



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

5/12/21

TO:
PROPERTY OWNER: Jennifer & Kenny Burzo
PROPERTY ADDRESS: 93 14th Ave
SECTION/ BLOCK/ LOT: 21/148/676

APPLICATION NO: 12392
APPLICATION RECV'D: 5/12/2021
ZONE: Residence A

DESCRIPTION: The applicant proposes to erect a 160s/f shed in a front yard.

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

§ 138-416 Accessory buildings.

In addition to the requirements heretofore imposed, the following additional restrictions are placed on the erection of accessory buildings:

A. No accessory building shall be erected in any front yard. A porch constructed or existing in the front yard and connected to the front wall of the principal building shall be excluded from this Subsection A unless such porch is heated or air conditioned by mechanical means.

[Amended 3-9-2009 by L.L. No. 3-2009]

B. An accessory building erected in a side yard shall be located at least 10 feet from the side property line of the lot.

The applicant proposes to erect a 160s/f shed in a front yard.

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.



INCORPORATED VILLAGE OF SEA CLIFF

Post Office Box 340 • 300 Sea Cliff Avenue • Sea Cliff, NY 11579
(516) 671-0080 phone • (516) 671-6508 fax • www.seacliff-ny.gov

BUILDING PERMIT

APPLICATION ID # 12392 APPLICATION DATE 5/10/2021 PERMIT # _____

PROPERTY ADDRESS: 93 14th Ave Sea Cliff NY 11579 SECT 21 BLOCK 148 LOT 074

Owner: Jennifer Kenny Burzo
Address: 93 14th Ave City: Sea Cliff State: NY Zip: 11579
Phone: _____ Cell: 631-624-2538 Email: jennifer.kenny@adp.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: Tuff Shed - Rich Ostrowski
Address: _____ City: _____ State: _____ Zip: _____
Phone: _____ Cell: 516-776-7324 Email: _____

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.

Installation of a backyard Shed for storage- dimensions 10x16. No plumbing, gas or electric needed

3/13/18



INCORPORATED VILLAGE OF SEA CLIFF

Post Office Box 340 • 300 Sea Cliff Avenue • Sea Cliff, NY 11579
(516) 671-0080 phone • (516) 671-6508 fax • www.seacliff-ny.gov

BUILDING PERMIT

Cost of Improvement: \$

Owner: Deposits 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: Jennifer Gerry

Owner Signature: [Signature]

Date: 5/10/21 Jennifer Gerry Notary: JENNIFER GERRITY
NOTARY PUBLIC, State of New York
No. 01GE6393557
Qualified in Nassau County
Commission Expires 06/17/2023

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

FEES \$150 ZBA pd.

REQUIRED CERTIFICATES

Application Fee \$ 75 pd
Permit Fees
Building _____
Plumbing _____
Electrical _____
Mechanical _____
Certificate _____
Other _____
Total Permit Fees \$

- 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)

ZONING BOARD OF APPEALS
PLANNING BOARD _____ (check one)

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

Jennifer Kenny Burzo

APPLICATION

Village of Sea Cliff.
-----x

Proposing to install 1600 sq. ft. Shed in front yard.

1. Name of applicant: Jennifer Kenny Burzo

2. Applicant's address: 93 14th Ave

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: 93 14th Ave, Village of Sea Cliff, N. Y. and is also known as Section 21, Block 148, Lot(s) 676 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:

-
6. The property is located in the res A zoning district of the Village of Sea Cliff.
7. The subject property is located on the South side of 14th Ave (street).
8. The date on which the owner(s) acquired the property was _____.
9. The approximate dimensions of the property are 80 feet by 120 feet, and the total acreage of property is .71 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 5/12/21
15. The proposed construction use of the property does not comply with the following sections of the Village Code: 138-416
-
-
-

16. This is an application for:

_____an appeal

a variance

_____a special permit

_____other (describe): _____

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)

- Seeking to put a shed in our "side yard."
- The "side yard" is not visible from the street
- Due to the ~~front~~^{back} line of the house, Code deems the area a front yard.

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~~ Yes
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: Jennifer Kenny Burzo
Signature of applicant: J. Kenny Burzo
Title of signatory: owner
Date: 5/25/21

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.

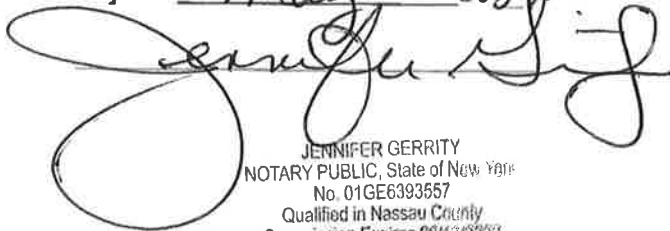
If the applicant is a partnership, the deponent is a general partner thereof, and has authority to execute this application in the name of the partnership.

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.

Jennifer Kenny Burzo
Print Name

Jenny Burzo
Signature

Sworn to before me this 25th
day of May 2020



JENNIFER GERRITY
NOTARY PUBLIC, State of New York
No. 01GE6393557
Qualified in Nassau County
Commission Expires 08/17/2023

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)

Jennifer Kenny Burzo being duly sworn, deposes and says that (s)he is the owner of the property known as 93 14th 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.

Jennifer Burzo

Sworn to before me on this 25th day of May 2020.

Jennifer Gerrity

JENNIFER GERRITY
NOTARY PUBLIC, State of New York
No. 01GE6393547
Qualified in Nassau County
Commission Expires 06/17/2023

STATE OF NEW YORK) SS:

COUNTY OF NASSAU)

_____ being duly sworn, deposes and says that (s)he is the owner of the property known as _____ 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 _____ day of _____ 20__ .

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

-----X
In the Matter of the Application of

DISCLOSURE
AFFIDAVIT

General Municipal Law
Section 809

Jennifer Kenny Burzo-----X

STATE OF NEW YORK) COUNTY OF NASSAU)

ss: Jennifer Kenny Burzo 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>			

Jennifer Burzo
Signature

Sworn to before me this 25th
day of May, 2021.

Jennifer Gerrity
JENNIFER GERRITY
NOTARY PUBLIC, State of New York
No. 01GE6393557
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:

Kenny Buys

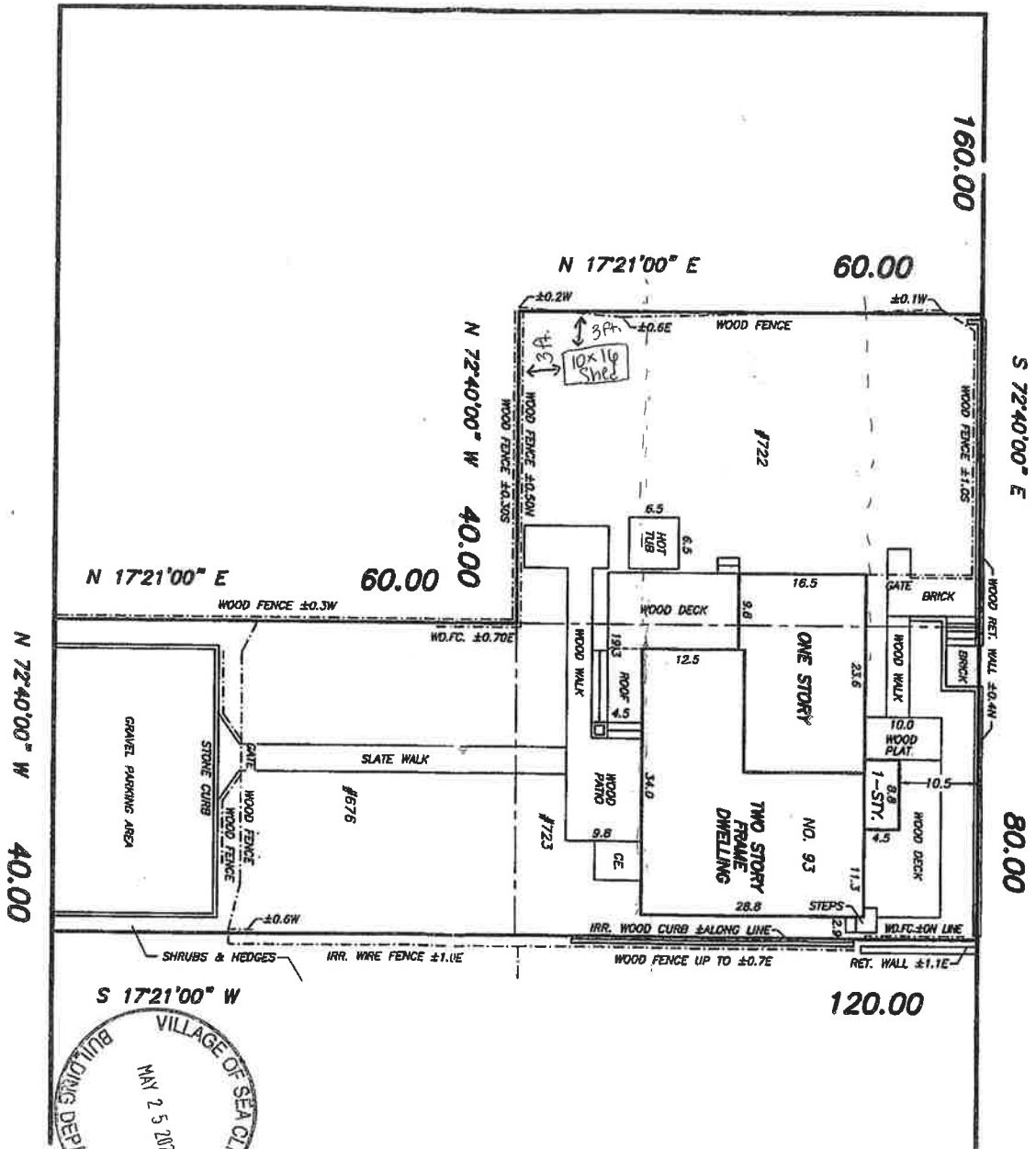
Date:

5/25/21

CENTRAL PARK STREET

15th

AVENUE



14th

AVENUE





Street view





Side yard facing patio



Closer pic of shed space



View of side yard from patio



Street view from 15th Ave



BURZO SHORT FORM DECISION
(adopted in accordance with Village Code §138-1302.1)

At a meeting of the Board of Appeals of the Village of Sea Cliff, New York, on March 13, 2018, on motion duly made by Mr. Pinto, seconded by Mr. O'Donnell, and adopted unanimously, the Board, having duly considered the matters brought forth at the public hearing and other matters properly within the consideration of this Board and discussed the subject application, rendered the following determination:

1. Jennifer Burzo, 93 14th Avenue, Sea Cliff, New York, applied to construct a second story addition above a deck, which construction requires variances of the following Village Code sections: (a) 138-408, in that the addition will be setback 16.25 feet from a property line, where a minimum of 20 feet is required; (b) 138-413.1, in that the proposed addition will encroach into the height setback ratio, where no such encroachment is permitted; and (c) 138-1102 in that the encroachments will increase an existing non-conformity, where no such increase is permitted. Premises are designated as Section 21, Block 148, Lots 676 and 722 on the Nassau County Land and Tax Map.
2. The applicant is the record owner of the subject premises.
3. The requested relief is classified as a Type II action under SEQRA, which requires no environmental review.
4. The Board provided notice of the application to the Nassau County Planning Commission in accordance with the requirements of the agreement between the Village and the Planning Commission, and no response was submitted by the Planning Commission.
5. The relief requested in the application is granted provided that (a) the improvements are constructed in the locations as depicted on the plans, (b) applicant shall comply with all requirements of the Village Code and the Building Department, and (c) all work is performed, and all approvals obtained, within the timeframe provided in Village Code §138-1304.

MCKENNA KELLY J & BROOKE E
OR CURRENT OWMER
96 MAPLE AVE
SEA CLIFF, NEW YORK 11579

RONDEAU KATHRINE R
OR CURRENT OWMER
47 15TH AVE
SEA CLIFF, NEW YORK 11579

MCMAHON GREGORY & DINA MEGHAN VAN
OR CURRENT OWMER
114 14TH AVE
SEA CLIFF, NEW YORK 11579

PARISI CHARLES E & GOODMAN MARC
OR CURRENT OWMER
75 12TH AVE
SEA CLIFF, NEW YORK 11579

BISCHOFF SCOTT & NANETTE
OR CURRENT OWMER
46 16TH AVE
SEA CLIFF, NEW YORK 11579

RONDEAU JOSEPH & MADALINE
OR CURRENT OWMER
94 MAPLE AVE
SEA CLIFF, NEW YORK 11579

Lesley Jacobs Revocable Trust
~~MOELLER LESLEY E~~
OR CURRENT OWMER
57 15TH AVE
SEA CLIFF, NEW YORK 11579

TRIEBER PETER S & IRENE TRUSTS
OR CURRENT OWMER
71 15TH AVE
SEA CLIFF, NEW YORK 11579

SMITH ROBERT H & BLANCA
OR CURRENT OWMER
70 15TH AVE
SEA CLIFF, NEW YORK 11579

~~WATKINS PATRICIA & WILLIAM J~~
OR CURRENT OWMER
93 FOURTEENTH AVE
SEA CLIFF, NEW YORK 11579

TOWNLEY JOHN & SUSAN
OR CURRENT OWMER
79 15TH AVE
SEA CLIFF, NEW YORK 11579

UNDERWOOD JAMES & LARSON INGRID
OR CURRENT OWMER
80 15TH AVE
SEA CLIFF, NEW YORK 11579

BEST LAWRENCE H & CHWEN LIH
OR CURRENT OWMER
9 CENTRAL PARK ST
SEA CLIFF, NEW YORK 11579

RYAN MARK A & VICTORIA YOUNG
OR CURRENT OWMER
40 16TH AVE
SEA CLIFF, NEW YORK 11579

GUNTER NATALIE & GUNTER AMY &
OR CURRENT OWMER
91 MAPLE AVE
SEA CLIFF, NEW YORK 11579

KNOX PHILIP & DIANA
OR CURRENT OWMER
79 14TH AVE
SEA CLIFF, NEW YORK 11579

BARTOW DAVID & WILEY JACQUELINE M
OR CURRENT OWMER
54 15TH AVE
SEA CLIFF, NEW YORK 11579

SKIDMORE EDWARD T
OR CURRENT OWMER
99 14TH AVE
SEA CLIFF, NEW YORK 11579

DAMICO DANIEL & MARCI
OR CURRENT OWMER
111 14TH AVE
SEA CLIFF, NEW YORK 11579

MAPLE LADYBUG REALTY LLC
OR CURRENT OWMER
101 MAPLE AVE
SEA CLIFF, NEW YORK 11579

RUSSIAN ORTHODOX CHURCH OF ST SERAPHIM
OR CURRENT OWMER
82 FOURTEENTH AVE
SEA CLIFF, NEW YORK 11579

Timothy O'Keefe + Christina Newton
~~DIMA BRETT & LILAH~~
OR CURRENT OWMER
95 MAPLE AVE
SEA CLIFF, NEW YORK 11579

SAMTANI ANIL & EMILEE
OR CURRENT OWMER
83 15TH AVE
SEA CLIFF, NEW YORK 11579

JANELLI LE B JANELLI ETAL,E
OR CURRENT OWMER
71 MAPLE AVE
SEA CLIFF, NEW YORK 11579

LIEBMAN JASON & PILOK JENNIFER
OR CURRENT OWMER
71 FOURTEENTH AVE
SEA CLIFF, NEW YORK 11579

BOTH JEFFREY J
OR CURRENT OWMER
72 FIFTEENTH AVE
SEA CLIFF, NEW YORK 11579

MADDEN TIMOTHY & CATHERINE ELORRIAGA
OR CURRENT OWMER
81 12TH AVE
SEA CLIFF, NEW YORK 11579

LARSON JODIE
OR CURRENT OWMER
79 MAPLE AVE
SEA CLIFF, NEW YORK 11579

Sherry Zipp
~~KING CINDY~~
OR CURRENT OWMER
89 14TH AVE
SEA CLIFF, NEW YORK 11579

Lindy + Ovidio Pinzon
~~TAYLOR STEPHANIE~~
OR CURRENT OWMER
98 14TH AVE
SEA CLIFF, NEW YORK 11579

Pegeen Channel

~~MADDOCK DANIEL & MAUREEN~~
OR CURRENT OWMER
22 16TH AVE
SEA CLIFF, NEW YORK 11579

PRIOR ZACHARY D & CATALANO ROSEANN L
OR CURRENT OWMER
30 16TH AVE
SEA CLIFF, NEW YORK 11579

James + Maureen Holohan
~~HAGGERTY JAMES~~
OR CURRENT OWMER
58 15TH AVE
SEA CLIFF, NEW YORK 11579

HUNT WILLIAM & HEIDI
OR CURRENT OWMER
69 FIFTEENTH AVE
SEA CLIFF, NEW YORK 11579

GIORDANO SUSAN
OR CURRENT OWMER
85 MAPLE AVE
SEA CLIFF, NEW YORK 11579

Randolph Weber + Ricki Kindler
~~FELDMAN KEVIN & DANIELLE~~
OR CURRENT OWMER
94 14TH AVE
SEA CLIFF, NEW YORK 11579

Street Y's Rehabs, LLC
~~KNOX PHILLIP L TRUST~~
OR CURRENT OWMER
105 MAPLE AVE
SEA CLIFF, NEW YORK 11579

BRAMBERG STEVEN & DIANE
OR CURRENT OWMER
64 FIFTEEN AVE
SEA CLIFF, NEW YORK 11579

TISCHER DAVID JOHN
OR CURRENT OWMER
72 14 TH AVE
SEA CLIFF, NEW YORK 11579

*Durzo -
93 14th Ave*



Sea Cliff Public Notification App

with Web AppBuilder for ArcGIS



**** Electronically Filed Document ****

Instrument Number: 2017-112705

Recorded As: EX-D01 - DEED

Recorded On: November 14, 2017

Recorded At: 03:39:19 pm

Receipt Number: 869709

Number of Pages: 3

Processed By: 001 DMF

Book-VI/Pg: Bk-D VI-13585 Pg-606

Total Rec Fee(s): \$3,081.00

** Examined and Charged as Follows **

01 - DEED	\$ 55.00	EX-Blocks - Deeds - \$300	\$ 300.00	EX-RP5217 Residential Fee	\$ 125.00
EX-TP-584 Affidavit Fee	\$ 5.00				

	Tax Amount	Consid Amt	RS#/CS#		
Tax-Transfer	\$ 2596.00	\$ 649000.00	RE 8769	Basic	\$ 0.00
OYSTER BAY				Local NY CITY	\$ 0.00
				Additional MTA	\$ 0.00
				Spec ASST	\$ 0.00
				Spec ADDL SONYMA	\$ 0.00
				Transfer	\$ 2596.00

Tax Charge: \$ 2596.00

Property Information:

Section	Block	Lot	Unit	Town Name
21	148	676		OYSTER BAY
21	148	722		OYSTER BAY
21	148	723		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

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

SP37517-N

THIS INDENTURE, made the 3 day of November, 2017
BETWEEN

POPPY ABBANDONDELO, residing at 93 14th Ave., Sea Cliff, New York 11579
party of the first part

JENNIFER BURZO, residing at 270 8th Avenue, Sea Cliff, New York 11579
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 Incorporated Village of Sea Cliff, Town of Oyster Bay, County of Nassau and State of New York, consisting of Lots Numbered 722, 723 and 676 on a certain map entitled, "Design Map of Sea Cliff Grove, Glen Cove, L.I., Jas. H. Parry, Engineer, December 8, 1871, Sea Cliff Grove and Metropolitan Camp Ground Association of New York and Brooklyn" and filed in the Office of the Clerk, now Register, of the County of Queens on August 31, 1880, as Map No. 436, and thereafter filed in the Office of the Clerk of the County of Nassau as Map No. 99, Case No. 1080, which said lots taken together, are more particularly bounded and described as follows:

21
148
676
722
723

BEGINNING at a point on the southerly side of 14th Avenue, distant 160.00 feet easterly from the corner formed by the intersection of the southerly side of 14th Avenue with the easterly side of Central Park Street;

RUNNING THENCE South 72 degrees 40 minutes 00 seconds East along the southerly side of 14th Avenue, 80.00 feet;
THENCE South 17 degrees 21 minutes 00 seconds West 120.00 feet to the northerly side of 15th Avenue;
THENCE North 72 degrees 40 minutes 00 seconds West, along the northerly side of 15th Avenue, 40.00 feet;
THENCE North 17 degrees 21 minutes 00 seconds East 60.00 feet;
THENCE North 72 degrees 40 minutes 00 seconds West 40.00 feet;
THENCE North 17 degrees 21 minutes 00 seconds East, 60.00 feet to the southerly side of 14th Avenue, at the point or place of BEGINNING.

* Being and intended to be the same premises described in deed recorded in Liber 10636 Page 29. The Life Estates reserved therein to William J. Walling and Patricia M. Walling terminated upon their respective deaths.

Also known as Section 21, Block 148, Lots 676, 722 and 723 on the Nassau County Land and Tax Map. Further known as 93 14th Avenue, Sea Cliff, New York. The premises are improved by a one family dwelling.

TOGETHER with all right, title and interest, if any, of the party of the first part of and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

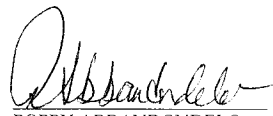
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

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

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

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

IN PRESENCE OF:


POPPY ABBANDONDELO

Use acknowledgment form below within New York State Only:

STATE OF NEW YORK, COUNTY OF Nassau ss:

On the 3 day of November of year 2017 before me, the undersigned, personally POPPY ABBANDONDELO 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 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.

Jacqueline LeCoche
Notary Public

Acknowledgment form 1
(New York Subscribing Party)
STATE OF NE

Jacqueline LeCoche
Notary Public, State of New York
No. 01LE4881290
Qualified in Nassau County
Commission Expires 12/22/2018

On the ___ day of ___ of 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

(If the place of residence is in a city, include the street and street number, if any, thereof); that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto.

Notary Public

Use acknowledgment form below within New York State Only:

STATE OF NEW YORK, COUNTY OF ___ ss:

On the ___ day of ___ of 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 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.

Form Use Outside New York State Only:
(Sign General Acknowledgment Certificate)

with State, Country, Province or Municipality

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 same in his/her/their capacity (ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public
(insert the city or other political subdivision and the state or country or other place the acknowledgment was taken).

Bargain and Sale Deed
WITH COVENANT AGAINST
GRANTOR'S ACTS

Title No. SP37517-N

SECTION 21
BLOCK 148
LOT 676,722 & 723
COUNTY OR TOWN - NASSAU
Recorded at Request of

RETURN BY MAIL TO:

POPPY ABBANDONDELO
TO
JENNIFER BURZO

Charles E. Parisi, Esq.
58 School Street – Suite 201
Glen Cove, New York 11542

