

****** Electronically Filed Document ******

Instrument Number: 2017-103456

Recorded As: EX-D01 - DEED

Recorded On: October 17, 2017

Recorded At: 12:01:17 pm

Number of Pages: 4

Book-VI/Pg: Bk-D VI-13573 Pg-1005

Total Rec Fee(s): \$3,350.00

Receipt Number: 840100

Processed By: 001 CI

**** Examined and Charged as Follows ****

01 - DEED	\$ 60.00	EX-Blocks - Deeds - \$300	\$ 300.00	EX-RP5217 Residential Fee	\$ 125.00
EX-TP-584 Affidavit Fee	\$ 5.00				

Tax-Transfer OYSTER BAY	Tax Amount	Consid Amt	RS#CS#	Basic	\$ 0.00
	\$ 2860.00	\$ 715000.00	RE 6609	Local NY CITY	\$ 0.00
				Additional MTA	\$ 0.00
				Spec ASST	\$ 0.00
				Spec ADDL SONYMA	\$ 0.00
				Transfer	\$ 2860.00

Tax Charge: \$ 2860.00

Property Information:

Section	Block	Lot	Unit	Town Name
21	95	323		OYSTER BAY

*****THIS PAGE IS PART OF THE INSTRUMENT*****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.



Maureen O'Connell
County Clerk Maureen O'Connell

02-41584

Form 26/33-BSD (8/95) Bargain and Sale Deed with Covenant against Grantor's Act Individual or Corporation
CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT-THIS INSTRUMENT SHOULD BE USED BY LAWYER'S ONLY

S-21
B-95
L-323

THIS INDENTURE, made the 31st day of August, in the year Two Thousand Seventeen

BETWEEN

VINCENT GIMONDO,
residing at 52 Downing Avenue, Sea Cliff, NY 11579

party of the first part, and

JOHN BOUKAS and LAURA CORIGLIANO, husband and wife
residing at 134 Wilfred Boulevard, Hicksville, NY 11801

party of the second part,

VG
/

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, situate, lying and being in the Town of North Hempstead, County of Nassau, State of New York, bounded and described as follows:

SEE SCHEDULE "A" ANNEXED HERETO

SAID PREMISES BEING KNOWN AS: 52 Downing Avenue, Sea Cliff, NY 11579

BEING AND INTENDED to be the same premises conveyed to the party of the first part by deed dated 07/18/2006 recorded 08/03/2006 in Liber 12153 page 89 in the Office of the Clerk of the County of Nassau.

"This Conveyance is made during the ordinary course of business actually conducted by the party of the first part".

TOGETHER with all right, title and interest, if any, of the party of the first part of, 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 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:



VINCENT GIMONDO

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Incorporated Village of Sea Cliff, Town of Oyster Bay, County of Nassau and State of New York, known and designated as part of Lots 26 and 27 on a certain map entitled, "Map of Berner Park at South Sea Cliff, L.I. surveyed December 1965 by Wm. H. Seaman, C.E. Glen Cove, N.Y." and filed in the Office of the Clerk of the County of Nassau on March 27, 1906 as Map No. 52, Case No. 376, and said premises being more particularly bounded and described as follows:

BEGINNING at a point on the Northerly side of Downing Avenue distant 327.24 feet easterly from the corner formed by the intersection of the Easterly side of Carpenter Avenue with the northerly side of Downing Avenue;

RUNNING THENCE North 7 degrees 6 minutes 30 seconds west, 100.04 feet;

THENCE North 82 degrees 01 minute East, 102.91 feet;

THENCE South 5 degrees 26 minutes East, 100.15 feet to the northerly side of Downing Avenue;

THENCE South 82 degrees 01 minute West along the Northerly side of Downing Avenue, 100 feet to the point or place of BEGINNING.

Section: 0021 Block: 00095-00 Lot: 00323

For information only: 52 Downing Avenue, Sea Cliff, NY 11579

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Maureen O'Connell
County Clerk Maureen O'Connell

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B-95
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VG
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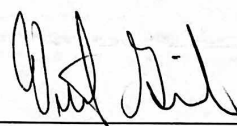
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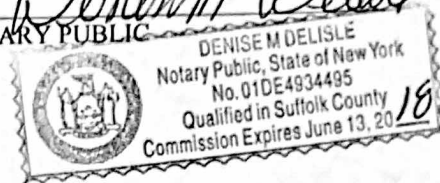
Section: 0021 Block: 00095-00 Lot: 00323

For information only: 52 Downing Avenue, Sea Cliff, NY 11579

STATE OF NEW YORK)
)SS:
COUNTY OF Queens)

On this 31st day of August in the year 2017, before me, the undersigned, a notary public in and for said State, personally appeared **Vincent Gimondo**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument, the individual or the person on behalf of which the individual acted, executed the instrument.


NOTARY PUBLIC



BARGAIN AND SALE DEED
With Covenant Against Grantor's Acts

Title No.: 02-40664

VINCENT GIMONDO

to

**JOHN BOUKAS and
LAURA CORIGLIANO**

Section: 21
Block: 95
Lot: 323
County or Town: NASSAU

Return by Mail to:

MELISSA LUCKMAN, ESQ.
19 Preston Lane
Syosset, NY 11791





INCORPORATED VILLAGE OF SEA CLIFF

OFFICE OF THE VILLAGE OF SEA CLIFF BUILDING DEPARTMENT
300 SEA CLIFF AVE SEA CLIFF N.Y. 11579 PHONE (516) 671-0080

Notice of Review

6/3/20

TO:
PROPERTY OWNER: John and Laura Boukas
PROPERTY ADDRESS: 52 Downing Ave
SECTION/ BLOCK/ LOT: 21/95/323

APPLICATION NO: 11962
APPLICATION RECV'D: 6/3/2020
ZONE: Residence B

DESCRIPTION: The applicant is proposing to erect a 6ft tall fence.

The Proposed Construction does not comply with the following Village of Sea Cliff Code Section(s):

§ 64-1 Height of fences and walls.

[Amended 11-19-2019 by L.L. No. 7-2019]

- A. Except as otherwise permitted herein, no person shall be permitted to erect or maintain or cause to be erected or maintained any fence or wall, other than a wall which is an integral part of a structure.*
- B. A new or replacement fence located not closer to a front property line than a front line of the principal building on the premises and a front line of the principal building on an adjoining premises made of natural wood, at a height of not more than five feet, together with an additional one foot high top portion containing open type fencing, including lattice, slats or similar open fencing, made of wrought or cast iron, at a height of not more than six feet, and/or made of open-wire material, at a height of not more than five feet, is permitted upon first applying for and obtaining a building permit from the Building Department.*

The applicant is proposing to erect a 6ft tall fence made of white PVC material.

Shane Dommin
Village of Sea Cliff Building Department

Note: If the proposed construction does not comply with the Village Code, applicant may apply to the Zoning Board of Appeals for relief, within 60 days hereof. If the proposed construction requires Planning Board approval, an application to the Planning Board may be made. All plans are subject to the Building Codes of New York State.

ZONING BOARD OF APPEALS _____
PLANNING BOARD (check one)

-----x
IN THE MATTER OF THE APPLICATION OF

John Bankus

APPLICATION

Village of Sea Cliff.
-----x

Proposing to install 6 ft Fence

1. Name of applicant: John Bankus

2. Applicant's address: 52 Downing Ave
Sea Cliff NY 11579

3. If the applicant is not an owner of the property which is the subject of this application, state the relationship of the applicant to the owner(s):

4. The property which is the subject of this application is located at: 52 Downing Ave, Village of Sea Cliff, N. Y. and is also known as Section 21, Block 95, Lot(s) 323 on the Nassau County Land and Tax Map.

5. The full name and residence address of all owners of the property (if applicant is not the sole owner) is:

Laura Bankus

-
6. The property is located in the B zoning district of the Village of Sea Cliff.
7. The subject property is located on the North side of Downing Ave (street).
8. The date on which the owner(s) acquired the property was _____.
9. The approximate dimensions of the property are 100 feet by 100 feet, and the total acreage of property is _____ acres.
10. The property is presently used for Residence
11. Are there existing buildings on the property? 1 of 1
12. Are there any outstanding village taxes on the property? No If so, for what years? _____
13. The applicant or owner(s) wish to make use of the property for the purpose of: Residence
14. The Building Department of the Village of Sea Cliff denied an application for a building permit on 6/3/20
15. The proposed construction use of the property does not comply with the following sections of the Village Code: 64-1
-
-
-

16. This is an application for:

_____an appeal

_____a variance

_____a special permit

other (describe): Fence


17. Description of the problem, or reasons for this application, that support the request for relief:

(Note to Applicant - this information is particularly important, and must constitute a complete statement of the grounds for the relief which you are seeking. You may use additional sheets of paper if necessary to provide a complete response)

Creating Play Area for kids

18. Has any previous application been made to the Zoning Board of Appeals or Planning Board for the relief sought in this application, or relief similar to that sought in this application? No If so, attach a description of each such prior application, including the date the application was made, the date of the determination by the Zoning Board of Appeals or Planning Board, and a summary of the determination by the Zoning Board of Appeals or Planning Board.

19. Has any previous application been made to the Zoning Board of Appeals or Planning Board for any other relief with respect to the property which is the subject of this application? No
If so, attach a description of each such prior application, including the date the application was made, the date of the determination by the Zoning Board of Appeals or Planning Board, and a summary of the determination of the Zoning Board of Appeals or Planning Board.
20. Are there any outstanding violation notices affecting the subject premises? No
21. Are there any pending court proceedings involving the subject premises? No
22. The undersigned applicant states under penalty of perjury that the foregoing statements and information, and all statements and information contained in papers submitted herewith, are true, correct and complete, to best of the signer's knowledge.

Name of applicant: John Bunkas
Signature of applicant: 
Title of signatory: owner
Date: 6/5/20

AFFIDAVIT OF APPLICANT

STATE OF NEW YORK) SS:

COUNTY OF NASSAU)

The undersigned, being duly sworn, deposes and says that deponent has read the foregoing application subscribed by applicant, and knows the contents thereof, and that the contents of the application are true of the deponent's personal knowledge, except as to the matters stated to be upon information and belief, as to which matters deponent believes the contents to be true.

If the applicant is a corporation, the deponent is an officer thereof, to wit the _____, and is authorized by the Board of Directors of the corporation to execute this application on behalf of the corporation.

If the applicant is a partnership, the deponent is a general partner thereof, and has authority to execute this application in the name of the partnership.

If the applicant is a limited liability company, the deponent is member thereof, and has authority to execute this application in the name of the company.

John Boukas

Print Name

[Signature]

Signature

Sworn to before me this 5
day of June 2022

[Signature]

JENNIFER GERRITY
NOTARY PUBLIC, State of New York
No. 01GE6393557
Qualified in Nassau County
Commission Expires 06/17/2023

AFFIDAVIT OF OWNER(S)
(To be completed only if the applicant is not the sole owner)
(All owners must sign either as owner or applicant)

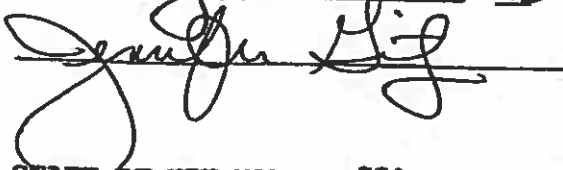
STATE OF NEW YORK) SS:

COUNTY OF NASSAU)

John Boukas being duly sworn, deposes and says that (s)he is the owner of the property known as 52 Downing Ave in the Village of Sea Cliff. No other person is an owner of the said property except as described in the attached application. The undersigned hereby acknowledges that the applicant herein is authorized to submit this application to the Village of Sea Cliff on behalf of the owner(s) of the subject property.



Sworn to before me on this 5
day of June 2020.

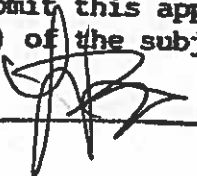


JENNIFER GERRITY
NOTARY PUBLIC, State of New York
No. 01GEK30357
Qualified in Nassau County
Commission Expires 08/17/2023

STATE OF NEW YORK) SS:

COUNTY OF NASSAU)

Laura Boukas being duly sworn, deposes and says that (s)he is the owner of the property known as 52 Downing Avenue in the Village of Sea Cliff. No other person is an owner of the said property except as described in the attached application. The undersigned hereby acknowledges that the applicant herein is authorized to submit this application to the Village of Sea Cliff on behalf of the owner(s) of the subject property.



Sworn to before me on this 5th
day of June 2020.



MICHAEL J. CORIGLIANO
NOTARY PUBLIC, State of New York

MICHAEL J. CORIGLIANO
NOTARY PUBLIC State of New York
No. 01C05819010
Qualified in Nassau County
Commission Expires Dec. 31, 2022

ZONING BOARD OF APPEALS _____
PLANNING BOARD X (check one)
VILLAGE OF SEA CLIFF

In the Matter of the Application of
John Boukas

DISCLOSURE
AFFIDAVIT
General Municipal Law
Section 809

-----X
Proposing to install 6 ft fence

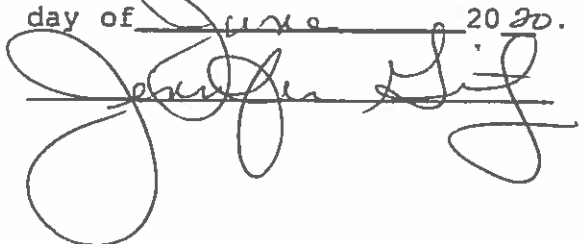
STATE OF NEW YORK) COUNTY OF NASSAU)

ss: John Boukas, being duly sworn, deposes and says:

1. I am the (applicant with respect to) (owner of the premise which are the subject of) the attached application.
2. I make this affidavit for the purposes of complying with the requirements of General Municipal Law Section 809.
3. No officer of the State of New York, and no officer or employee of the County of Nassau, the Town of North Hempstead or the Village of Sea Cliff, and no party officer of any political party, has an interest in the attached application within the meaning of General Municipal Law Section 809, except as stated hereinafter (if none, state "NONE"):

<u>Name</u>	<u>Address</u>	<u>Position</u>	<u>Nature of Interest</u>
<u>None</u>			

Signature 

Sworn to before me this 5
day of June 2020.


JENNIFER GERRITY
NOTARY PUBLIC, State of New York
No. 01GE8393557
Qualified in Nassau County
Commission Expires 06/17/2023



Incorporated Village of Sea Cliff
Office of the Superintendent of Buildings
Sea Cliff Village Hall, 300 Sea Cliff Ave., Sea Cliff, New York 11579

Inspection Authorization

I hereby authorize the members of the Zoning Board and/or Planning Board, the Superintendent of Buildings, and Legal Counsel to the Zoning Board and/or Planning Board to enter upon and inspect my property prior to the Zoning Board and/or Planning Board rendering a determination on this application.

Homeowner: _____

Date: 6/5/20



INCORPORATED VILLAGE OF SEA CLIFF

OFFICE OF THE VILLAGE OF SEA CLIFF BUILDING DEPARTMENT

300 SEA CLIFF AVE, P.O. BOX 340, SEA CLIFF, NY 11579 TEL 516-671-0080 FAX 516-671-6508

BUILDING PERMIT

APPLICATION ID # 11962 APPLICATION DATE 6/1/20 PERMIT # _____

PROPERTY ADDRESS: 52 Downing Avenue SECT: 21 BLOCK 95 LOT 32B

Owner: Laura Boukas & John Boukas
 Address: 52 Downing Avenue City: Sea Cliff State: NY Zip: 11579
 Phone: 516 644 9635 Cell: _____ Email: boukas-john@gmail.com

Applicant: (if applicant is different from owner state relationship to owner)
 Address: _____ City: _____ State: _____ Zip: _____
 Phone: _____ Cell: _____ Email: _____

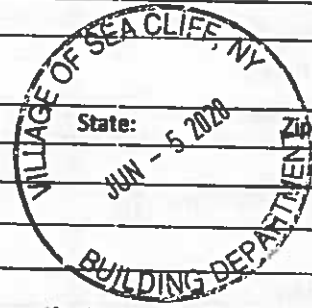
Architect:
 Address: _____ City: _____ State: _____ Zip: _____
 Phone: _____ Cell: _____ Email: _____

Contractor: V & O Montalvan Fence
 Address: 891 Nassau Road City: Uniondale State: NY Zip: 11553
 Phone: 516 644 6153 Cell: 516 644 3408 Email: info@VOMontalvanFence.com

Plumber:
 Address: _____ City: _____ State: _____ Zip: _____
 Phone: _____ Cell: _____ Email: _____

Electrician:
 Address: _____ City: _____ State: _____ Zip: _____
 Phone: _____ Cell: _____ Email: _____

Other/Mechanical:
 Address: _____ City: _____ State: _____ Zip: _____
 Phone: _____ Cell: _____ Email: _____
 A/C, Boiler, etc Model# _____
 A/C, Boiler, etc Model# _____



PROPOSED WORK: Be as detailed as possible describing anything that is not going to be specifically provided for in plans or other supporting documents such as number of plumbing fixtures, new services, i.e. gas, water, electric, number of new branch circuits or anything else billable by permit. Billable permit items are listed in Village Code Chapter 142-A as a pdf. Link. The building dept. is responsible for assessing permit fees.

Replace wood w/ PVC fence. Existing fence is left high & replacement will be the same. Need to add left ~~part~~ on side next to garage.



INCORPORATED VILLAGE OF SEA CLIFF

OFFICE OF THE VILLAGE OF SEA CLIFF BUILDING DEPARTMENT
300 SEA CLIFF AVE, P.O. BOX 340, SEA CLIFF, NY 11579 TEL 516-671-0080 FAX 516-671-6508
BUILDING PERMIT

Cost of Improvement: \$

Owner: Deposes and says that they are the owner(s) in fee of the Premises, that the work proposed to be done upon the said Premises shall be completed in accordance with the approved application and accompanying plans, and that all the statements herein are true to the deponents own knowledge.

Owner Signature: _____

Owner Signature: _____

Date: 6/1/20

6/1/20

MICHAEL J. CORIGLIANO
NOTARY PUBLIC State of New York
No. 01005819010
Qualified in Nassau County
Commission Expires Dec 31 2022

Contractors must submit proof of current insurance (C-105.2 or U-26.3 for compensation and DB-120.1 for disability or DB-155 for disability) as required by NY State. Form CE-200 may be submitted if exempted. Nassau County requires licensing and liability insurance for residential work. Proof of these are also required of contractors prior to the issuance of the permit

OFFICIAL USE

FEEES

\$100 PB pd 6/15/2020

Application Fee

\$ 75⁰⁰ pd 6/15/2020

Permit Fees

Building _____

Plumbing _____

Electrical _____

Mechanical _____

Certificate _____

Other _____

Total Permit Fees

\$

REQUIRED CERTIFICATES

- Cert of Occupancy
- Cert of Approval
- Cert of Completion
- Cert of Compliance
- Cert of Tenancy
- Letter in Lieu

Approved by _____

Examined for approval on _____

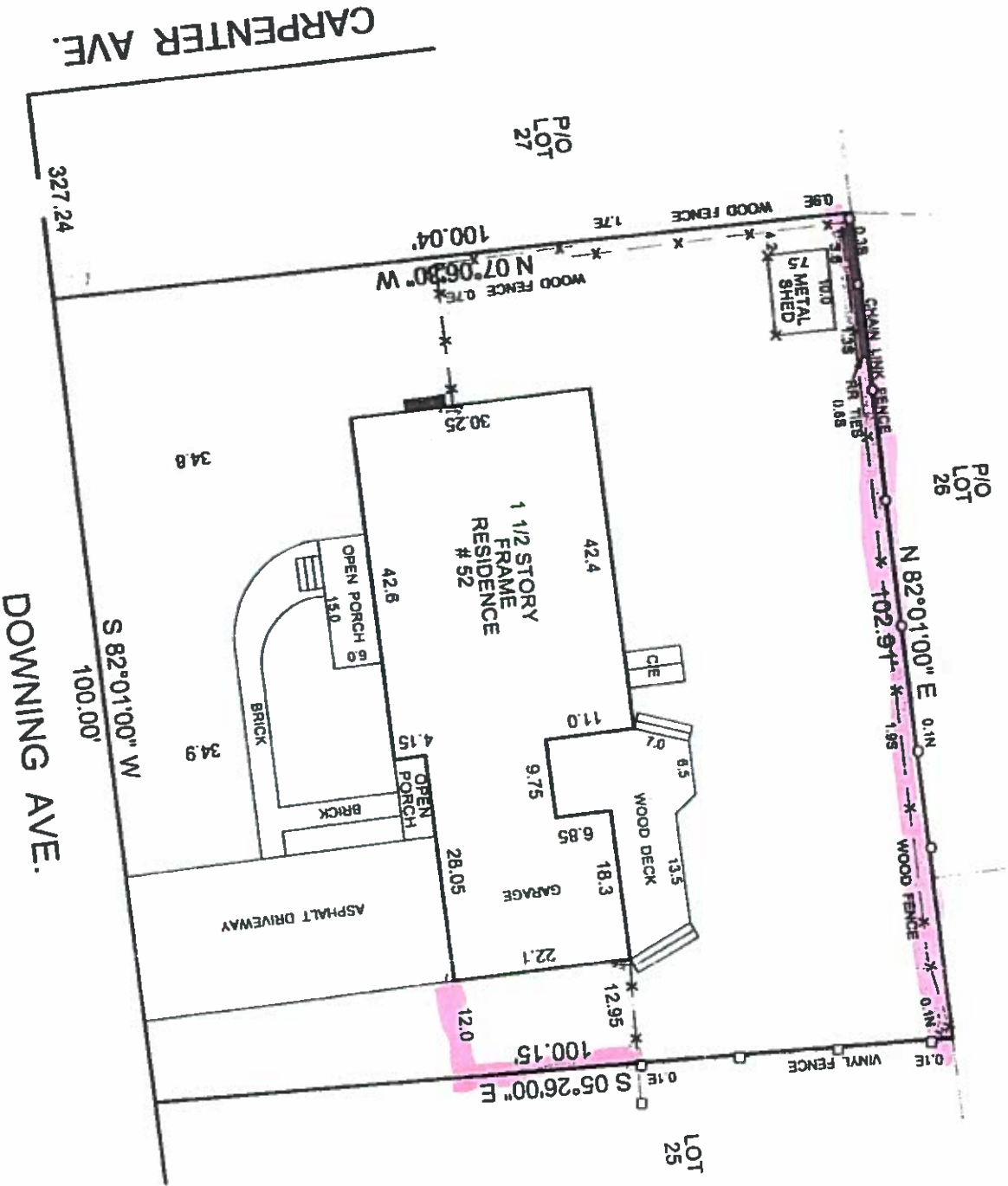
New State Law Requires: Site visits by the Building Department prior to the issuance of any permit. Changes in project elements or design shall not be made until such changes are approved and documented with the Building Department.

Village Code Requires: Zoning variances become invalid if authorized work has not begun within six (6) months of Building Department Approval. Extensions may be applied for to the Zoning Board. (138-1304). Building Permits expire twelve (12) months after the approval. Two (2) subsequent six (6) month extensions may be applied with approval of the Building Department and payment of fees. Additional approvals require application (48-15)



VILLAGE OF SEA CLIFF, NY
JUN - 5 2020
BUILDING DEPARTMENT

SURVEYED: AUGUST 1, 2017



P/O LOTS 26 & 2
 MAP OF
 BERNER F
 SOUTH SE
 FILED MARCH 27, 16
 AT SEACLIFF
 TOWN OF OYSTI
 NASSAU CO., NY

GUAR. T
 EQUITY
 COMMO
 INSURAI
 CALIBEF
 OHN BO
 LAURAC

PZ

T L P (€

AMERI JAYNE SATLER & M
OR CURRENT OWMER
23 DOWNING AVE
SEA CLIFF, NEW YORK 11579

BERGER FREDA
OR CURRENT OWMER
24 DOWNING AVE
SEA CLIFF, NEW YORK 11579

~~VIMOUNDO VINCENT
OR CURRENT OWMER
52 DOWNING AVE
SEA CLIFF, NEW YORK 11579~~

AZIZ REHMAN
OR CURRENT OWMER
13 LEONARD PL
SEA CLIFF, NEW YORK 11579

GRUTER ROBERT J & AIDA ALVAREZ
OR CURRENT OWMER
21 DOWNING AVE
SEA CLIFF, NEW YORK 11579

ROTH KEVIN & LAURA
OR CURRENT OWMER
22 DOWNING AVE
SEA CLIFF, NEW YORK 11579

SPERANSKY TATIANA B & MIHEYEV ELIZABETH
OR CURRENT OWMER
15 LEONARD PL
SEA CLIFF, NEW YORK 11579

LEVI-PETRICK LARA & PETRICK WILLIAM
OR CURRENT OWMER
80 DOWNING AVE
SEA CLIFF, NEW YORK 11579

LEFKOWITZ JACK & LEE
OR CURRENT OWMER
25 DOWNING AVE
SEA CLIFF, NEW YORK 11579

SORETT EVAN & WENDY
OR CURRENT OWMER
17 LEONARD PL
SEA CLIFF, NEW YORK 11579

LEICH ROBERT & KATHERINE
OR CURRENT OWMER
56 DOWNING AVE
SEA CLIFF, NEW YORK 11579

BELETSIS JOHN & ANDREA
OR CURRENT OWMER
11 LEONARD PL
SEA CLIFF, NEW YORK 11579

BOCCHINO FRANK & JOSEPHINE
OR CURRENT OWMER
28 DOWNING AVE
SEA CLIFF, NEW YORK 11579

ANTORINO LAUREN
OR CURRENT OWMER
21 LEONARD PL
SEA CLIFF, NEW YORK 11579

Boukas

52 Downing Ave

