant or owner and the nature and extent of that interest.

Warren Russell, being duly sworn, deposes and says:

1. I am an applicant for a project or an owner of the land that is the subject of a pending application before the Village of Sleepy Hollow Zoning Board of Appeals.

2. I reside at: 10 Kingsland Rd, Sleepy Hollow, NY 10591

3. The nature of my interest in the aforesaid application is as follows: Home owner and Zoning Board of Appeals.

4. If the applicant or owner is a corporation, list the corporation’s officers:
   President: ____________________________ Vice President: ____________________________
   Secretary: ____________________________ Treasurer: ____________________________

5. Do any of the following individuals have an interest, as defined below, in the owner or applicant:
   a. Any officer of New York State. ☐ YES ☒ NO
   b. Any elected or appointed official or employee of the Village of Sleepy Hollow, Town of Mount Pleasant, or Westchester of County. ☐ YES ☒ NO

For the purpose of this disclosure, an officer or employee shall be deemed to have an interest in the applicant when he, his spouse, or their brothers, sisters, parents, children, grandchildren, or the spouse of any of them
   a. is the applicant, or
   b. is an officer, director, partner or employee of the applicant, or
   c. legally or beneficially owns or controls stock of a corporate applicant or is a member of a partnership or association applicant, or
   d. is a party to an agreement with such an applicant, express or implied, whereby he may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such application, petition or request.

Note: Ownership of less than five per cent of the stock of a corporation whose stock is listed on the New York or American Stock Exchanges shall not constitute an interest for the purposes of this disclosure.
If the answer to Question #5 is "YES", state the name, address, nature and extent of the interest of such individual:

Name: __________________________________________

Address: _______________________________________

Nature and extent of Interest: ________________________________

(If the space allocated above is insufficient to list all persons interested in the applicant, please provide the required information on additional interested persons on a separate sheet(s) of paper and attach hereto)

A PERSON WHO KNOWINGLY AND INTENTIONALLY WITHHOLDS THE NAMES AND ADDRESSES OF ANY PERSONS INTERESTED IN THE APPLICANT OR OWNER AS DESCRIBED IN THIS STATEMENT VIOLATES §809 OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK AND SHALL BE GUILTY OF A MISDEMEANOR.

The undersigned affirms, to the best of his or her knowledge, that the person(s) disclosed in this statement is/are the only person(s) having an interest in the applicant.

Signature  

Date  

Sworn to before me this __________ day of ______________________, 20__________

Notary Public

ALEAH R. VICKERS  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 02VI6419090  
Qualified in Westchester County  
Commission Expires June 28, 2025
# Zoning Compliance Form

**Applicant Name:** Warren Russell  
**Property Location:** 10 King'sland Rd, Sleepy Hollow

<table>
<thead>
<tr>
<th>Section</th>
<th>Block</th>
<th>Lot</th>
<th>Zoning District</th>
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</table>

<table>
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<tr>
<th>Requirement</th>
<th>Required</th>
<th>Existing</th>
<th>Proposed</th>
<th>Variance</th>
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</thead>
<tbody>
<tr>
<td><strong>Area of Lot (SF)</strong></td>
<td></td>
<td>MIN.</td>
<td></td>
<td></td>
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<tr>
<td><strong>Width of Lot (FT)</strong></td>
<td></td>
<td>MIN.</td>
<td></td>
<td></td>
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<tr>
<td><strong>Floor Area (SF)</strong></td>
<td></td>
<td>MAX.</td>
<td></td>
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<tr>
<td><strong>Front Yard (FT)</strong></td>
<td></td>
<td>MIN.</td>
<td></td>
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<tr>
<td><strong>Front Yard - Corner (FT)</strong></td>
<td>MIN.</td>
<td></td>
<td></td>
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<tr>
<td><strong>Rear Yard (FT)</strong></td>
<td></td>
<td>MIN.</td>
<td></td>
<td></td>
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<tr>
<td><strong>One Side Yard (FT)</strong></td>
<td>MIN.</td>
<td></td>
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<tr>
<td><strong>Combined Side Yards (FT)</strong></td>
<td>MIN.</td>
<td></td>
<td></td>
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<tr>
<td><strong>Building Coverage (%)</strong></td>
<td>MAX.</td>
<td></td>
<td></td>
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<tr>
<td><strong>Building Height (FT/STY)</strong></td>
<td>MAX.</td>
<td></td>
<td></td>
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<tr>
<td><strong>Side Yard (FT)</strong></td>
<td>5 ft+</td>
<td>MIN.</td>
<td>2 ft+</td>
<td></td>
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<tr>
<td><strong>Rear Yard (FT)</strong></td>
<td>5 ft+</td>
<td>MIN.</td>
<td>1 ft+</td>
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<tr>
<td><strong>Building Coverage (%)</strong></td>
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<tr>
<td><strong>Building Height (FT)</strong></td>
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<tr>
<td><strong>Distance to Principal Bldg. (FT)</strong></td>
<td>MIN.</td>
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**Parking**  
**Loading Zone**

*Signed by NYS Architect/Engineer: Warren Russell*

DATE: 07/21/22

January 2017


**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.

<table>
<thead>
<tr>
<th>Part 1 - Project and Sponsor Information</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Name of Action or Project:</strong></td>
</tr>
<tr>
<td>Backyard Shed</td>
</tr>
<tr>
<td><strong>Project Location (describe, and attach a location map):</strong></td>
</tr>
<tr>
<td>10 Kingsland Rd, Sleepy Hollow, NY 10591</td>
</tr>
<tr>
<td><strong>Brief Description of Proposed Action:</strong></td>
</tr>
<tr>
<td>Installing a pre-fab shed in the Northeast corner of the property. The shed is 8 ft x 10 ft and would be 2 ft from side of property line.</td>
</tr>
<tr>
<td><strong>Name of Applicant or Sponsor:</strong></td>
</tr>
<tr>
<td>Warren Russell</td>
</tr>
<tr>
<td><strong>Address:</strong></td>
</tr>
<tr>
<td>10 Kingsland Rd, Sleepy Hollow, NY 10591</td>
</tr>
<tr>
<td><strong>Telephone:</strong></td>
</tr>
<tr>
<td>630.500.3327</td>
</tr>
<tr>
<td><strong>E-Mail:</strong></td>
</tr>
<tr>
<td><a href="mailto:warren.russell@gmail.com">warren.russell@gmail.com</a></td>
</tr>
<tr>
<td><strong>1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?</strong></td>
</tr>
<tr>
<td>NO</td>
</tr>
<tr>
<td><strong>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.</strong></td>
</tr>
<tr>
<td><strong>2. Does the proposed action require a permit, approval or funding from any other governmental Agency?</strong></td>
</tr>
<tr>
<td>NO</td>
</tr>
<tr>
<td><strong>If Yes, list agency(s) name and permit or approval:</strong></td>
</tr>
<tr>
<td><strong>3a. Total acreage of the site of the proposed action:</strong></td>
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<tr>
<td>__________ acres</td>
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<tr>
<td><strong>3b. Total acreage to be physically disturbed:</strong></td>
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<tr>
<td>__________ acres</td>
</tr>
<tr>
<td><strong>3c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor:</strong></td>
</tr>
<tr>
<td>__________ acres</td>
</tr>
<tr>
<td><strong>4. Check all land uses that occur on, adjoining and near the proposed action:</strong></td>
</tr>
<tr>
<td>□ Urban</td>
</tr>
<tr>
<td>□ Forest</td>
</tr>
<tr>
<td>□ Parkland</td>
</tr>
</tbody>
</table>

Page 1 of 3
5. Is the proposed action:
   a. A permitted use under the zoning regulations? **Yes**
   b. Consistent with the adopted comprehensive plan? **No**

6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? **No**

7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? **Yes**

8. a. Will the proposed action result in a substantial increase in traffic above present levels? **No**
   b. Are public transportation service(s) available at or near the site of the proposed action? **Yes**
   c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action? **No**

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.

10. Will the proposed action connect to an existing public/private water supply? **No**
    If No, describe method for providing potable water.

11. Will the proposed action connect to existing wastewater utilities? **No**
    If No, describe method for providing wastewater treatment.

12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? **No**
   b. Is the proposed action located in an archeological sensitive area? **Yes**

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? **Yes**
   b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? **Yes**
    If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres.

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply.
   - [ ] Shoreline
   - [ ] Forest
   - [ ] Agricultural grasslands
   - [ ] Early mid-successional
   - [ ] Wetland
   - [ ] Urban
   - [ ] 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**

16. Is the project site located in the 100 year floodplain? **Yes**

17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,
   a. Will storm water discharges flow to adjacent properties? **No**
   b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? **Yes**
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?
If Yes, explain purpose and size:

☑️ ☐

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:

☑️ ☐

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:

☑️ ☐

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Warren Russell Date: 07/29/22
Signature: [Signature]

Prefab shed built by Heartland Sheds. Constructed using 2x4 lumber, treated plywood, LP engineered wood siding, and standard asphalt shingles.
BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS (INDIVIDUAL OR CORPORATION)

FORM 8002 (short version), FORM 8007 (long version)

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY ATTORNEYS FOR SELLER AND PURCHASER BEFORE SIGNING.

THIS INDENTURE, made as of the 17th day of July, 2017,

BETWEEN ROBERT CENTRA and SUSAN CENTRA, of 10 Kingsland Road, Sleepy Hollow, New York 10591,

party of the first part, and

KIMBERLY J. RUSSELL and WARREN V. RUSSELL, of 145 East 48th Street, Apt. 14E, New York, New York 10017,

party of the second part;

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and No Cents ($10.00) 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 Sleepy Hollow, Town of Mount Pleasant, County of Westchester, State of New York, more particularly described in Schedule A attached hereto, being and intended to be the same premises conveyed to Grantees by deed dated July 29, 1999 and recorded on 1/28/2000 in the Westchester County Clerk's Office at Control Number 400070030.;

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.

ROBERT CENTRA

SUSAN CENTRA

IN PRESENCE OF:

Acknowledgment by a Person Within New York State (RPL § 309-a)

STATE OF NEW YORK )
COUNTY OF WESTCHESTER ) ss.: )

On the 15th day of July in the year 2017, before me, the undersigned, personally appeared
ROBERT CENTRA and SUSAN CENTRA, 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 they executed the same in their capacity(ies), and that by their signature(s)
on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed
the instrument.

(signature and office of individual taking acknowledgment)

ANDRES J. VALDESPINO
Notary Public, State of New York
No 0274-4789292
Qualified in Westchester County
Commission Expires 01/31/20

Bargain and Sale Deed with Covenants Against Grantor's Acts

Title No. TBT-64493

ROBERT CENTRA and SUSAN CENTRA

To

WARREN V. RUSSELL and
KIMBERLY J. RUSSELL

Section 110.11
Block 1
Lot 63
County or Town Mount Pleasant
Street Address 10 Kingsland Road
Sleepy Hollow, New York 10591

Return By Mail To:

Karen Coape-Arnold, sq.
1000 Post Road
Scarsdale, New York 10583

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