



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

4/22/21

TO:
PROPERTY OWNER: Lauren Pfeifer
PROPERTY ADDRESS: 98 Altamont Ave.
SECTION/ BLOCK/ LOT: 21/256/46

APPLICATION NO: 12364
APPLICATION REC'D: 4/22/2021
ZONE: Residence B

DESCRIPTION: The applicant proposes to construct a 625ft. accessory structure.

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:

D. The maximum gross floor area of any accessory building shall be 500 square feet.

The applicant proposes to construct a 625ft. accessory structure.



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 # 12364 APPLICATION DATE 4/22/21 PERMIT # _____

PROPERTY ADDRESS: 98 ALTAMONT AVE SECT 21 BLOCK 256 LOT 46

Owner: PFEIFER, LAUREN
Address: 98 ALTAMONT AVE City: SEACLIFF State: NY Zip: 11579
Phone: 732-547-8839 Cell: _____ Email: LAUREN.PFEIFER@GMAIL.COM

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

Architect: JAMES CURBALLA
Address: 80 LAFAYETTE City: SEA CLIFF State: NY Zip: 11579
Phone: 6743936 Cell: _____ Email: JAMESCURBALLA@GMAIL.COM

Contractor:
Address: _____ City: _____ State: _____ Zip: _____
Phone: _____ Cell: _____ 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.

ACCESSORY STRUCTURE PERSONAL FITNESS STUDIO
625 SF



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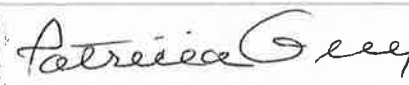
BUILDING PERMIT

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: _____
PATRICIA GUY
Notary Public, State of New York
No. 0165029018
Qualified in Nassau County
Commission Expires June 13, 2022
Notary:  4/22/21

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.
Application Fee \$ 75 pd
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)

ZONING BOARD OF APPEALS
PLANNING BOARD _____ (check one)

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

LAUREN PFETTER

APPLICATION

Village of Sea Cliff.
-----x

625 SF ACCESSORY STRUCTURE

1. Name of applicant: _____

2. Applicant's address: 98 ALTAMONT 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: 98 ALTAMONT AVE, Village of Sea Cliff, N. Y. and is also known as Section 21, Block 256, Lot(s) 26 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 B zoning district of the Village of Sea Cliff.
7. The subject property is located on the NORTH side of ACTAMONT AVE (street).
8. The date on which the owner(s) acquired the property was 9/20/20.
9. The approximate dimensions of the property are 50 feet by 150 feet, and the total acreage of property is .120 acres.
10. The property is presently used for 1 FAM RESIDENCE.
11. Are there existing buildings on the property? YES of _____
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 4-22-21
15. The proposed construction use of the property does not comply with the following sections of the Village Code: 138-514

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)

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? 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: Lauren Pfeifer
Signature of applicant: 
Title of signatory: Owner
Date: 4/22/21

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.

Lauren Pfeifer
Patricia G

Print Name

Lauren Pfeifer

Signature

PATRICIA GUY
Notary Public, State of New York
No. 01GU5029018
Qualified in Nassau County
Commission Expires June 13, 2022

Sworn to before me this 27
day of April 2021.

Patricia Guy

[Handwritten mark]

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)

_____ 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__ .

STATE OF NEW YORK) SS:

COUNTY OF NASSAU)

Lauren Heifer being duly sworn, deposes and says that (s)he is the owner of the property known as 98 Altamont 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.

Lauren Heifer

Sworn to before me on this 22 day of April 2021 .

Patricia Grey

PATRICIA GREY
Notary Public, State of New York
No. 01605629018
Qualified in Nassau County
Commission Expires June 13, 2022

X

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

-----X

In the Matter of the Application of

DISCLOSURE
AFFIDAVIT
General Municipal Law
Section 809

LAUREN PEITER-----X

STATE OF NEW YORK) COUNTY OF NASSAU)

ss:
LAUREN PEITER, 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]
Signature

Sworn to before me this 22
day of April, 2021.

Patricia Gray
PATRICIA GRAY
Notary Public, State of New York
No. 01415000116
Qualified in Nassau County
Commission Expires June 13, 2022

X



Incorporated Village of Sea Cliff
Office of the Superintendent of Buildings

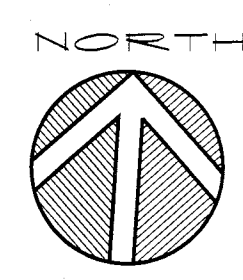
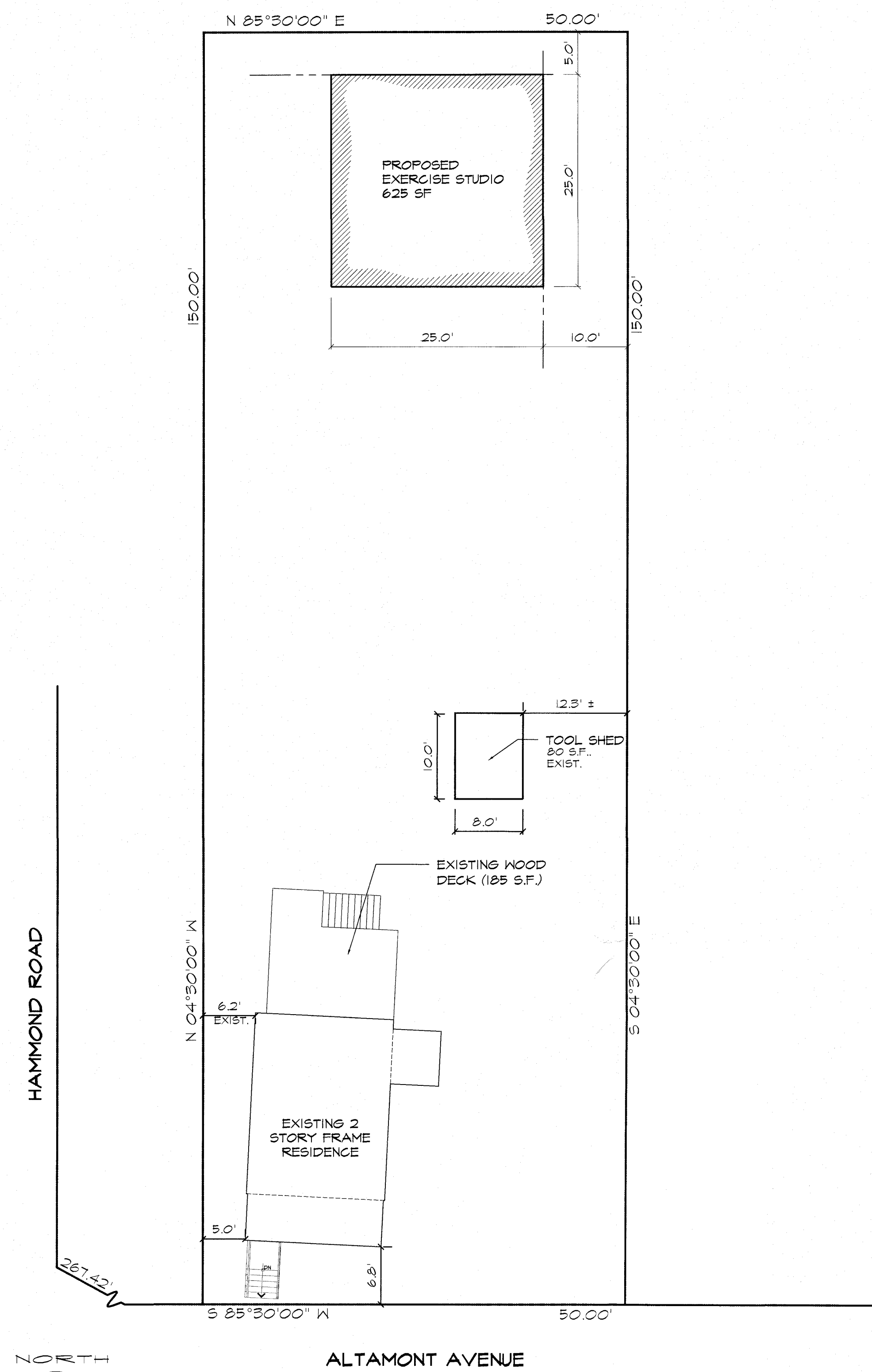
Sea Cliff Village Hall, 300 Sea Cliff Ave., Sea Cliff, New York 11579

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: 4/22/21



SITE PLAN

SCALE: 1"=20'

SECTION: 47 BLOCK: 68 LOT: 9
 DRAWN FROM SURVEY PROVIDED BY OWNER, PREPARED BY CHRISTOPHER HENN
 SURVEYORS, DIX HILLS, NEW YORK; DATED 10.27.2017
 OWNER - ERIC & RANDI MILGRIM 39 OXFORD ROAD, OLD BETHPAGE NY 11804

VILLAGE OF SEA CLIFF ZONE RES- B				
	EXISTING	PROPOSED	TOTAL	ALLOWABLE
LOT AREA	7500 s.f.	NO CHANGE	7500 s.f.	0000 s.f. required
BASEMENT	347 s.f.	NO CHANGE	347 s.f.	
FIRST FL. (FAR-floor area)	472 s.f.	NO CHANGE	472 s.f.	
REAR WOOD DECK	185 s.f. 16 as FAR	NO CHANGE	185 s.f. 16 as FAR	
SECOND FL. (FAR-floor area)	347 s.f.	NO CHANGE	347 s.f.	
EXERCISE STUDIO (ACCESSORY)	00 s.f.	625 s.f.	625 s.f.	
Total FAR floor area	835 s.f.	625 s.f.	1460 s.f. (19%)	*25% SEE NOTE BELOW
LOT COVERAGE:	472 s.f. (6%)	625 s.f.	1097 s.f. (15%)	2280 s.f. (30% MAX)

* Max FAR per section 138-54.1(b)



PRELIMINARY FOR REVIEW 3-5-21

JAMES T. CARBALLAL
ARCHITECT
 TELEPHONE: 516.674.9936
 80 LAFAYETTE AVE., SEA CLIFF, N. Y. 11579

SCALE:
 AS NOTED

DATE:
 3-5-21

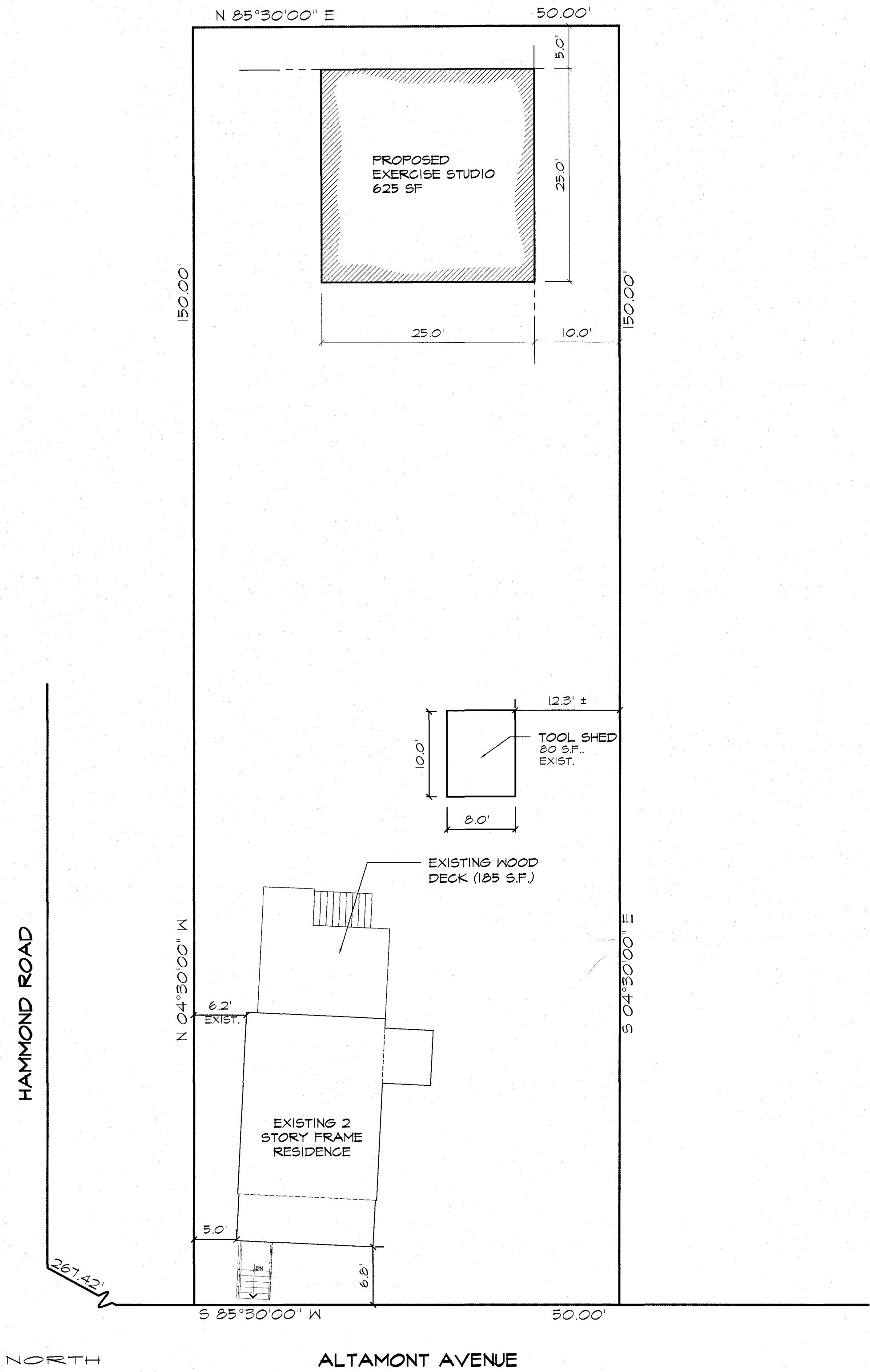
DRAWN BY:
 JTC

REVISIONS:

DRAWING:
SITE & FOUND. PLANS & ZONING

VALANCE RESIDENCE
 ALTAMONT AVENUE, SEA CLIFF, NY 11579

DWG. NO.
A-1

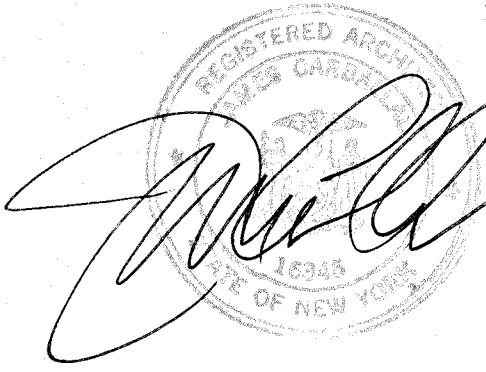


SITE PLAN SCALE: 1"=20'

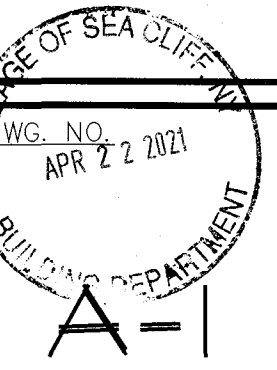
SECTION: 47 BLOCK: 68 LOT: 9
 DRAWN FROM SURVEY PROVIDED BY OWNER; PREPARED BY CHRISTOPHER HENN SURVEYORS, DIX HILLS, NEW YORK; DATED 10.27.2017
 OWNER - ERIC & RANDI MILGRIM 39 OXFORD ROAD, OLD BETHPAGE NY 11804

VILLAGE OF SEA CLIFF ZONE RES- B				
	EXISTING	PROPOSED	TOTAL	ALLOWABLE
LOT AREA	7500 s.f.	NO CHANGE	7500 s.f.	10,000 s.f. required
BASEMENT	347 s.f.	NO CHANGE	347 s.f.	
FIRST FL. (FAR-floor area)	472 s.f.	NO CHANGE	472 s.f.	
REAR WOOD DECK	185 s.f. 16 as FAR	NO CHANGE	185 s.f. 16 as FAR	
SECOND FL. (FAR-floor area)	347 s.f.	NO CHANGE	347 s.f.	
EXERCISE STUDIO (ACCESSORY)	00 s.f.	625 s.f.	625 s.f.	
Total FAR floor area	835 s.f.	625 s.f.	1,460 s.f. (19%)	*25% SEE NOTE BELOW
LOT COVERAGE:	472 s.f. (6%)	625 s.f.	1,097 s.f. (15%)	2,250 s.f. (30% MAX)

* Max FAR per section 138-54(1)(b)



PRELIMINARY FOR REVIEW 3-5-21



VALANCE RESIDENCE

ALTAMONT AVENUE, SEA CLIFF, NY 11579

DRAWING:
SITE & FOUND. PLANS & ZONING

REVISIONS:

DRAWN BY:
JTC

DATE:
3-5-21

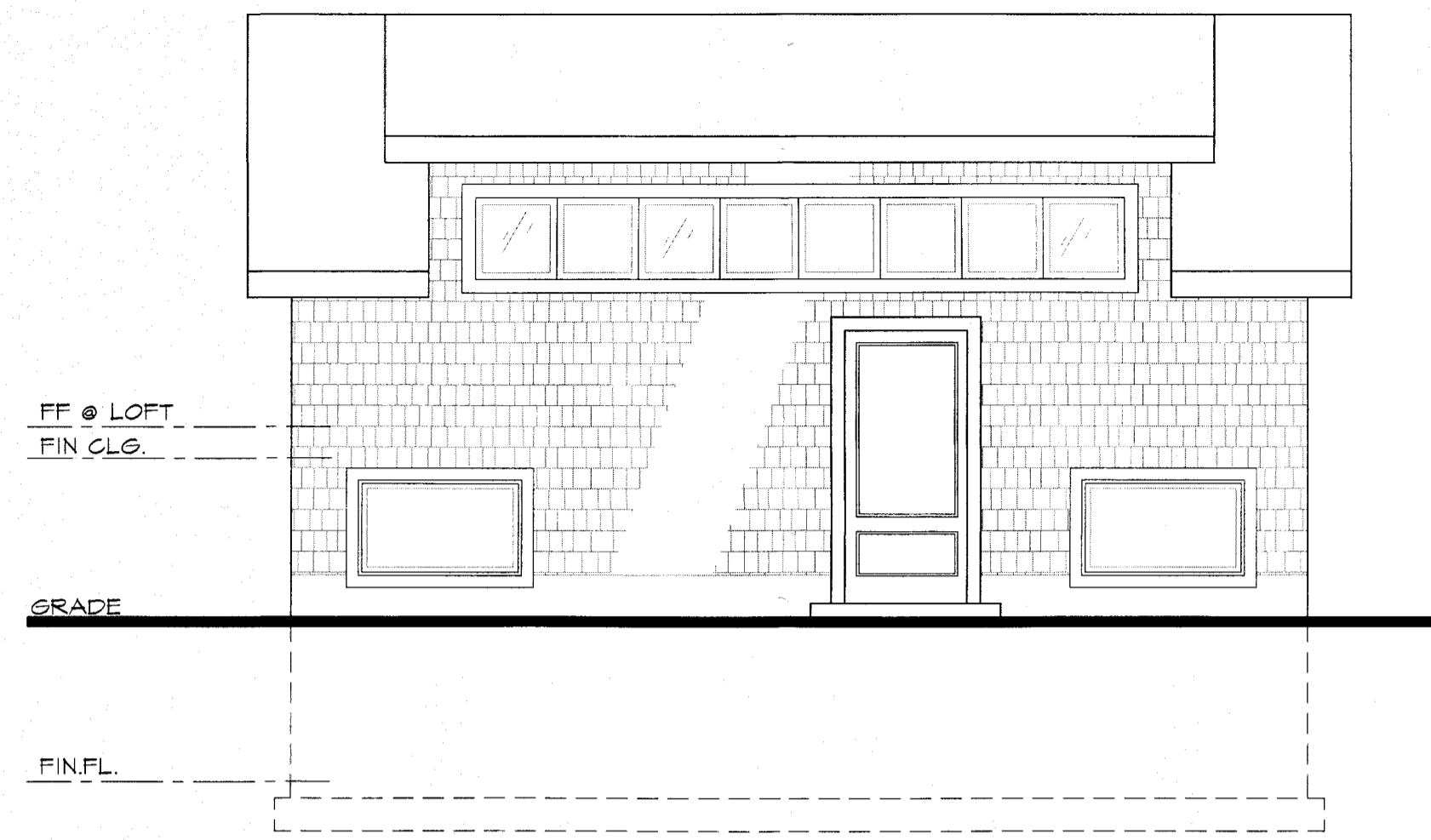
SCALE:
AS NOTED

JAMES T. CARBALLAL ARCHITECT
 TELEPHONE: 516.674.9936
 80 LAFAYETTE AVE., SEA CLIFF, N. Y. 11579



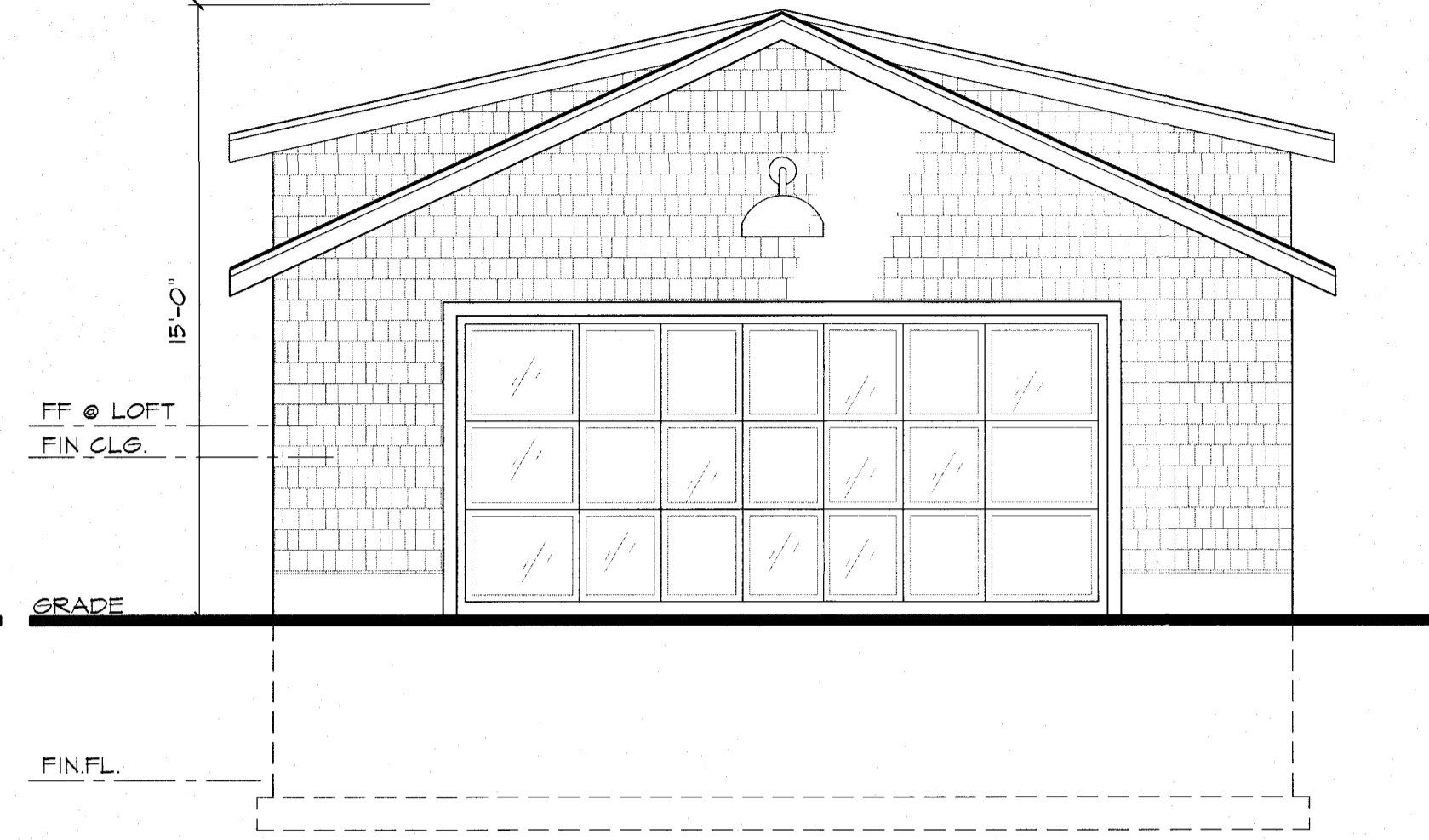
REAR ELEVATION

SCALE: 1/4"=1'-0"



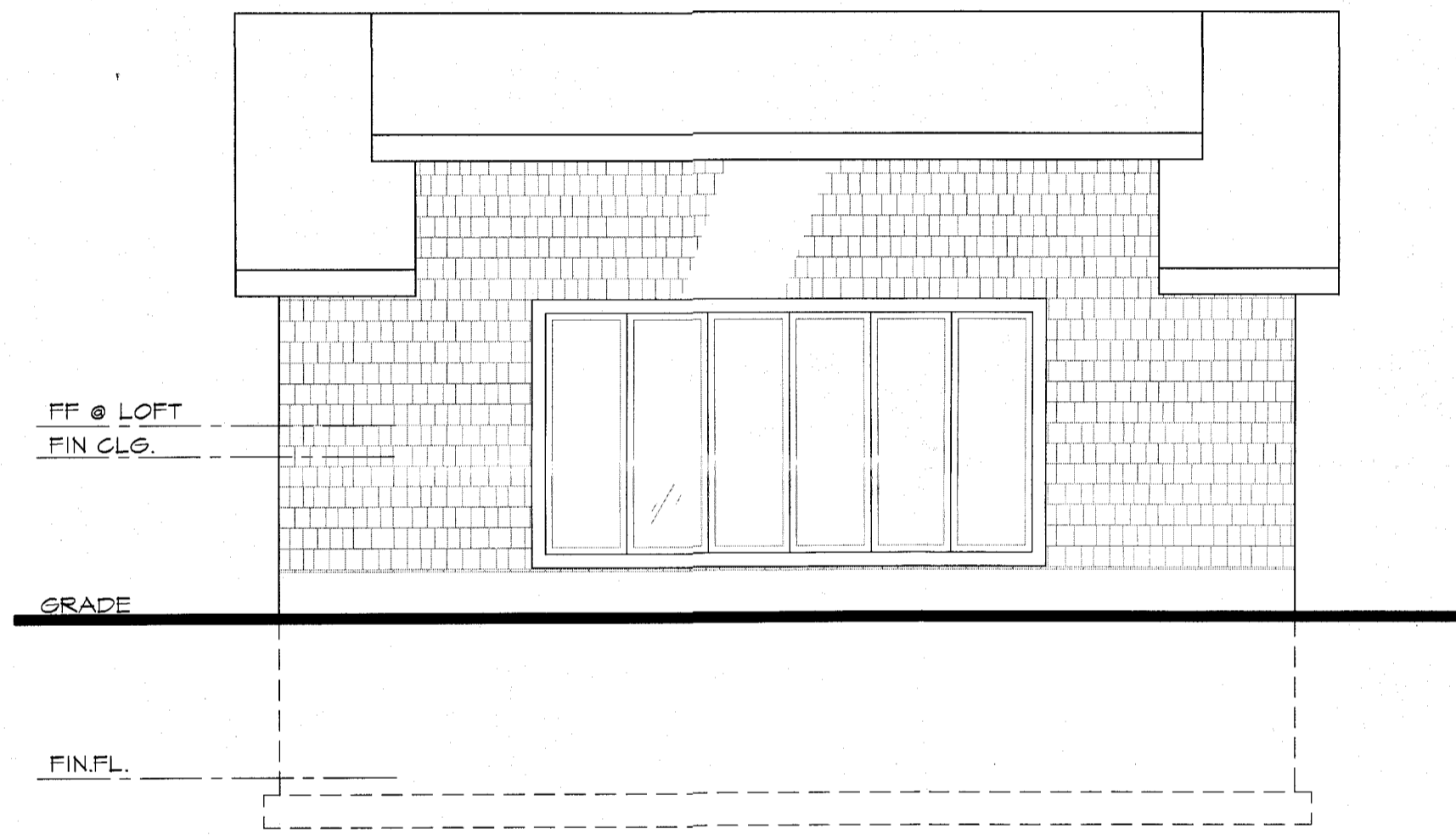
LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"



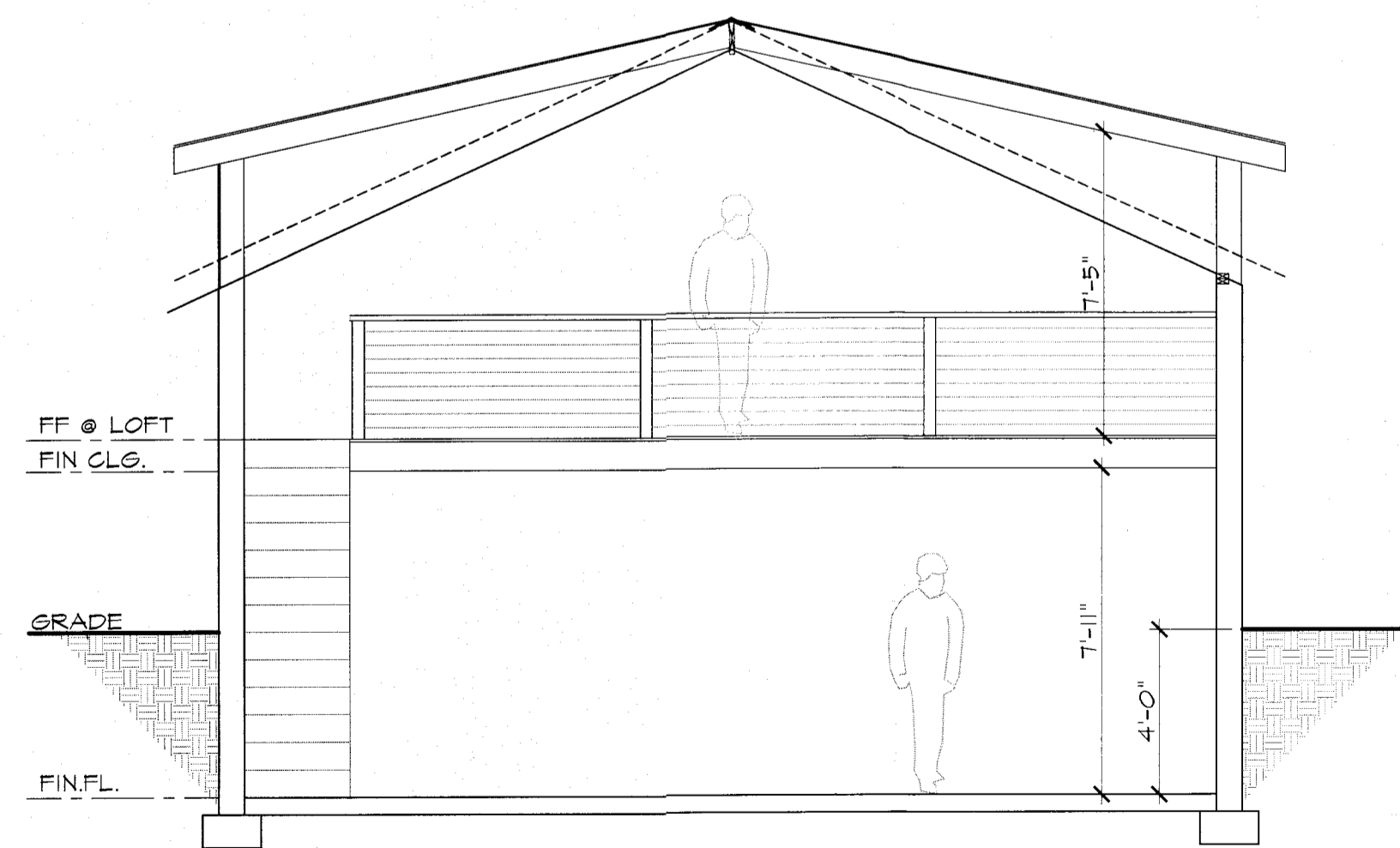
FRONT ELEVATION

SCALE: 1/4"=1'-0"



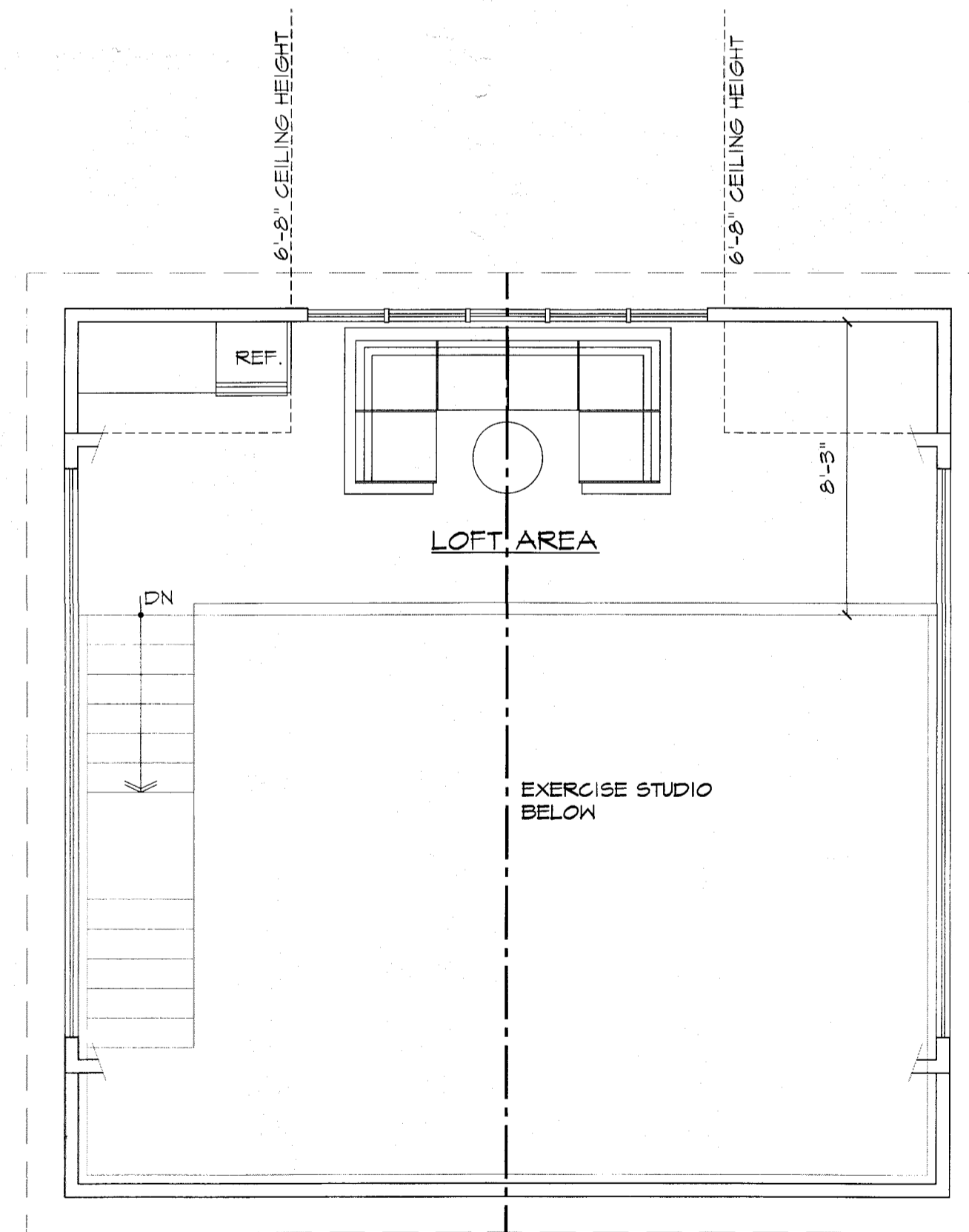
RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0"



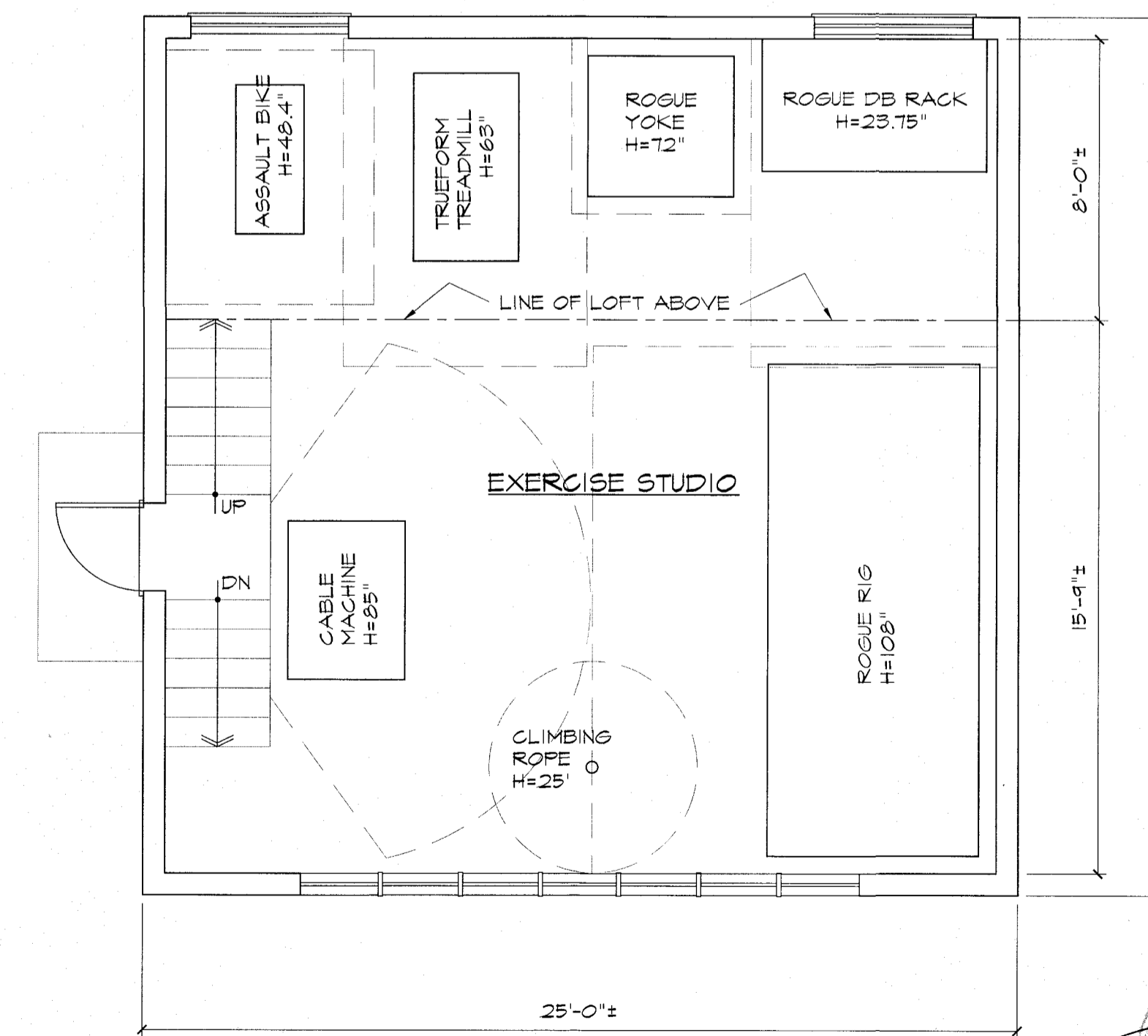
SECTION THRU BUILDING

SCALE: 1/4"=1'-0"



LOFT PLAN

SCALE: 1/4"=1'-0"



FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

PRELIMINARY FOR REVIEW 3-5-21

VALANCE RESIDENCE

ALTAMONT AVENUE, SEA CLIFF, NY 11579

JAMES T. CARBALLAL
ARCHITECT

TELEPHONE: 516.674.3936
80 LAFAYETTE AVE., SEA CLIFF, N. Y. 11579

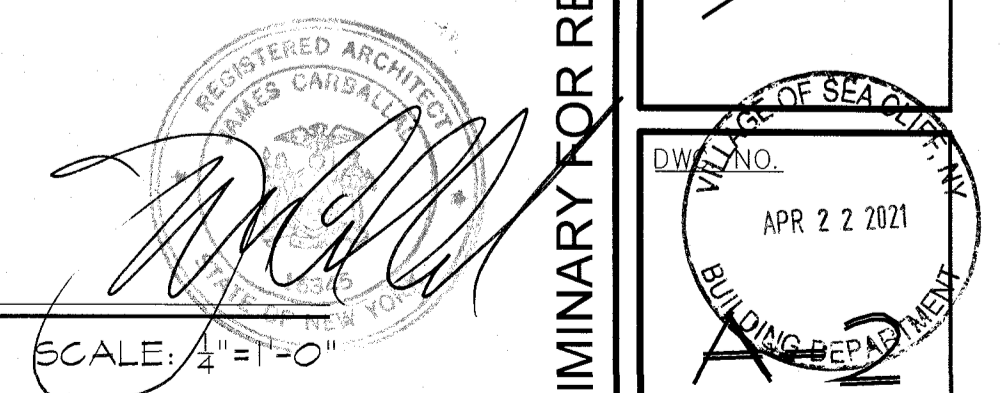
SCALE:
AS NOTED

DATE:
3-5-21

DRAWN BY:
JTC

REVISIONS:

DRAWING:
FLOOR
PLANS &
ELVTNS.





QUINN 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 April 16, 2019, on motion duly made by the Acting Chair, seconded by the Mr. Wolner, 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 and the Board members having familiarized themselves with the application and the evidence, rendered the following determination:

1. Terence Quinn, 98 Altamont Avenue, Sea Cliff, applied to construct a deck, which requires a variance of Village Code §138-516, in that the deck will be located 7.5 feet from the westerly side property line, where a minimum of 10 feet is required. Premises are designated as Section 21, Block 256, Lot 46 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 deck is constructed in the location as depicted on the plans filed with the Board, (b) evergreen landscaping shall be maintained between the units and the public 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.

PUTNAM DEVELOPERS INC
OR CURRENT OWMER
GLENN ST
GLEN COVE, NEW YORK 11542

~~INC VILLAGE OF SEA CLIFF
OR CURRENT OWMER
ALTAMONT AVE
SEA CLIFF, NEW YORK 11579~~

ZABIELSKI JOHN C & MARIE A
OR CURRENT OWMER
59 HAMMOND RD
SEA CLIFF, NEW YORK 11579

MEYN KENNETH D
OR CURRENT OWMER
15 HARRIET CT
SEA CLIFF, NEW YORK 11579

~~INC VILLAGE OF SEA CLIFF
OR CURRENT OWMER
66 ALTAMONT AVE
SEA CLIFF, NEW YORK 11579~~

MULLER KENNETH & D C
OR CURRENT OWMER
89 ALTAMONT AVE
SEA CLIFF, NEW YORK 11579

SEIDEN LOUIS & KATHERINE
OR CURRENT OWMER
52 CROMWELL PLACE AVE
SEA CLIFF, NEW YORK 11579

~~LEWIS TESSIE MAE
OR CURRENT OWMER
98 ALTAMONT AVE
SEA CLIFF, NEW YORK 11579~~

~~INC VILLAGE OF SEA CLIFF
OR CURRENT OWMER
ALTAMONT AVE
GLEN COVE, NEW YORK 11542~~

GRESIO RICHARD
OR CURRENT OWMER
4 IRVING PL
SEA CLIFF, NEW YORK 11579

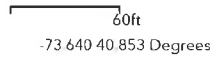
NAGY JOHN & ELIZABETH
OR CURRENT OWMER
91 ALTAMONT AVE
SEA CLIFF, NEW YORK 11579

STEHLING PHILLIP & C
OR CURRENT OWMER
13 HARRIET CT
SEA CLIFF, NEW YORK 11579

GIBBONS SEAN & CATHERINE
OR CURRENT OWMER
106 ALTAMONT AVE
SEA CLIFF, NEW YORK 11579

DEJONGH JUAN JOSE & OLGA T
OR CURRENT OWMER
8 IRVING PL
SEA CLIFF, NEW YORK 11579

Pfeifer -
98 Altamont Ave



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



THIS INDENTURE, made the 10th day of July , in the year 2020

BETWEEN TERENCE QUINN, 98 Altamont Avenue, Sea Cliff, New York 11579

party of the first part, and LAUREN K. PFEIFER, 12 Coles Street, Glen Cove, New York 11542
party of the second part,

WITNESSETH, that the party of the first part, in consideration of

Ten dollars

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 Same Premises which Grantor was conveyed by deed dated 2/8/2018 and recorded on 3/7/2018 in Liber 13629 at Page 38 in Nassau County. Said Premises being known as 98 Altamont Avenue, Sea Cliff, New York 11579. See Annexed hereto as Schedule A.~~

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS & IMPROVEMENTS THEREON ERECTED SITUATE, LYING & BEING THE SAME AS THAT DESCRIBED IN SCHEDULE A ATTACHED HERETO AND MADE PART HEREOF.



DESCRIBED PROPERTY INTENDED TO BE THE SAME AS THAT IN DEED DATED 2-8-18 & RECORDED 3-7-18 IN LIBER 13629 AT PAGE 38

SAID PROPERTY MORE COMMONLY KNOWN AS 98 ALTAMONT AVE., SEA CLIFF NY ; SEC. 21 BLOCK 256 LOT 46

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

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

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

IN PRESENCE OF:


TERENCE QUINN

Title Resources Guaranty Company

**SCHEDULE A
DESCRIPTION OF PREMISES**

Title No. PNT28762N

AMENDED 06/26/2020

ALL that certain plot piece or parcel of land, situate, lying and being in the Village of Sea Cliff, Town of Oyster Bay, County of Queens (now County of Nassau) and State of New York, known and distinguished as Lots 6 and 7 in Block 8 on a certain map entitled "Map of Northern Part of the Cromwell Farm; Sea Cliff, LI, by Isaac Coles, Surveyor, The Property of William I. Preston" filed in Queens County Clerk's Office on April 28, 1890 with Case No. 1323, said lots when taken together are more particularly bounded and described as follows:

BEGINNING at a point along the northerly side of Altamont Avenue, said point being 225.00 feet from the corner formed by the northerly side of Altamont Avenue and the westerly side of Irving Place;

RUNNING THENCE along the northerly side of Altamont Avenue South 85 degrees 30 minutes 00 seconds West, 50.00 feet to a point;

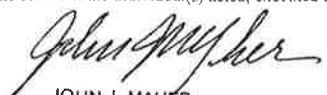
THENCE North 04 degrees 30 minutes 00 seconds West, 150.00 feet to a point;

THENCE North 85 degrees 30 minutes 00 seconds East, 50.00 feet to a point;

THENCE South 04 degrees 30 minutes 00 seconds East 150.00 feet to a point on the northerly side of Altamont Avenue, said point being or place of BEGINNING.

INSURE

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE
 State of New York, County of Suffolk, ss:
 On the 10 day of July in the year 2020, before me, the undersigned, personally appeared TERENCE QUINN, 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.


JOHN J. MAHER
 Notary Public, State of New York
 No. 01MA6084490
 Qualified in Suffolk County
 Commission Expires December 9, 20 22

ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE
 State of New York, County of _____, ss:
 On the _____ day of _____ in the year _____, before me, the undersigned, a Notary Public in and for said State, 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

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE
 State of New York, County of _____, ss:
 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), 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.

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE
 *State of _____, County of _____, ss:
 *(Or insert District of Columbia, Territory, Possession or Foreign County)
 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 make such appearance before the undersigned in the _____
 (add the city or political subdivision and the state or country or other place the acknowledgement was taken).

**Bargain and Sale Deed
 With Covenants**

Title No. PNT 28762 N

TERENCE QUINN
 TO
 LAUREN K. PFEIFER

SECTION: 21
 BLOCK: 256
 LOT: 46
 COUNTY OR TOWN: Town of Oyster Bay Nassau County

DISTRIBUTED BY

YOUR TITLE EXPERTS
 The Judicial Title Insurance Agency LLC
 800-281-TITLE (8485) FAX: 800-FAX-9396

RETURN BY MAIL TO:
 Diane Kirchhoff, Esq.
 775 Park Avenue, Suite 255
 Huntington, NY 11743