



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

3/12/2021

TO:

PROPERTY OWNER: Suzanne & Paul Cullen

PROPERTY ADDRESS: 15 Foster Place

SECTION/ BLOCK/ LOT: 21/197/128

APPLICATION NO: 12264

APPLICATION REC'D: 2/8/2021

ZONE: Residence B

DESCRIPTION: The applicant proposes to install AC equipment in a front yard.

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

§ 138-516 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]

The applicant proposes to install AC equipment in a front yard where it is not permitted

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 # 12204 APPLICATION DATE 2/8/21 PERMIT # _____

PROPERTY ADDRESS: 15 Foster Place SECT 21 BLOCK 197 LOT 128

Owner: Suzanne + Paul Cullen
Address: 15 Foster Place City: Sea Cliff State: NY Zip: 11579
Phone: (516) 375-4620 Cell: (516) 375-4642 Email: Suziecullen@mac.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: Brookwood Construction
Address: _____ City: _____ State: _____ Zip: _____
Phone: _____ Cell: _____ Email: _____

✓ Plumber: Matt Roth
Address: _____ City: _____ State: _____ Zip: _____
Phone: _____ Cell: _____ Email: _____

✓ Electrician: East Coast
Address: _____ City: _____ State: _____ Zip: _____
Phone: _____ Cell: _____ Email: _____

Other/Mechanical: Ultimate Comfort HVAC
Address: _____ City: _____ State: _____ Zip: _____
Phone: _____ Cell: _____ Email: _____

A/C Boiler, etc Model# 16 Seer Comfort maker
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.

resurfacing existing bathroom, WC, lav, shower
relocating kitchen, 1 stove, sink + dishwasher
installing central AC



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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: _____

Owner Signature: _____

Date: 2/5/2021

Jennifer Gerrity

JENNIFER GERRITY
NOTARY PUBLIC, State of New York
No. 01GE6393557
Qualified in Nassau County
Notary 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 3/31/21

REQUIRED CERTIFICATES

Application Fee	\$ 75 ⁰⁰
Permit Fees	
Building	435 ⁰⁰
Plumbing	365
Electrical	
Mechanical	100
Certificate	
Other	
Total Permit Fees	\$ 575 ⁰⁰

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

Approved by _____

Examined for approval on 2/8/21

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

Paul Cullen

APPLICATION

Village of Sea Cliff.
-----x

proposing to install AC in front yard

1. Name of applicant: Paul Cullen

2. Applicant's address: 15 Foster Pl

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: 15 Foster Pl, Village of Sea Cliff, N. Y. and is also known as Section 21, Block 197, Lot(s) 128 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:

Paul Cullen

Suzanne Cullen

-
6. The property is located in the Res B zoning district of the Village of Sea Cliff.
7. The subject property is located on the SW side of Foster Pl (street).
8. The date on which the owner(s) acquired the property was Oct 15, 2020.
9. The approximate dimensions of the property are 60X108 feet by _____ feet, and the total acreage of property is .14 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 3/12/21
15. The proposed construction use of the property does not comply with the following sections of the Village Code: 138-516
-
-
-

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)

neighbor preferred this location instead of side-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
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: Paul Cullen
Signature of applicant: [Handwritten Signature]
Title of signatory: owner
Date: 3/31/21

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.

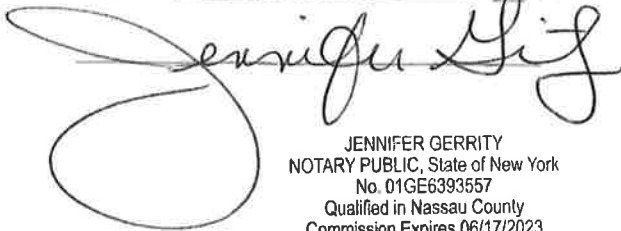
If the applicant is a partnership, the deponent is a general partner thereof, and has authority to execute this application in the name of the partnership.

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.

Paul Cullen
Print Name


Signature

Sworn to before me this 31
day of March 2021.


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)

Paul Colley being duly sworn, deposes and says that (s)he is the owner of the property known as 15 Foster Pl 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.

Paul Colley

Sworn to before me on this 31 day of March 2021.

Jennifer Gerrity

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

STATE OF NEW YORK) SS:

COUNTY OF NASSAU)

Suzanne Colley being duly sworn, deposes and says that (s)he is the owner of the property known as 15 Foster Pl 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.

Suzanne Colley

Sworn to before me on this 5 day of April 2021.

Jennifer Gerrity

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

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

Paul Collier-----X

STATE OF NEW YORK) COUNTY OF NASSAU)

ss: Paul Collier, 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>			

Paul Collier
Signature

Sworn to before me this 31
day of March 2020.

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: _____

Date: _____

Pluell
3/31/21

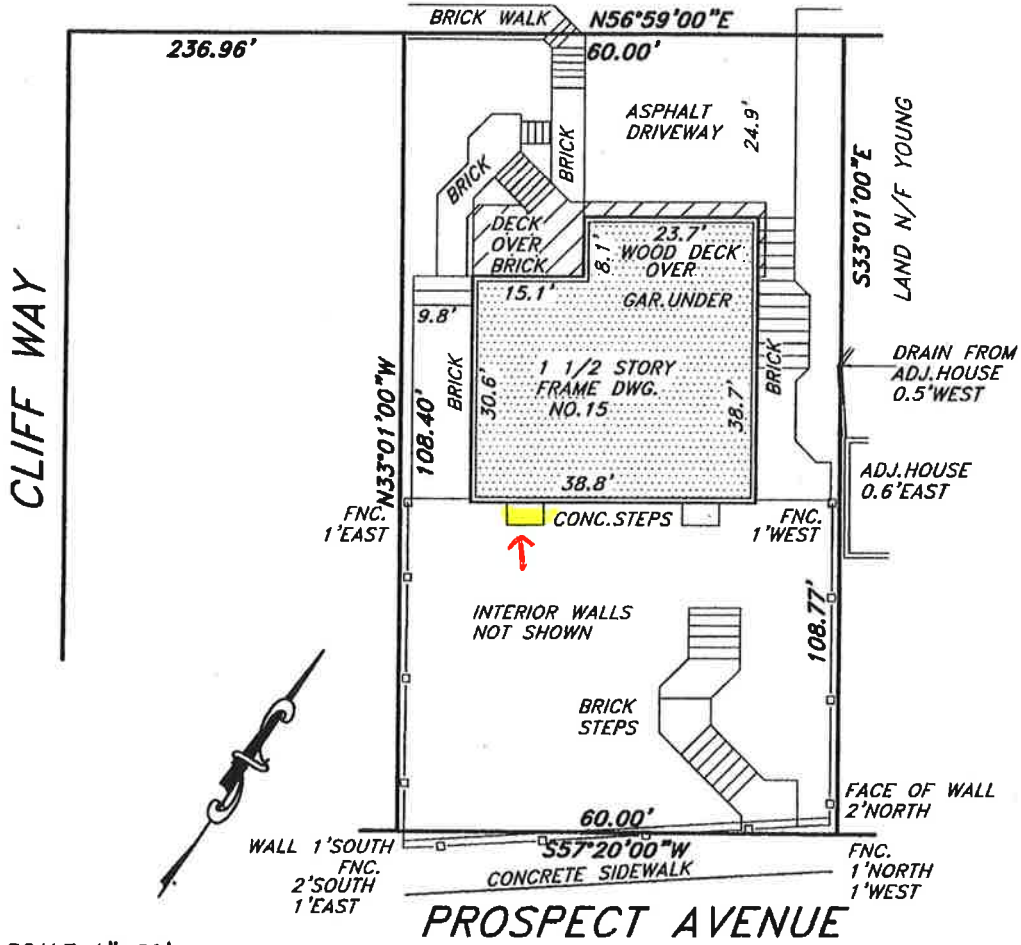
QUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, & ON THEIR BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY & LENDING INSTITUTION LISTED HEREON

04/11/202

UNAUTHORIZED ALTERATION OR REMOVAL TO A SURVEY MAP BEING A VIOLATION OF SECTION 7209 SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYORS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES. PROPERTY CORNERS NOT SET.

DUE TO THE NECESSITY OF THE LENDING INSTITUTION GUARANTEES OR CERTIFICATIONS ARE NOT TRANSMITTIBLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. CERTIFICATIONS INDICATED HEREON SHOWN THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE DESIGN CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

FOSTER PLACE



SCALE 1"=20'

MAP OF LOT 28 AND P/O LOT 27
 AS SHOWN ON
"MAP OF BAY VIEW PARK AT SEA CLIFF"
 SITUATED AT
**SEA CLIFF, TOWN OF NORTH HEMPSTEAD
 NASSAU COUNTY, NEW YORK**

CERTIFIED TO:
 KAREN DELANO, f/k/a
 KAREN NICKERSON
 LAUREN DELANO
 VRNTURE TITLE SGENCY, INC.
 LAWYERS TITLE INS.CO.
 STERLING NATIONAL MORTGAGE CO., INC.
 TITLE NO.VA-11282-N
 MAP NO.145 CASE NO.1338
 FILED 7/21/1908
 TAX MAP DESIGNATION SECTION 21 BLOCK 197 LOT 128



Christopher Henn, L.S.
 46 Hunting Hill Drive
 Dix Hills, NY 11746
 N.Y.S. LIC. NO. 49857
 DATE 8/15/2003
 (C) COPYRIGHT
 REF.NO. 8933

UP TO 16 SEER SINGLE STAGE COMMUNICATING AIR CONDITIONER

1½ THRU 5 TONS SPLIT SYSTEM
208 / 230 Volt, 1-phase, 60 Hz

REFRIGERATION CIRCUIT

- Scroll compressors on all models
- Filter-drier supplied with every unit for field installation
- External high and low refrigerant service ports
- Copper tube/aluminum fin coil

PERFORMANCE

- Communicating, self-configuring operation ION™ Wall Controls
- Outdoor temperature sensor factory installed
- Compressor sound blanket standard
- Isolation compressor grommets

EASY TO INSTALL AND SERVICE

- Text based diagnostics with ION™ wall controls
- Easy Access service valves on all models
- Innovative control box design
- High and low pressure switches
- Fan motor in-line disconnect plug
- Only two screws to access control panel
- Factory charged with R-410A refrigerant

BUILT TO LAST

- High gloss, baked-on powder coat finish over galvanized steel
- Post-painted (black) coil fins
- Coated, weather-resistant cabinet screws
- Coated inlet grille with 3/8" (10mm) spacing for extra protection
- Corner posts for extra strength and style

WARRANTY*

- 5 year No Hassle Replacement™ limited warranty
- 5 year parts limited warranty (including compressor and coil)
 - With timely registration, an additional 5 year parts limited warranty (including compressor and coil)

* For residential applications only. See warranty certificate for complete details and restrictions, including warranty coverage for other applications.



Use of the AHRI Certified™ Mark indicates a manufacturer's participation in the program. For verification of certification for individual products, go to www.ahridirectory.org.

UNIT PERFORMANCE DATA							
Model Number	Size (tons)	Nominal Btu/hr	Min. Circuit Ampacity	Max. Fuse or Breaker	Operating Dimensions height x width x depth in. (mm)	Ship / Operating Weight lbs. (kg)	Notes
CSA618GKA	1½	18,000	11.8	20	"28-11/16 x 31-3/16 x 31-3/16 (729 x 792 x 792) "	213 / 176 (96 / 80)	
CSA624GKA	2	24,000	17.6	25	"28-11/16 x 31-3/16 x 31-3/16 (729 x 792 x 792) "	212 / 176 (96 / 80)	
CSA630GKA	2½	30,000	16.7	25	"32-1/8 x 31-3/16 x 31-3/16 (816 x 792 x 792) "	223 / 187 (101 / 85)	
CSA636GKA	3	36,000	18.2	30	"30-1/16 x 35 x 35 (764 x 889 x 889) "	243 / 200 (110 / 91)	
CSA642GKA	3½	42,000	23.4	40	"40-1/4 x 35 x 35 (1023 x 889 x 889) "	297 / 253 (135 / 115)	
CSA648GKA	4	48,000	26.1	40	"40-14 x 35 x 35 (1023 x 889 x 889) "	340 / 295 (155 / 114)	
CSA660GKA	5	60,000	28	40	"47-1/16 x 35 x 35 (1196 x 889 x 889) "	374 / 327 (169 / 148)	





LINDGREN A MACDONALD & M
OR CURRENT OWMER
18 FOSTER PL
SEA CLIFF, NEW YORK 11579

~~SOUNDVIEW LLC~~ Joyce Harautunian
OR CURRENT OWMER
52 PROSPECT AVE
SEA CLIFF, NEW YORK 11579

SUSHKO VLADIMIR V & KORMILITSINA TATIANA
OR CURRENT OWMER
37 PROSPECT AVE
SEA CLIFF, NEW YORK 11579

BORATIN MICHAEL & BOGOFF DOREEN
OR CURRENT OWMER
308 8TH AVE
SEA CLIFF, NEW YORK 11579

LEE WILSON & SHANNON
OR CURRENT OWMER
43 PROSPECT AVE
SEA CLIFF, NEW YORK 11579

~~DIMATULAC ARLYN~~
OR CURRENT OWMER
~~SHORE RD~~
SEA CLIFF, NEW YORK 11579

Cullen -
15 Foster Place

MURPHY DONALD H & MAUREEN D
OR CURRENT OWMER
14 FOSTER PL
SEA CLIFF, NEW YORK 11579

BORATIN D BOGOFF & M
OR CURRENT OWMER
308 8TH AVE
SEA CLIFF, NEW YORK 11579

RAFTERY MAUREEN
OR CURRENT OWMER
59 THE BOULEVARD
SEA CLIFF, NEW YORK 11579

HEURTLEY JR RICHARD & JANETTE
OR CURRENT OWMER
30 FOSTER PL
SEA CLIFF, NEW YORK 11579

YOUNG CYNTHIA
OR CURRENT OWMER
22 BATHWAY STEPS
SEA CLIFF, NEW YORK 11579

HADLEY J RONALD & P
OR CURRENT OWMER
58 PROSPECT AVE
SEA CLIFF, NEW YORK 11579

LINDGREN A MACDONALD & M
OR CURRENT OWMER
18 FOSTER PL
SEA CLIFF, NEW YORK 11579

RIVOSACCHI M COVIELLO & R
OR CURRENT OWMER
2 FOSTER PL
SEA CLIFF, NEW YORK 11579

~~VALENTE RICHARD & PAMELA~~ Alan Guerci
OR CURRENT OWMER
48 PROSPECT AVE
SEA CLIFF, NEW YORK 11579

DIMATULAC ARLYN
OR CURRENT OWMER
~~SHORE RD~~ 69 The Blvd
SEA CLIFF, NEW YORK 11579

LITTLEFORD TRUST MICHAEL K
OR CURRENT OWMER
61 THE BLVD
SEA CLIFF, NEW YORK 11579

CAMIOLO EDWARD & CAROLYN
OR CURRENT OWMER
57 THE BLVD
SEA CLIFF, NEW YORK 11579

LEMIEUX DIANNA
OR CURRENT OWMER
54 PROSPECT AVE
SEA CLIFF, NEW YORK 11579

~~DELANG KAREN & LAUREN~~ Paul Cullen
OR CURRENT OWMER
15 FOSTER PL
SEA CLIFF, NEW YORK 11579

Sea Cliff Public Notification App

with Web AppBuilder for ArcGIS



Bargain and Sale Deed with Covenant against Grantor's Acts Individual or Corporation

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

THIS INDENTURE, made the 13th day of OCTOBER in the year 2020
BETWEEN

KAREN D. NICKERSON AND LAUREN M. NICKERSON, 15 FOSTER PLACE, SEA CLIFF, NY 11578

party of the first part, and

^{M.} PAUL CULLEN AND SUZANNE R. CULLEN, *his wife, residing at 85 Lafayette Avenue Sea Cliff, NY 11578*

WON LAW

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, lying and being in the Village of Sea Cliff, County of Nassau, State of New York, known and designated as and by the Lot 28 and part of 27 on a certain map entitled, "Map of Bayview Park at Sea Cliff, Nassau County, New York August 1907, William H. Bowne," and filed in the Nassau County Clerk's Office on 07/21/08 as Map #145, Case #13338, which said lot and portion of said lot when taken together are more particularly bounded and described as follows:

Tax Map

Dist.
Sec. 21
Bl. 197
Lot 129

SEE SCHEDULE "A" DESCRIPTION ATTACHED HERETO

TO 507, SAID PREMISES BEING KNOWN AS 15 FOSTER PLACE, SEA CLIFF, NY AND BEING AND INTENDED BE THE SAME PREMISES IN DEED DATED 08/08/2016 RECORDED 11/17/2016 IN LIBER 13438 PAGE

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 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:

Karen Nickerson
KAREN D. NICKERSON

Lauren Nickerson
LAUREN M. NICKERSON

VERRAZANO CLOSING SERVICES LTD.
Agents for
FIDELITY NATIONAL TITLE INSURANCE COMPANY

SCHEDULE A Description

Title Number: VZ-69378-N-11

ALL that certain plot, piece or parcel of land, situate, lying and being in the Village of Sea Cliff, County of Nassau, State of New York, known and designated as and by the Lot 28 and part of 27 on a certain map entitled, "Map of Bayview Park at Sea Cliff, Nassau County, New York August 1907, William H. Bowne," and filed in the Nassau County Clerk's Office on 07/21/08 as Map #145, Case #13338, which said lot and portion of said lot when taken together are more particularly bounded and described as follows:

BEGINNING at a point on the Southerly side of Foster Place, distant 236.96 feet Easterly from the corner formed by the intersection of the Southerly side of Foster Place with the Easterly side of Cliff Way;

RUNNING thence North 56 degrees 59 minutes East, along the Southerly side of Foster Place 60 feet to land now or formerly of L.M. Young;

Thence South 33 degrees 1 minute East, along land now or formerly of L.M. Young; 108.77 feet to the Northerly side of Prospect Avenue;

Thence South 57 degrees 20 minutes West, along the Northerly side of Prospect Avenue 60 feet; and

Thence North 33 degrees 1 minute West, 108.40 feet to said Southerly side of Foster Place, the point or place of **BEGINNING**.

FOR CONVEYANCING ONLY

Together with all the right, title and interest of, in and to any streets and roads abutting the above described premises.

Our policies of title insurance include such buildings and improvements thereon which by law constitute real property, unless specifically expected therein. Now is the time to determine whether we have examined all the property easements you desire to be insured: if there are appurtenant easements to be insured, please request such insurance. In some cases, our rate manual provides for an additional charge for such insurance.

USE ACKNOWLEDGMENT FORM BELOW WITHIN NEW YORK STATE ONLY:

State of New York, County of NASSAU } ss.:

On the 9th day of OCTOBER in the year 2020 before me, the undersigned, personally appeared KAREN D. NICKERSON 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

Anita Cuccu
Notary Public, State of New York
No. 01CU4993507
Qualified in Suffolk County
Commission Expires 3/16/22

ACKNOWLEDGMENT FOR USE WITHIN NEW YORK STATE ONLY:
(New York Subscribing Witness Acknowledgment Certificate)

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

(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.

BARGAIN & SALE DEED
WITH COVENANTS AGAINST GRANTOR'S ACTS

Title No. VZ-69378-N-11

KAREN D. NICKERSON AND LAUREN M. NICKERSON

TO

PAUL CULLEN AND SUZANNE R. CULLEN

USE ACKNOWLEDGMENT FORM BELOW WITHIN NEW YORK STATE ONLY:

State of New York, County of NASSAU } ss.:

On the 17th day of OCTOBER in the year 2020 before me, the undersigned, personally appeared LAUREN M. NICKERSON 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

Anita Cuccu
Notary Public, State of New York
No. 01CU4993507
Qualified in Suffolk County
Commission Expires 3/16/22

ACKNOWLEDGMENT FORM FOR USE OUTSIDE NEW YORK STATE

(Out of State or Foreign General Acknowledgment Certificate)

.....}ss.:
(Complete Venue 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 the same in his/her/their capacity(ies), 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

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

DISTRICT
SECTION 21
BLOCK 197
LOT 128
COUNTY or TOWN NASSAU

RETURN BY MAIL TO:

MALACHY T. MAHON, ESQ.
274 MADISON AVENUE, 1401
NEW YORK, NY 10016



Jennifer Gerrity <jgerrity@seacliff-ny.gov>

Paul and Suzanne Cullen application

Maureen O. Murphy <Maureen.O.Murphy@hofstra.edu>
To: "zba@seacliff-ny.gov" <zba@seacliff-ny.gov>
Cc: Paul Cullen <pcullen20@yahoo.com>

Mon, Apr 12, 2021 at 7:26 AM

I have received you notice of a public hearing to consider the application of Paul and Suzanne Cullen to install an air conditioner condenser unit in their front yard. I will be in California on the date of your Zoning Board Hearing; however, I want to register my opinion. As the Cullen's neighbor directly across the street at 14 Foster Place, I have no objection to the Cullen application. I registered my opinion with Mr. Cullen previously. Please consider this email my vote of approval for the installation of the condenser.

Maureen Murphy

14 Foster Place