



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

6/12/20

TO:
PROPERTY OWNER: Jeanine Addario
PROPERTY ADDRESS: 24 Cross St.
SECTION/ BLOCK/ LOT: 21/M-6/304

APPLICATION NO: 11973
APPLICATION RECV'D: 6/12/2020
ZONE: Residence C

DESCRIPTION: The applicant is proposing to erect 6ft PVC fence with a 6 1/2ft gate.

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 6ft PVC fence with a 6 1/2ft gate.


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

APPLICATION

Village of Sea Cliff. Jeanine Addario
-----X

Proposing to install six foot fence.

1. Name of applicant: JEANINE ADDARIO
2. Applicant's address: 24 CROSS ST, SEA CLIFF, 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):

N/A.

4. The property which is the subject of this application is located at: 24 CROSS ST., Village of Sea Cliff, N. Y. and is also known as Section 21, Block 14-6, Lot(s) 304 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 C zoning district of the Village of Sea Cliff.
7. The subject property is located on the South side of Cross (street).
8. The date on which the owner(s) acquired the property was 2/4/20.
9. The approximate dimensions of the property are 50' feet by 98.46 feet, and the total acreage of property is .1125 acres.
10. The property is presently used for Single FAMILY RESIDENCE.
11. Are there existing buildings on the property? YES of _____
12. Are there any outstanding village taxes on the property? N/A. If so, for what years? N/A.
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 6/12/2020
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 AND OR DRIVEWAY

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)

Installing fence for privacy
& protection for my dog.

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? ~~HA~~ 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? ~~HA~~ NO
21. Are there any pending court proceedings involving the subject premises? ~~HA~~ 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: JEANINE ADDARIO
Signature of applicant: Jeanine Addario
Title of signatory: OWNER
Date: 6/15/2020

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.

Jeanine Addario
Print Name

Jeanine Addario
Signature

Sworn to before me this 31st
day of June 2020.

Robin Rosenberg

ROBIN ROSENBERG
Notary Public, State of New York
No. 01RO5074705
Qualified in Nassau County
Commission Expires March 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)

Jeanne Pallaro

being duly sworn, deposes and says that (s)he is the owner of the property known as 24 CROSS STREET 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.

Jeanne Pallaro

Sworn to before me on this 3rd day of JUNE 2020.

Robin Rosenberg

ROBIN ROSENBERG
Notary Public, State of New York
No. 01RO5074705
Qualified in Nassau County
Commission Expires March 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.

Jeanne Pallaro

Sworn to before me on this 3rd day of JUNE 2020.

Robin Rosenberg

ROBIN ROSENBERG
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Qualified in Nassau County
Commission Expires March 17, 2023

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

In the Matter of the Application of

Jeanne Pallaro
-----X
Proposing to install
a Foot Fence.

DISCLOSURE
AFFIDAVIT
General Municipal Law
Section 809

STATE OF NEW YORK) COUNTY OF NASSAU)

ss: Jeanne Pallaro, 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>			

Jeanne Pallaro
Signature

Sworn to before me this 3rd
day of JUNE 2020.

Robin Rosenberg

ROBIN ROSENBERG
Notary Public, State of New York
No. 01RO5074705
Qualified in Nassau County
Commission Expires March 17, 2020



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: Jeanine McLean

Date: 6/3/2020



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 # 11973 APPLICATION DATE 6/3/20 PERMIT # _____

PROPERTY ADDRESS: 24 CROSS STREET SECT: 21 BLOCK M-6 LOT 304

Owner: JEANINE ADDARIO
Address: 24 CROSS STREET City: SEA CLIFFE State: NY Zip: 11579
Phone: 516-551-8412 Cell: _____ Email: _____

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

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

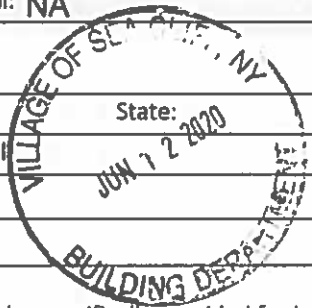
Contractor: FS MASONRY AND LANDSCAPING INC
Address: PO BOX 10370 City: WESTBURY State: NY Zip: 11590
Phone: 516-456-2990 Cell: SAME Email: NA

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

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

Other/Mechanical: NA
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.

INSTALL 6' HIGH PVC FENCE WITH LATTICE STYLE, FENCE WILL INCLUDE 36"-42" ON EAST SIDE OF HOME. INSTALLATION OF 12' GATE ON WEST SIDE OF PROPERTY WHERE PROPOSED PAVER DRIVEWAY WILL BE INSTALLED. INSTALL APRON AND CURB MADE OF BELGIAN BLOCK. INSTALL 2' RETAINING LANDSCAPE WALL ON WEST PROPERTY LINE WITH BORRAL STONE FACE. INSTALL PAVER DRIVEWAY 58' X 13' AND 48" WALKWAY ALL AROUND PROPERTY AS PROPOSED. PAVER DRIVEWAY WILL HAVE DRAIN ATTACHED TO STORM WELL.



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:

\$ 20,000.

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:

Jeanne Aldano

Owner Signature:

JENNIFER GERRY
NOTARY PUBLIC, State of New York
No. 01GE639357
Qualified in Nassau County
Commission Expires 08/17/2023

Date:

6/3/2020

Jennifer Gerry

Notary:

JENNIFER GERRY
NOTARY PUBLIC, State of New York
No. 01GE639357
Qualified in Nassau County
Commission Expires 08/17/2023

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

\$100 PBpd

Application Fee

\$

75 pd 6/15
DUE

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)

SCALICE land surveying
 m's land surveying.com P: 631-957-2400

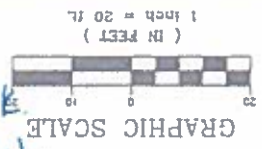
DR. LC. CREW: JS SCALE: 1" = 20' JOB NO. N19-0103 NASSAU TAX MAP NO. 21-M-304 DATE SURVEYED: 01/24/2019

STATE OF NEW YORK LICENSED LAND SURVEYOR MICHAEL J. SCAJICE No. 00884

SURVEY OF PROPERTY MAP OF GLENVIEW PARK SECTION NO. 2 AND PART OF GLENVIEW PARK AND PART OF SEA CLIFF, TOWN OF OYSTER BAY NASSAU COUNTY, NEW YORK

DATE: 09/05/1928 OLD MAP NO. 363, CASE NO. 2398

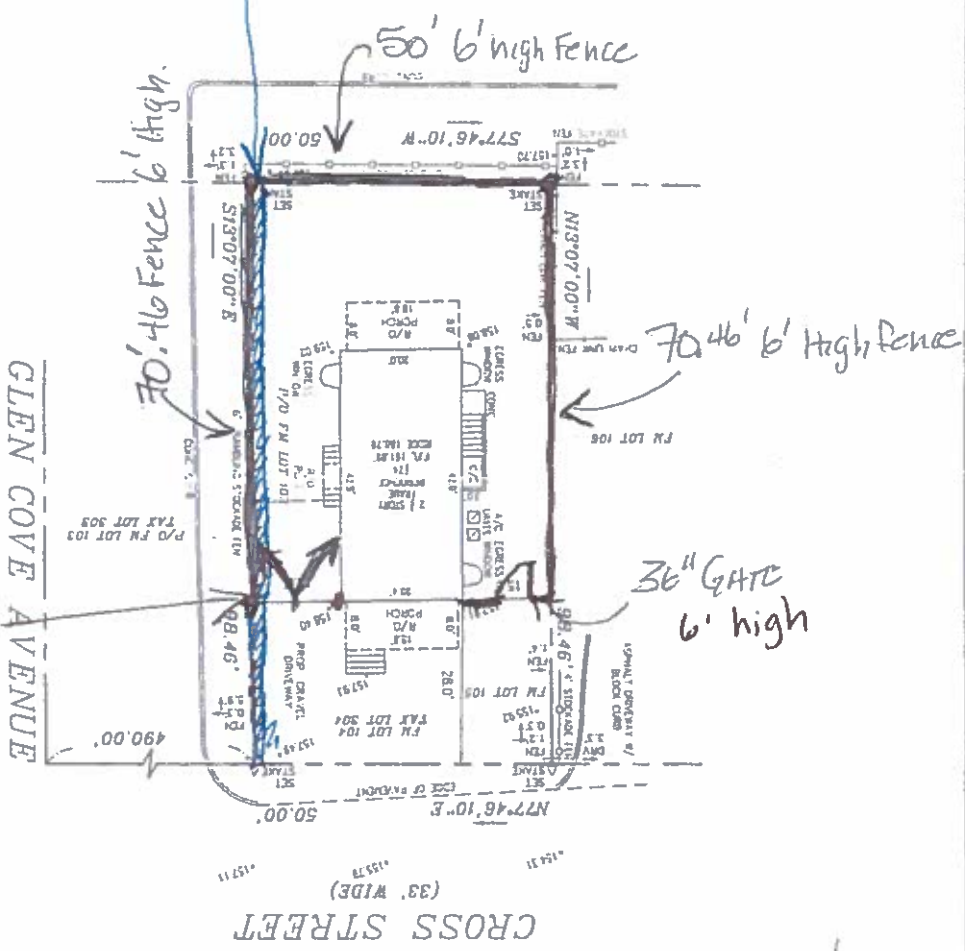
REV.	DATE	DESCRIPTION
1	2/14/2019	FOUNDATION STAKE OUT
2	8/24/2019	FINAL SURVEY
3	2/19/2020	STAKE OUT



GUARANTEED TO:
 ENTERPRISE TITLE AGENCY INC.
 FIRST AMERICAN TITLE INSURANCE COMPANY
 ETA-5890-19-N
 PRUDENTIAL CHASE BANK N.A.
 JEANNE ADDARIO

LOT AREA
 4922.41 SF
 0.11 AC.

2' high Retaining Wall 8" block (CMU) with Stone Face - 98' Feet.



NOTE:
 ALL OFFSETS TAKEN FROM
 ALL CONC. FOUNDATION

• ALL ELEVATIONS REFER TO NAVD88 DATUM

SYMBOL LEGEND

1. CONCRETE FOUNDATION	11. CONC. FOUNDATION	21. CONC. FOUNDATION	31. CONC. FOUNDATION
2. CONC. FOUNDATION	3. CONC. FOUNDATION	4. CONC. FOUNDATION	5. CONC. FOUNDATION
6. CONC. FOUNDATION	7. CONC. FOUNDATION	8. CONC. FOUNDATION	9. CONC. FOUNDATION
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15. CONC. FOUNDATION	16. CONC. FOUNDATION	17. CONC. FOUNDATION	18. CONC. FOUNDATION
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24. CONC. FOUNDATION	25. CONC. FOUNDATION	26. CONC. FOUNDATION	27. CONC. FOUNDATION
28. CONC. FOUNDATION	29. CONC. FOUNDATION	30. CONC. FOUNDATION	32. CONC. FOUNDATION
33. CONC. FOUNDATION	34. CONC. FOUNDATION	35. CONC. FOUNDATION	36. CONC. FOUNDATION
37. CONC. FOUNDATION	38. CONC. FOUNDATION	39. CONC. FOUNDATION	40. CONC. FOUNDATION
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93. CONC. FOUNDATION	94. CONC. FOUNDATION	95. CONC. FOUNDATION	96. CONC. FOUNDATION
97. CONC. FOUNDATION	98. CONC. FOUNDATION	99. CONC. FOUNDATION	100. CONC. FOUNDATION

DUTCHEN LAURIE
OR CURRENT OWMER
15 CROSS ST
SEA CLIFF, NEW YORK 11579

STANCO CATHERINE H
OR CURRENT OWMER
6 WEST AVE
SEA CLIFF, NEW YORK 11579

RECHNER MATTHEW & BETH
OR CURRENT OWMER
20 CROSS ST
SEA CLIFF, NEW YORK 11579

~~ANDERSON L E J ANDERSON CLARA
OR CURRENT OWMER
24 CROSS ST
SEA CLIFF, NEW YORK 11579~~

CENTRAL SCHOOL DIST 1
OR CURRENT OWMER
505 GLEN COVE AVE
SEA CLIFF, NEW YORK 11579

SCHENHORST HERBERT H LIFE ESTATE
OR CURRENT OWMER
11 WEST AVE
SEA CLIFF, NEW YORK 11579

MARTINO NICHOLAS DOMINICK & CONNIE MARE
OR CURRENT OWMER
26 CROSS ST
SEA CLIFF, NEW YORK 11579

DADE STEPHEN H & JUDITH
OR CURRENT OWMER
17 CLUB RD
SEA CLIFF, NEW YORK 11579

BRADY JAMES E & CATHERINE A
OR CURRENT OWMER
18 CROSS ST
SEA CLIFF, NEW YORK 11579

SYRACUSE MATTHEW & MARY
OR CURRENT OWMER
8 WEST AVE
SEA CLIFF, NEW YORK 11579

~~CENTRAL SCHOOL DISTRICT #1
OR CURRENT OWMER
505 GLEN COVE AVE
SEA CLIFF, NEW YORK 11579~~

WEISMAN MARCIA
OR CURRENT OWMER
11 CROSS ST
SEA CLIFF, NEW YORK 11579

MC CORMACK BERNARD M & IRENE N
OR CURRENT OWMER
13 WEST AVE
SEA CLIFF, NEW YORK 11579

JORDAN MICHAEL & MARGARET LIFE ESTATE/TR
OR CURRENT OWMER
15 WEST AVE
SEA CLIFF, NEW YORK 11579

~~CENTRAL SCHOOL DIST 1
OR CURRENT OWMER
CROSS ST
SEA CLIFF, NEW YORK 11579~~


SACKETT STEPHEN & CATHLEEN
OR CURRENT OWMER
16 CROSS ST
SEA CLIFF, NEW YORK 11579

Addario -


24 Cross St







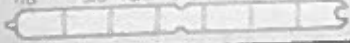
QUALITY FENCE USA




**PVC EXTRUSION PROFILES · PRE-ROUTED BUNDLES
PRE-FABRICATED SECTIONS · CAPS & HARDWARE**

TONGUE & GROOVE PANEL

7/8" 3/8" T&G 240 PCS/BDL · (.050)




7/8" X 7" T&G 280 PCS/BDL · (.060)




RAILS


2" X 6" DECO
105 PCS/BDL · (.100)




2" X 6" SQUARE
105 PCS/BDL · (.100)



2" X 7" DECO
105 PCS/BDL · (.100)




2" X 8" CLOSED
05 PCS/BDL · (.050)

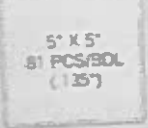


POSTS

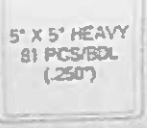
4" X 4"
100 PCS/BDL
(.120)




5" X 5"
81 PCS/BDL
(.135)



5" X 5" HEAVY
81 PCS/BDL
(.250)




35" X 29"
WELDED
GATE FRAME
100 PCS/BDL
(.100)




ALUMINUM REINFORCEMENT


1 1/2" X 1/2" SPINDLE
100 PCS/BDL
(.100)




7/8" X 2" PICKET
140 PCS/BDL · (.140)



1/2" X 2" PICKET
252 PCS/BDL · (.252)




6" X 6"
9 ONLY
225 PCS/BDL

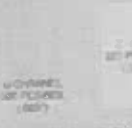


3-D DECORATIVE LATTICE


1" X 1" SQUARE
100 PCS/BDL
(.100)



2" X 2" SQUARE
81 PCS/BDL
(.100)



1 1/2" X 1 1/2" SQUARE
100 PCS/BDL
(.100)



1" X 1" & 4" X 4" AVAILABLE · 1/2" THICK
AND 3/4" THICK LATTICE ALSO AVAILABLE

AVAILABLE IN WHITE, BEIGE, KHAKI & GREY

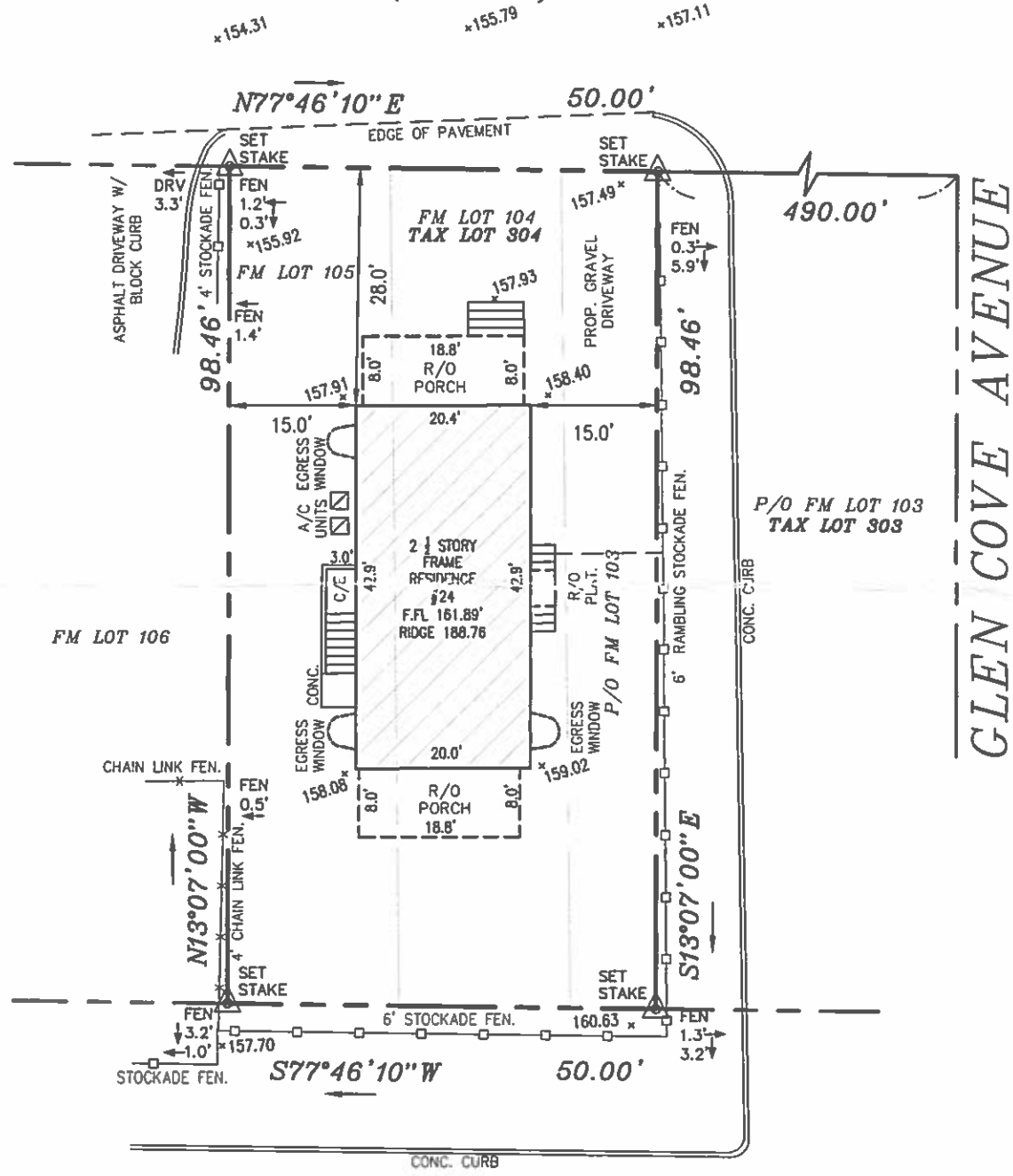
10000 PLAZA MERRICK, NY · 11966 · P: 516-378-6577 F: 516-868-3677 · QUALITYFENCEUSA.COM

SYMBOL LEGEND							
□	MONUMENT FND	⊗	FIRE HYDRANT	⊠	GAS METER	⊠	FE. FENCE
○	I.P. / I.B. FND	⊙	MANHOLE	⊠	WATER METER	⊠	MAS. MASONRY
●	I.P. / I.B. SET	⊠	"A"-INLET	⊠	GAS VALVE	⊠	PLAT. PLATFORM
•	SPOT ELEVATIONS	⊠	"B"-INLET	⊠	WATER VALVE	⊠	W.W. WINDOW WELL
⊠	TRAFFIC SIGNAL POLE	⊠	"E"-INLET	⊠	TEST HOLE	⊠	B/W BAY WINDOW
⊠	UTILITY POLE	⊠	YARD INLET	⊠	TREE	⊠	C/E CELLAR ENTRANCE
⊠	GUY WIRE	⊠	YARD INLET	⊠	SHRUB	⊠	O/H OVERHANG
⊠	UTILITY POLE W/LIGHT	⊠	CABLE TV BOX	⊠	BOLLARD	⊠	R/O ROOF OVER
⊠	LIGHT POLE	⊠	A/C UNIT	⊠	WETLAND FLAG	⊠	L.S.A. LANDSCAPED AREA
⊠	SIGN	⊠	ELECTRIC METER CANT. CANTILEVER	⊠	D.C. DEPRESSED CURB		

* ALL ELEVATIONS REFER TO NAVD88' DATUM

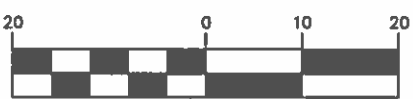
NOTE:
ALL OFFSETS TAKEN FROM CONC. FOUNDATION

CROSS STREET (33' WIDE)



LOT AREA
4,922.41 S.F.
0.11 AC.

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

GUARANTEED TO:
ENTERPRISE TITLE AGENCY INC.
FIRST AMERICAN TITLE INSURANCE COMPANY
ETA-5890-19-N
JPMORGAN CHASE BANK N.A.
JEANINE ADDARIO

REV	DATE	DESCRIPTION	BY	CHK
3	2/19/2020	STAKE OUT	JPH	MJS
2	9/24/2019	FINAL SURVEY	KL	MJS
1	2/14/2019	FOUNDATION STAKEOUT	AER	MJS



SCALICE
land surveying
mjslandsurvey.com P: 631-957-2400

SURVEY OF PROPERTY
LOTS 105, 104 AND P/O 103
MAP OF
GLENVIEW PARK
SECTION NO. 2
AND PART OF GLENVIEW PARK
FILE DATE: 08/05/1926 OLD MAP NO. 363, CASE NO. 2398
SITUATE
VILLAGE OF SEA CLIFF, TOWN OF OYSTER BAY
NASSAU COUNTY, NEW YORK

DR.: MC	CREW.: JS	SCALE: 1" = 20'	NASSAU TAX MAP NO. 21-M-304
DATE SURVEYED: 01/24/2019	JOB No. N19-0103		

(1) UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF NEW YORK STATE EDUCATION LAW. (2) ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION. (3) CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP. (4) THE CERTIFICATIONS HEREON ARE NOT TRANSFERABLE. (5) THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS SURVEY. (6) THE OFFSET (OR DIMENSIONS) SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS, PLANTING AREAS, ADDITIONS TO BUILDINGS, AND ANY OTHER TYPE OF CONSTRUCTION. (7) PROPERTY CORNER MONUMENTS WERE NOT SET AS PART OF THIS SURVEY. (8) THIS SURVEY WAS PERFORMED WITH A SPECTRA FOCUS 30 ROBOTIC TOTAL STATION. (9) THE EXISTENCE OF RIGHTS OF WAY AND/OR EASEMENTS OF RECORD IF ANY, NOT SHOWN ARE NOT GUARANTEED.