



# 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

10/16/20

TO:  
PROPERTY OWNER: Jeffrey Pike  
PROPERTY ADDRESS: 41 Park Way  
SECTION/ BLOCK/ LOT: 21/122/711

APPLICATION NO: 12142  
APPLICATION RECV'D: 10/13/2020  
ZONE: Residence A

**DESCRIPTION:** The applicant is proposing to construct an asphalt driveway and relocate curb cut.

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

**§ 107-4 Review required.**

*[Amended 10-7-1996 by L.L. No. 1-1996; 12-10-2018 by L.L. No. 7-2018; 5-11-2020 by L.L. No. 3-2020]*

*Site plan review, as provided herein, shall be required for the following, and the Planning Board shall approve, approve with modifications or disapprove applications, as follows:*

*D. A change in access to a site or a change in circulation within a site that affects at least 20% of the paved and/or gravel area, increases the paved and/or gravel area by 10% or more, or relocates or increase the total linear width of any curb cut or cuts.*

The applicant is proposing to construct an asphalt driveway and relocate curb cut.

**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](http://www.seacliff-ny.gov)

## BUILDING PERMIT

APPLICATION ID # 12142 APPLICATION DATE 10/13/20 PERMIT # \_\_\_\_\_

PROPERTY ADDRESS: \_\_\_\_\_ SECT 21 BLOCK 122 LOT 711

**Owner:** Jeffrey Pike  
 Address: 41 PARK WAY City: Sea Cliff State: NY Zip: 11579  
 Phone: 917-770-3917 Cell: \_\_\_\_\_ Email: jsp71@earthlink.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:**  
 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.

ADD ADDITIONAL TWO CAR DRIVEWAY ON NORTH EAST SECTION OF PROPERTY



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## BUILDING PERMIT

Cost of Improvement: \$ 68,610

6712

**Owner:** 115 Sea Cliff 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:** [Signature]

**Owner Signature:** \_\_\_\_\_

Date: 10/13/20 [Signature]  
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

**Application Fee** \$ 75 pd 10/13/2020  
**Permit Fees**  
Building \_\_\_\_\_  
Plumbing \_\_\_\_\_  
Electrical \_\_\_\_\_  
Mechanical \_\_\_\_\_  
Certificate \_\_\_\_\_  
Other \_\_\_\_\_  
**Total Permit Fees** \$ \_\_\_\_\_

#### REQUIRED CERTIFICATES

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

Approved by \_\_\_\_\_ Examined for approval on \_\_\_\_\_

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

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

ZONING BOARD OF APPEALS \_\_\_\_\_  
PLANNING BOARD  (check one)

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

JEFFREY PIKE

APPLICATION

Village of Sea Cliff.  
-----x

Proposing to construct an Asphalt Drive way  
and relocate curb cut.

1. Name of applicant: JEFFREY PIKE

2. Applicant's address: 41 PARK WAY

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: 41 PARK WAY, Village of Sea Cliff, N. Y. and is also known as Section 21, Block 122 Lot(s) 711 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 Park way (street).
8. The date on which the owner(s) acquired the property was MAY 11, 2005.
9. The approximate dimensions of the property are 277 feet by 186 feet, and the total acreage of property is 0.25 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 10/6/20
15. The proposed construction use of the property does not comply with the following sections of the Village Code: 107-4
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

16. This is an application for:

\_\_\_\_\_ an appeal

\_\_\_\_\_ a variance

\_\_\_\_\_ a special permit

other (describe): Site Plan Review

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)

Need to Have two (2) ADDED  
DRIVE spaces (for two CARS)  
AS CURRENTLY there is only ONE

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: JEFFREY PIKE  
Signature of applicant: [Signature]  
Title of signatory: OWNER  
Date: 10/20/2020

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.

Jeffrey Pike  
Print Name

[Handwritten Signature]  
Signature

Sworn to before me this 20  
day of October 2020.

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



AFFIDAVIT OF OWNER(S)

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

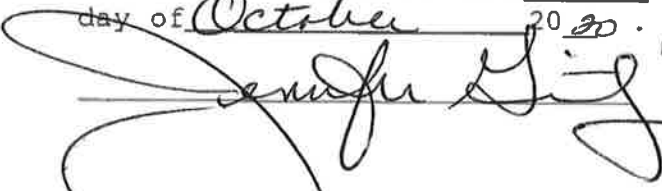
STATE OF NEW YORK) ss:

COUNTY OF NASSAU )

Jessy Pike being duly sworn, deposes and says that (s)he is the owner of the property known as 41 PARK WAY 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 20 day of October 2020.



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 )

\_\_\_\_\_ 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

In the Matter of the Application of

**JEFFREY PIKE**

DISCLOSURE  
AFFIDAVIT  
General Municipal Law  
Section 809

-----X  
(STATE OF NEW YORK) COUNTY OF NASSAU )

*Proposing to construct  
AN ASPHALT DRIVEWAY  
SS: AND RELOCATE CURB CUT.*

JEFFREY PIKE 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>
<i>NONE</i>			

Signature *[Handwritten Signature]*

Sworn to before me this 20  
day of October 2020.

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



**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.

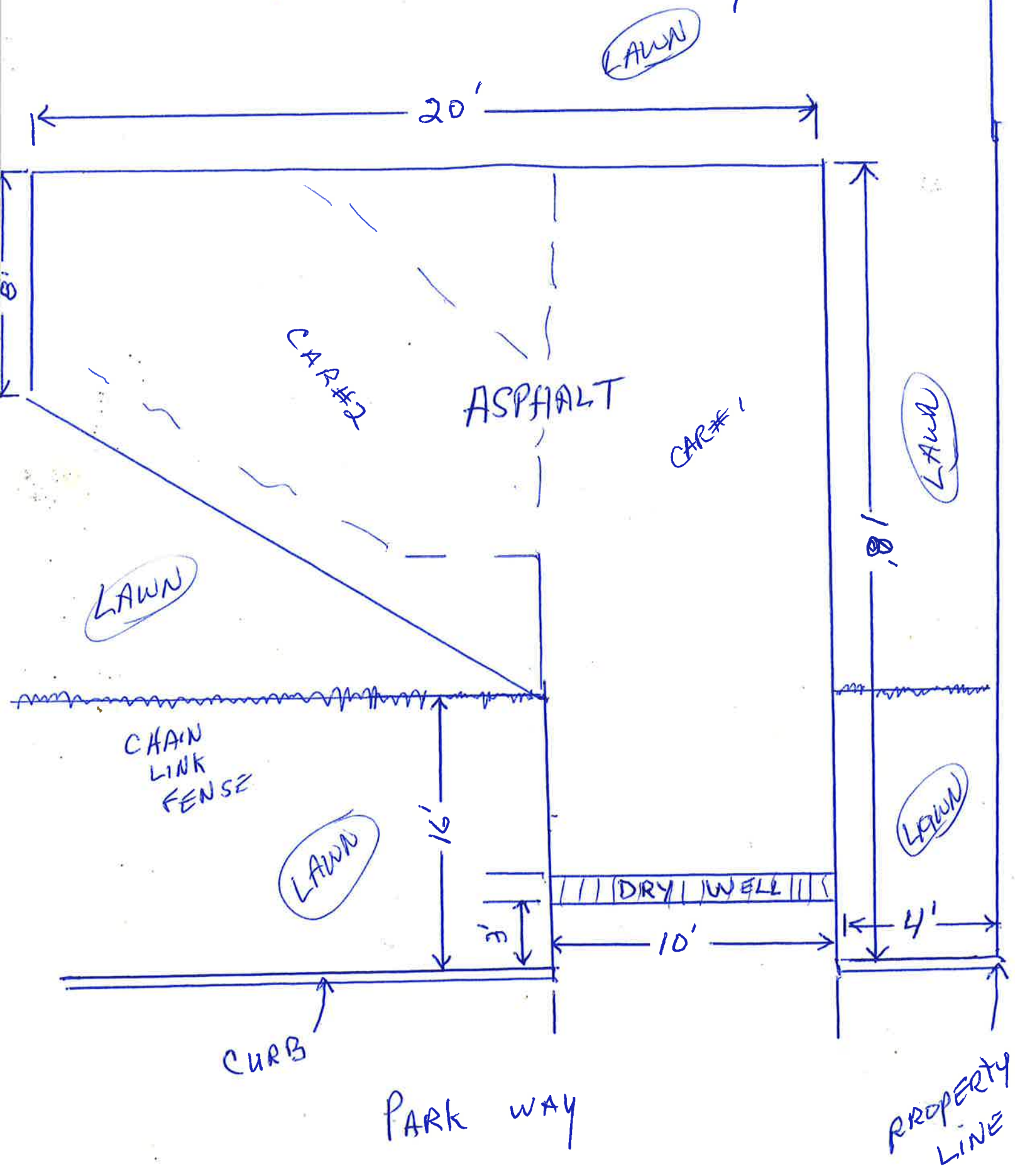
Homeowner: \_\_\_\_\_

Date: \_\_\_\_\_

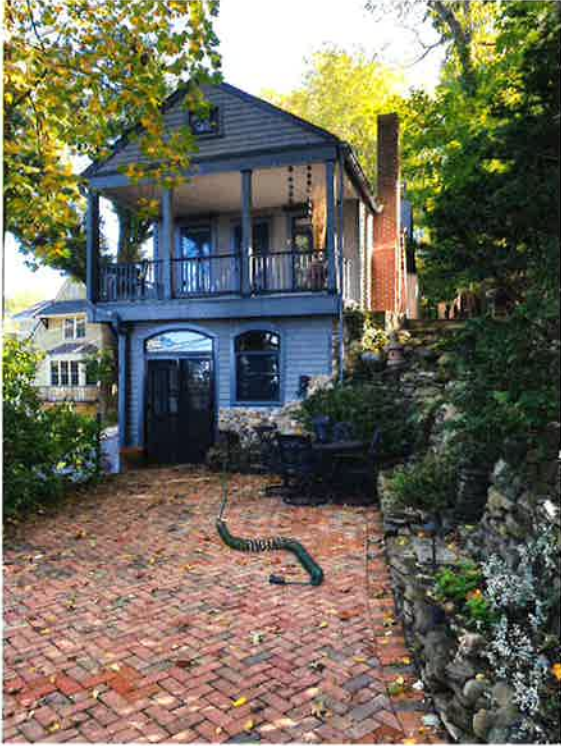


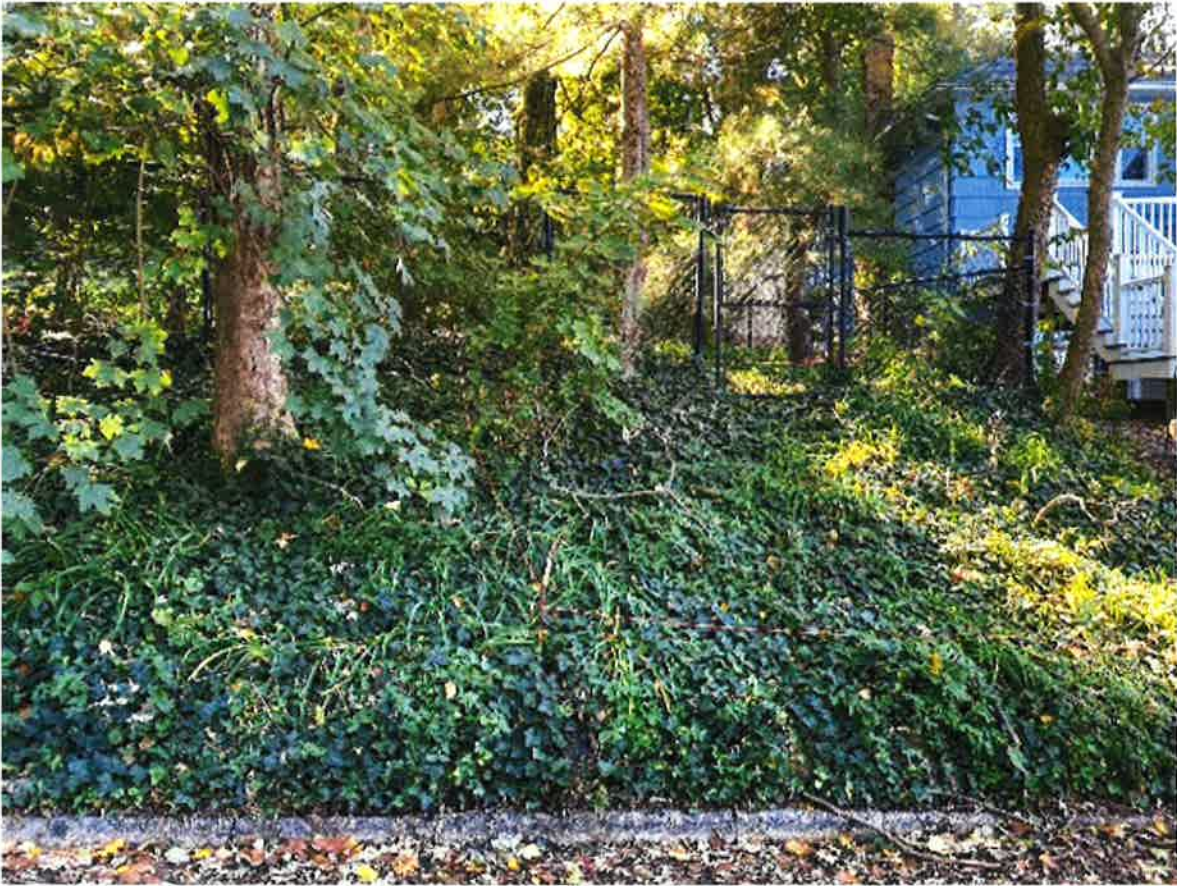
# PLAN FOR PROPOSED DRIVEWAY

10/13/2020









DUNN STEVEN  
OR CURRENT OWMER  
50 PARKWAY  
SEA CLIFF, NEW YORK 11579

PARISI CHARLES & VIVIAN  
OR CURRENT OWMER  
58 PARK AVE  
SEA CLIFF, NEW YORK 11579

PIKE JEFFREY JAY  
OR CURRENT OWMER  
41 PARK WAY  
SEA CLIFF, NEW YORK 11579

LABELLA JANE A LE  
OR CURRENT OWMER  
250 EIGHTH AVE  
SEA CLIFF, NEW YORK 11579

MUNACO PHILIP & PAVLIDES SIMONE  
OR CURRENT OWMER  
59 PARK WAY  
SEA CLIFF, NEW YORK 11579

BRUCIA MARGARET A  
OR CURRENT OWMER  
5 THE DRIVE  
SEA CLIFF, NEW YORK 11579

GARLAND ADRIENE & JOHN  
OR CURRENT OWMER  
12 THE DRIVE  
SEA CLIFF, NEW YORK 11579

TARGOFF ~~FRANK~~ <sup>Terry</sup> & JANE IRIS  
OR CURRENT OWMER  
262 8TH AVE  
SEA CLIFF, NEW YORK 11579

STALZER JOHN & JEAN  
OR CURRENT OWMER  
11 THE DR  
SEA CLIFF, NEW YORK 11579

270-274 8TH AVENUE LLC  
OR CURRENT OWMER  
270-274 8TH AVE  
SEA CLIFF, NEW YORK 11579

~~DAVIS CLIFFORD & JEAN~~ <sup>Raymond Derrien</sup>  
OR CURRENT OWMER  
54 PARK WAY  
SEA CLIFF, NEW YORK 11579

SCHLAEFER ELIZABETH  
OR CURRENT OWMER  
6 WINDING WAY  
SEA CLIFF, NEW YORK 11579

KENNEDY BRUCE  
OR CURRENT OWMER  
63 PARK WAY  
SEA CLIFF, NEW YORK 11579

CROSS JONATHAN C & PHILLIPS COURTNEY  
OR CURRENT OWMER  
38 PARK WAY  
SEA CLIFF, NEW YORK 11579

TAUB J BUHAGER & HOWARD  
OR CURRENT OWMER  
40 PARK WAY  
SEA CLIFF, NEW YORK 11579

~~RIGGINS JOSSEPH & MAUREEN~~ <sup>Bruno Crescenzo</sup>  
OR CURRENT OWMER  
90 SEVENTH AVE  
SEA CLIFF, NEW YORK 11579

Pike -  
41 Park Way





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to 20/20 Perfect Vision Land Records I2

Perfect Vision Land Records I2: ImageViewer

REC  
CLERK



NASSAU COUNTY CLERK'S OFFICE  
ENDORSEMENT COVER PAGE

Recorded Date: 05-11-2005  
Recorded Time: 12:50:19 p

Record and Return To:  
LILY A MALOOF ESQ  
435 WANAMAKER ST  
OCEANSIDE, NY 11572

Liber Book: D 11949  
Pages From: 747  
To: 751

Control  
Number: 1810  
Ref #: RE 027148  
Doc Type: D01 DEED

Location:	Section	Block	Lot	Unit
OYSTER BAY (2824)	0021	00122-00	00711	
OYSTER BAY (2824)	0021	00122-00	00712	
OYSTER BAY (2824)	0021	00122-00	01608	
OYSTER BAY (2824)	0021	00122-00	01609	
OYSTER BAY (2824)	0021	00122-00	01615	
			1618	
Consideration Amount:	685,000.00			

	Taxes Total	2,740.00
	Recording Totals	130.00
LLS001	Total Payment	2,870.00

THIS PAGE IS NOW PART OF THE INSTRUMENT AND SHOULD NOT BE REMOVED  
KAREN V. MURPHY  
COUNTY CLERK



2005051101810

**USE ACKNOWLEDGMENT FORM BELOW WITHIN NEW YORK STATE ONLY:**

State of New York, County of Nassau ) ss.:

On the 4 day of May in the year 2005 before me, the undersigned, personally appeared **Linda Palladino n/k/a Linda Kuehn** 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.

*Linda A. Heckrook*  
 Notary Public, State of New York  
 No. 01H06074303  
 Qualified in Nassau County  
 Commission Expires 05/13/20 *06*

**ACKNOWLEDGMENT FORM 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.

**USE ACKNOWLEDGMENT FORM BELOW WITHIN NEW YORK STATE ONLY:**

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.

**ACKNOWLEDGMENT FORM FOR USE OUTSIDE NEW YORK STATE ONLY:**  
*(Out of State or Foreign General Acknowledgment Certificate)*

) 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), 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).

**BARGAIN & SALE DEED**  
 WITH COVENANTS AGAINST GRANTOR'S ACTS  
 TITLE No. MM 3906N  
**LINDA PALLADINO n/k/a**  
**LINDA KUEHN**  
 TO  
**JEFFREY JAY PIKE**

DISTRICT 024  
 SECTION 21  
 BLOCK 122  
 LOT 711, 712, 1608, 1609, 1615, 1618  
 COUNTY OR TOWN Nassau

RECORDED AT REQUEST OF  
**Fidelity National Title Insurance Company of New York**  
 RETURN BY MAIL TO



*Lily A. Meloof, Esq.*  
 435 Wanamaker St.  
 Oceanside, NY 11572

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

Cannot Open Page

to 20/20 Perfect Vision Land Records I2

Perfect Vision Land Records I2: ImageViewer

Seaport Title Agency Ltd  
MM3906N

NY 005 - Bargain and Sale Deed with Covenant against Grantor's Acts Individual or Corporation (Single Sheet) (NYBTU 8002)

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

THIS INDENTURE, made the 4th day of May, in the year 2005  
BETWEEN

LINDA PALLADINO n/k/a LINDA KUEHN, residing at 41 Park Way, Sea Cliff, New York,

party of the first part, and  
JEFFREY JAY PIKE, residing at 180-26 Aberdeen Road, Jamaica, New York

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  
SEE SCHEDULE "A" ANNEXED HERETO.

Being and intended to be the same premises conveyed to the party of the first part by deed in  
Liber 11426 cp 642.

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 incumbered 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:

*[Handwritten signature]*

*[Handwritten signature: Linda Palladino n/k/a Linda Kuehn]*  
Linda Palladino n/k/a Linda Kuehn

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DYSTT  
#2740  
DOJ  
S

*[Handwritten mark]*

Sec  
21  
BLK  
122

LOTS  
711, 712  
1608, 1609,  
1615, 1618

**RECEIVED IN  
THIS CONDITION**

**THENCE South 78 degrees 18 minutes 59 seconds East 19.26 feet;**

**THENCE North 10 degrees 17 minutes 35 seconds East 4.68 feet;**

**THENCE South 81 degrees 09 minutes 52 seconds East 12.90 feet;**

**THENCE South 79 degrees 33 minutes 14 seconds East 13.94 feet;**

**THENCE South 76 degrees 12 minutes 15 seconds East 12.53 feet;**

**THENCE along the arc of a curve bearing to the right having a radius of 7 feet, a distance of 11 feet;**

**THENCE South 79 degrees 09 minutes 00 seconds East 5.38 feet;**

**THENCE South 59 degrees 02 minutes 00 seconds East 24.37 feet to the true point or place of BEGINNING.**

**Said premises being known as 41 Park Way, Sea Cliff, New York.**

**The policy to be issued under this report will insure title to such buildings and improvements erected on the premises which by law constitute real property.**

**FOR CONVEYANCING ONLY: Together with all the right, title and interest of the party of the first part of, in and to land lying in the street in front of and adjoining said premises.**

**RECEIVED IN THIS CONDITION**

ALL that certain plot, piece or parcel of land, situate, lying and being in the Incorporated Village of Sea Cliff, Town of Oyster Bay, County of Nassau and State of New York, bounded and described as follows:

**BEGINNING** at a point on the southerly side of Park Way distant the following four courses and distances from the corner formed by the intersection of the westerly side of Park Way (40 feet wide) with the northerly side of Seventh Avenue (20 feet wide by scale):

- (1) North 0 degrees 44 minutes 00 seconds East 27.67 feet;
- (2) North 18 degrees 40 minutes 00 seconds West 43.91 feet;
- (3) North 33 degrees 54 minutes 00 seconds West 42.87 feet;
- (4) North 59 degrees 02 minutes 00 seconds West 17.82 feet to the true point or place of beginning, being the northeasterly corner of Lot 1612, as formerly existed;

**RUNNING THENCE** South 13 degrees 11 minutes West along the easterly side of Lot 1612, as formerly existed, (now known as Tax Lot # 712), 25 feet to land now or formerly of Rom-Spad Associates Inc.

**THENCE** North 78 degrees 29 minutes 50 seconds West along said lands, 120.06 feet to the westerly side of Lot 1610;

**THENCE** South 13 degrees 11 minutes West 70.37 feet to the northerly side of Seventh Avenue;

**THENCE** North 76 degrees 49 minutes West along the northerly side of Seventh Avenue, 80 feet;

**THENCE** North 13 degrees 11 minutes East 87.37 feet to the southerly side of Park Way;

**THENCE** South 78 degrees 36 minutes East along the southerly side of Park Way, 42.10 feet;

**THENCE** South 86 degrees 49 minutes East still along the southerly side of Park Way, 65.09 feet;

**THENCE** North 11 degrees 41 minutes 01 seconds East 6.37 feet;

# NEW YORK RECORD RETRIEVAL, INC.

1230 AVENUE OF THE AMERICAS – 7<sup>TH</sup> Floor  
ROCKEFELLER PLAZA - #7126  
NEW YORK, NEW YORK 10020  
PHONE 888-480-1977  
www.nationaldeed.com

JEFFREY JAY PIKE  
41 PARK WAY  
SEA CLIFF, NY 11579-1110

RE: NASSAU COUNTY CLERK  
DOCUMENT #11949-747



Our records, obtained from public information, show that Property Deed Document #11949-747 recorded May 11, 2005 indicates your ownership interest in the property located at 41 Park Way.

At the time you purchased your property, a deed was prepared that shows the title was transferred to you. This deed was recorded by the Nassau County Clerk.

The U.S. Government Federal Citizen Information Center website recommends that property owners should have an official or certified copy of their deed. If you don't already have this important document, you may obtain one now. This document provides a record that your property was transferred to you.

To obtain a Certified Copy of your Deed, complete the order form below and return it in the enclosed envelope with your payment of \$59.50 which includes location, retrieval, postage and handling or fill in the credit card information below and either mail or fax your order to 866-518-7844.

Due to the large number of transactions, this will be your only notice of our service.

All orders will be handled promptly.

New York Record Retrieval, Inc.

*New York Record Retrieval, Inc. is not affiliated with the "State of New York".*  
MANY GOVERNMENT RECORDS ARE AVAILABLE FREE OR AT A NOMINAL COST  
FROM GOVERNMENT AGENCIES.

Cut on dotted line and mail or if payment is by credit card either mail order or fax the completed form below to 866-518-7844

## ORDER FOR CERTIFIED COPY OF RECORDED DEED # 11949-747

Mail to: JEFFREY JAY PIKE  
41 PARK WAY  
SEA CLIFF, NY 11579-1110

(If the above information is incorrect, please cross out and print the correct information)

Phone: \_\_\_\_\_

Payment of \$59.50, which includes location, retrieval, postage and handling, is enclosed as follows:

Check one: \_\_\_\_\_ Check or money order for \$59.50 payable to New York Record Retrieval, Inc. or  
\_\_\_\_\_ VISA \_\_\_\_\_ MASTER CARD \_\_\_\_\_ DISCOVER \_\_\_\_\_ AMERICAN EXPRESS

Credit Card # \_\_\_\_\_ Expiration Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

Print Name on Credit Card: \_\_\_\_\_ Signed: \_\_\_\_\_

New York Record Retrieval, Inc. 1230 Avenue of the Americas, 7<sup>th</sup> Floor, Rockefeller Center #7126, New York, NY 10020 NYNS02/11949-747/62-18907