



# **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**

10/6/20

TO:

**PROPERTY OWNER:** Joyce Poturica  
**PROPERTY ADDRESS:** 200 Prospect Ave  
**SECTION/ BLOCK/ LOT:** 21/153/50

**APPLICATION NO:** 12134  
**APPLICATION RECV'D:** 10/6/2020  
**ZONE:** Residence A

**DESCRIPTION:** The applicant proposes to construct a one story rear addition.

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

**§ 138-412 Minimum rear yard requirements.**

*No principal building shall be erected on any lot containing a rear yard less than 20 feet in depth. Nothing contained herein or in § 138-411 relating to minimum side yard requirements shall be construed to prevent construction, erection, installation, modification, alteration, demolition or change of a swimming pool in such a side or rear yard as long as all provisions of the Swimming Pool Law of the Incorporated Village of Sea Cliff are met with respect thereto.[1]*

*[1]Editor's Note: See Ch. 115, Swimming Pools.*

The applicant proposes to construct a one story rear addition 7ft from the rear property line where a minimum of 20ft is required

**§ 138-413.1 Height/setback ratio restrictions.**

*[Added 10-16-1995 by L.L. No. 6-1995]*

*No part of the principal building, other than chimneys, turrets, cupolas, spires, belfries and other minor architectural features, including but not limited to minor domes, skylights, dormer windows and other ornamental features, shall extend above the height/setback ratio plane.*

The applicant proposes to construct a one story rear addition which encroaches on the height/setback ratio on the west side of the property.

**This property has the following pre existing non conformities**

- Northern front yard setback of 16.52ft. where 20ft is required.

**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 # 12134 APPLICATION DATE 10.05.20 PERMIT # \_\_\_\_\_

PROPERTY ADDRESS: 200 Prospect Ave. SECT 21 BLOCK 153 LOT 50

**Owner:** Joyce Poturica  
Address: 200 PROSPECT AVE City: SEA CLIFF State: NY Zip: 11579  
Phone: 516 656-9706 Cell: \_\_\_\_\_ Email: JPOTURICA@GMAIL.COM

**Applicant:** (if applicant is different from owner state relationship to owner)  
OWNER  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ Email: \_\_\_\_\_

**Architect:** M Buschfrees Architect PC  
Address: 2 FINCH WAY City: SEA CLIFF State: NY Zip: 11579  
Phone: (516) 551 8678 Cell: \_\_\_\_\_ Email: mbsf@marbuseh.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.

one story rear addition



# INCORPORATED VILLAGE OF SEA CLIFF

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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: Jayce P. Poturica

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

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

Date: 10/29/2020 Jennifer Gerrity

Notary: \_\_\_\_\_

**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 10/29/2020

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

byce Poturica,

APPLICATION

Village of Sea Cliff.  
-----x

Proposing to construct a ONE story  
REAR Addition

1. Name of applicant: Maximo Buschfries

2. Applicant's address: 2 Finch way.  
Sea Cliff, NY 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):

Architect.

4. The property which is the subject of this application is located at: 200 Prospect ave., Village of Sea Cliff, N. Y. and is also known as Section 21, Block 153, Lot(s) 50 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:

byce Poturica.

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 WEST side of Prospect Ave. (street).
8. The date on which the owner(s) acquired the property was \_\_\_\_\_.
9. The approximate dimensions of the property are 120 feet by 75 feet, and the total acreage of property is .20 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 10.06.2020
15. The proposed construction use of the property does not comply with the following sections of the Village Code: \_\_\_\_\_  
138-412  
138-413.1

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)

HOMEOWNER WOULD LIKE TO BUILD PRIVATE SITTING ROOM WITH DIRECT VIEWS TO THE REAR & SIDE GARDEN. AFTER CONSIDERING SEVERAL ALTERNATIVES IT WAS DECIDED THAT PROPOSED LOCATION WORKS BEST & DOES NOT

THE  
INTRUDE  
ON THE  
NEIGHBORS.

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: Maximo Buschfeers  
Signature of applicant: [Handwritten Signature]  
Title of signatory: Architect  
Date: 10.26.2020

AFFIDAVIT OF APPLICANT

STATE OF NEW YORK) SS:

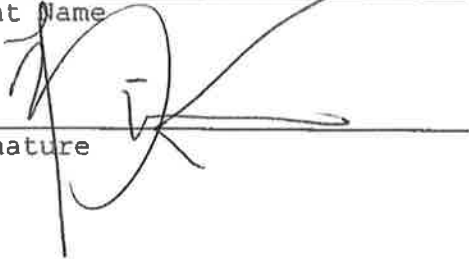
COUNTY OF NASSAU )

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.

Maximo Buschfrees  
Print Name  
  
Signature

Sworn to before me this 28  
day of October 2020.

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



AFFIDAVIT OF OWNER(S)

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

STATE OF NEW YORK) ss:

COUNTY OF NASSAU )

Joyce Poturica being duly sworn, deposes and says that (s)he is the owner of the property known as 200 Prospect 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.

Joyce G. Poturica

Sworn to before me on this 29 day of October 2020.

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 )

\_\_\_\_\_ 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

DISCLOSURE  
AFFIDAVIT  
General Municipal Law  
Section 809

Joyce Potuzica -----X

Proposing to construct  
one story rear addition.

STATE OF NEW YORK) COUNTY OF NASSAU )

ss: Maximo Busch, 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>
-------------	----------------	-----------------	---------------------------

None.

[Signature]  
Signature

Sworn to before me this 28  
day of October 2020.

[Signature]  
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**

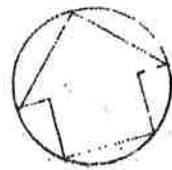
I hereby authorize the members of the Zoning Board and/or Planning Board, the Superintendent of Buildings, and Legal Counsel to the Zoning Board and/or Planning Board to enter upon and inspect my property prior to the Zoning Board and/or Planning Board rendering a determination on this application.

Homeowner: Joyce G. Poturica

Date: 10.29.2020

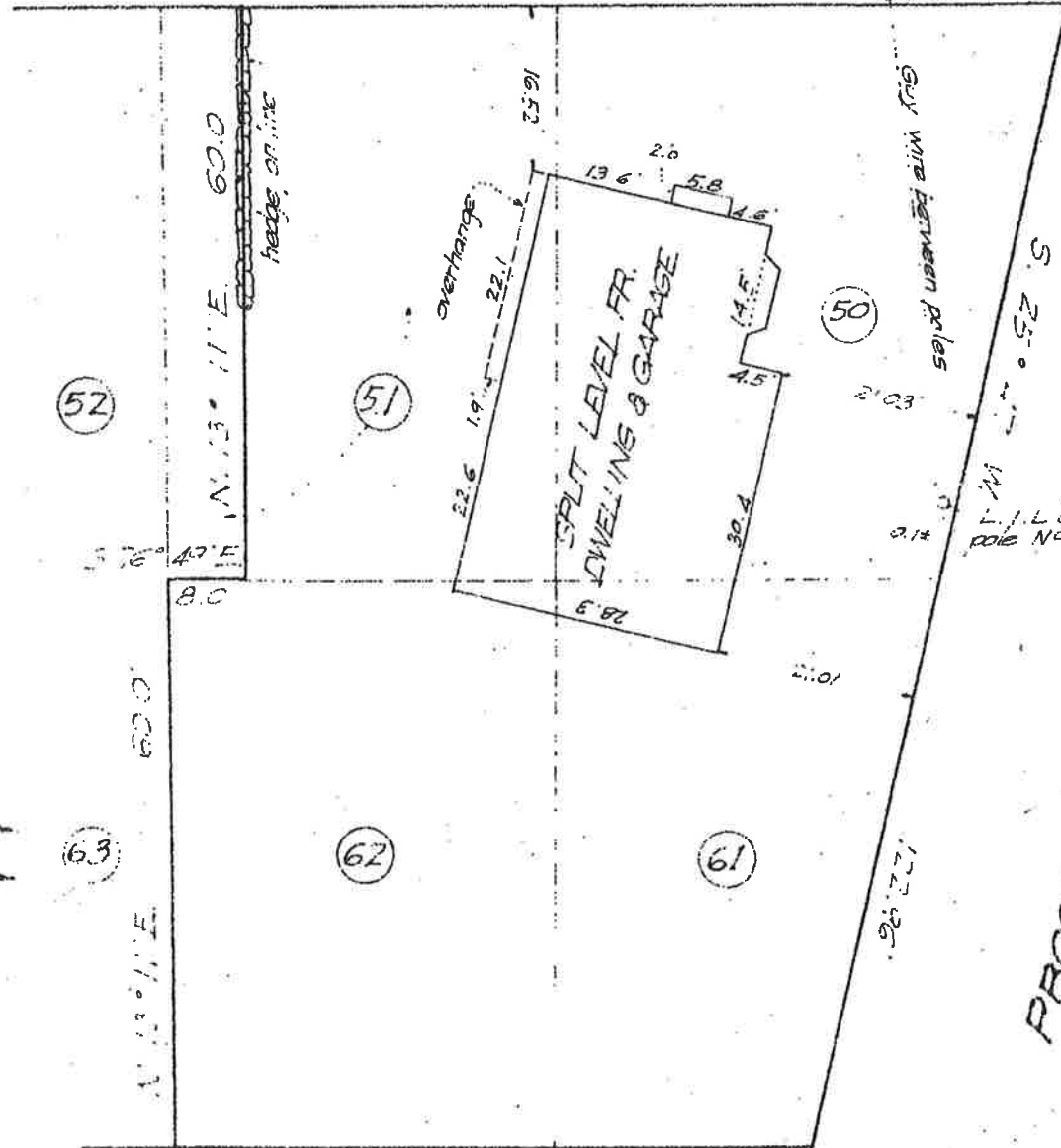
17 TH.

AVENUE



S. 76° 49' E.

85.34 Q.L.L. Co. 2016 No. 5



18 TH. AVENUE

PROSPECT AVENUE

**MAP OF PROPERTY**  
 IN THE INCORPORATED VILLAGE OF  
**SEA CLIFF, NASSAU CO., N.Y.**

DECEMBER 23, 1955 SCALE 1" = 20'



SURVEY WARRANTED TO THE JUNIUS FEDERAL BUILDING & LOAN ASSOCIATION THE INDIAN COUNTRY TITLE GUARANTEE & MORTGAGE CO. 253951-20779. *Mark L. Digory*

Lot 175 refer to Map of North Part of Sea Cliff Cove, Queens Co. File No. 436-4-17-1947

MARK L. DIGORY, LICENSED SURVEYOR, GLEN HEAD, N.Y.

S. 215. R.

35712 503

# Proposed Addition, 200 Prospect Avenue Sea Cliff, NY 11579

Project Scope of Work	List of Drawings	Energy Statement
• One story rear addition	A-01 Title, Zoning, Notes, Site Plan, Proposed Addition, Exterior Elevations & Section	To the best of my knowledge the proposed work complies with the requirements of the Energy Conservation Construction Code of New York State

**General Notes**

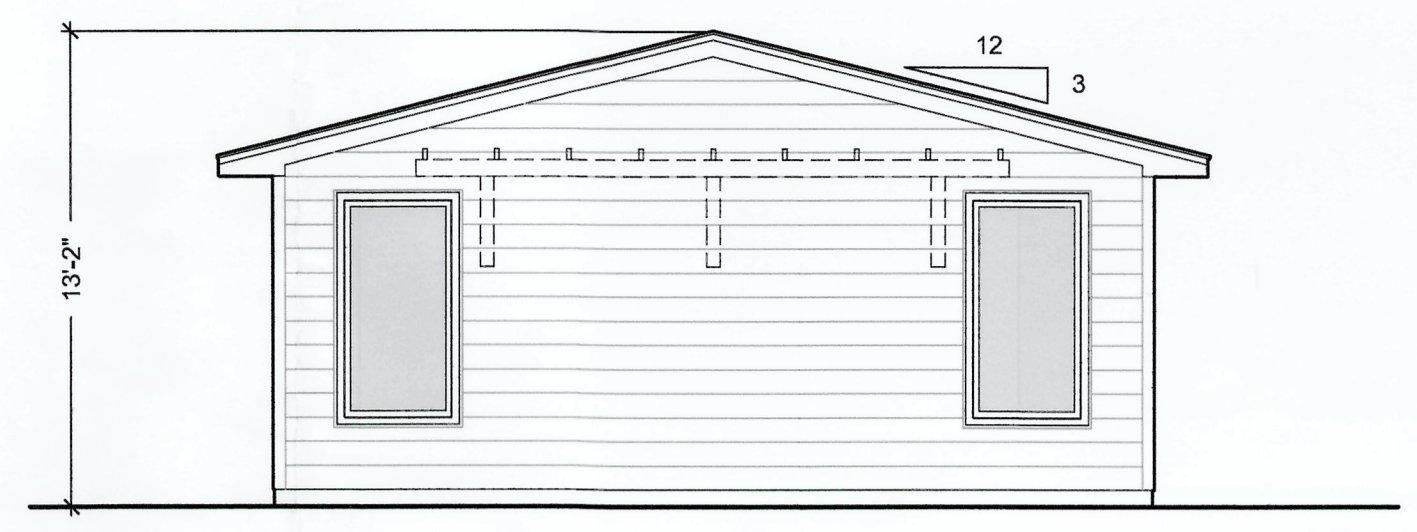
All materials, assemblies, forms and methods of construction and service equipment shall comply with the requirements of the 2020 Residential Code of New York State and any additional applicable codes and regulations.

Zoning Data:					
address	200 Prospect Avenue	section	21		
zone	Res-A	block	153		
use	single family residence	lot	50		
lot area	allowed	existing	proposed	total	comments
a	10,000 SF	9,112.0 SF		no change	
b	-	1,285.5 SF	+ 378.0 SF	1,643.5 SF	
c	-	-	-	-	
d	-	-	-	-	
e	-	1,265.5 SF	+ 446.0 SF (*)	1,711.5 SF	
f	-	655.5 SF	-	no change	
g	-	-	-	-	
h	-	-	-	-	
i	-	1,921.0 SF	-	2,367 SF	
j	30%	13.9%	-	18.0 %	
k	30 FT	22.75 FT	-	no change	
l	20 FT	21.03', 16.52' & 53.22'	-	no change	
m	10 FT	-	-	-	
n	20 FT	24.13 FT	7.0 FT	7.0 FT	variance needed
FAR	(i+c)/a	31.0 %	21.1 %	25.9 %	

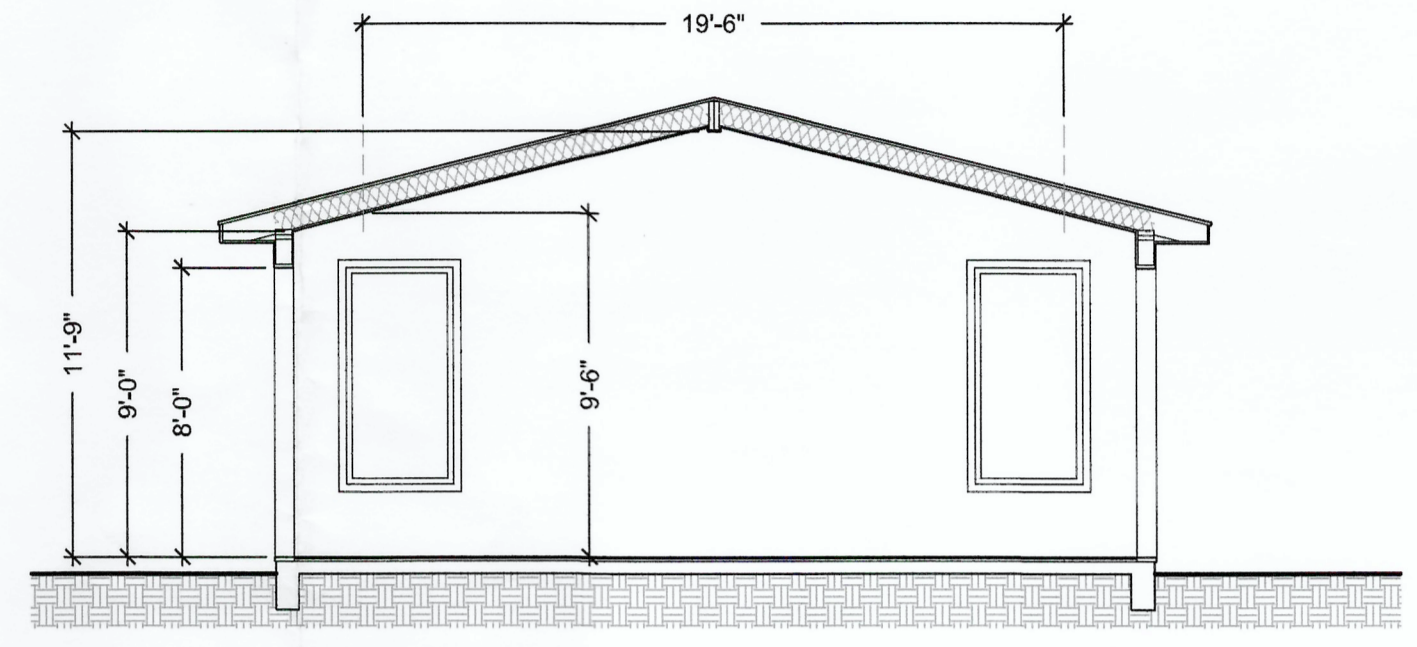
(\*) Addition footprint = 378.0 SF  
 Floor area with ceiling height between 9'-6" & 12'-0" = 273 SF.  
 Contributing area equals floor area + 25%, or 68.0 SF  
 Addition floor area = 378.0 SF + 68.0 SF, or 446.0 SF



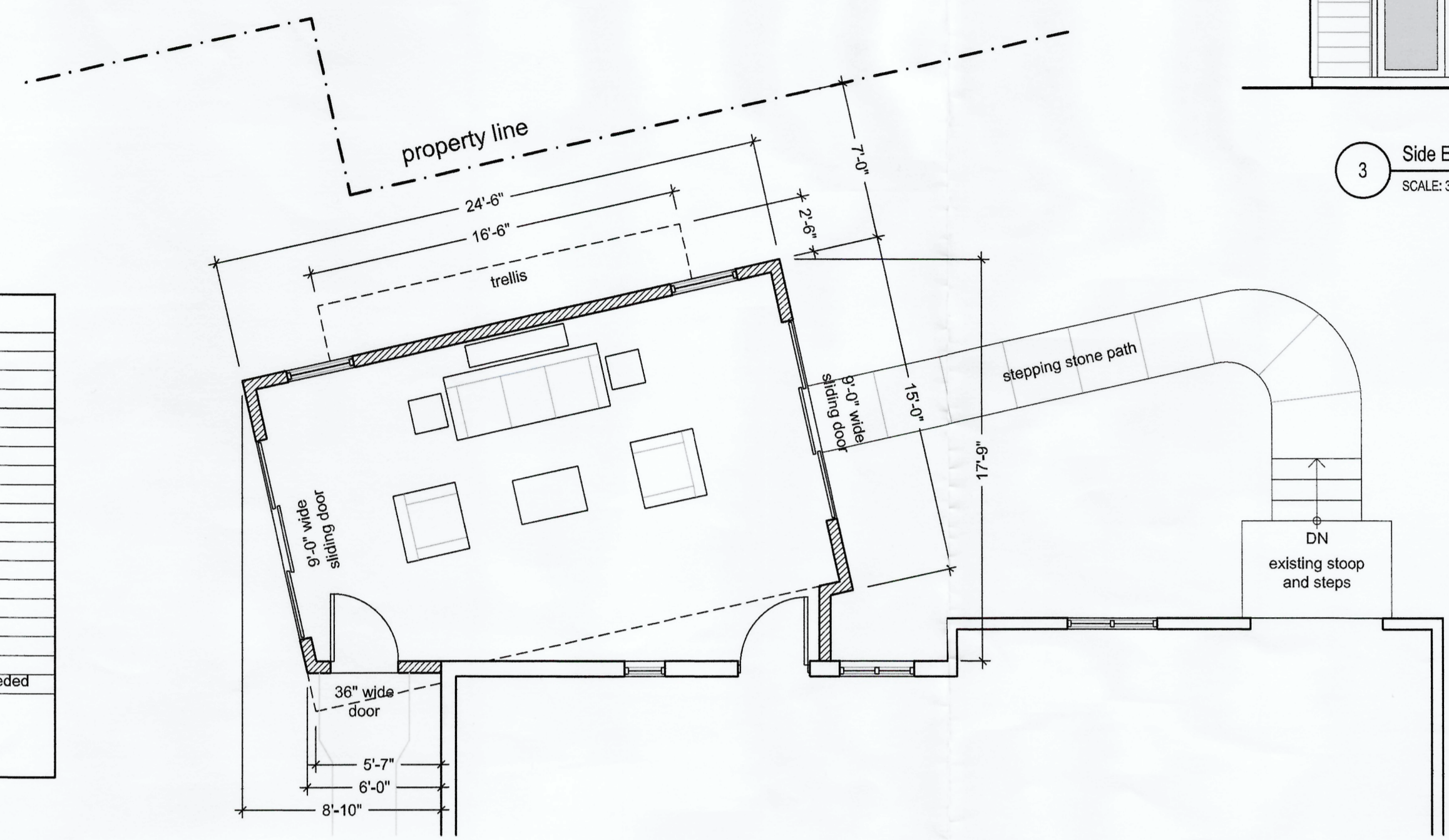
3 Side Elevation  
SCALE: 3/16" = 1'-0"



4 Rear Elevation  
SCALE: 3/16" = 1'-0"



5 Section  
SCALE: 3/16" = 1'-0"



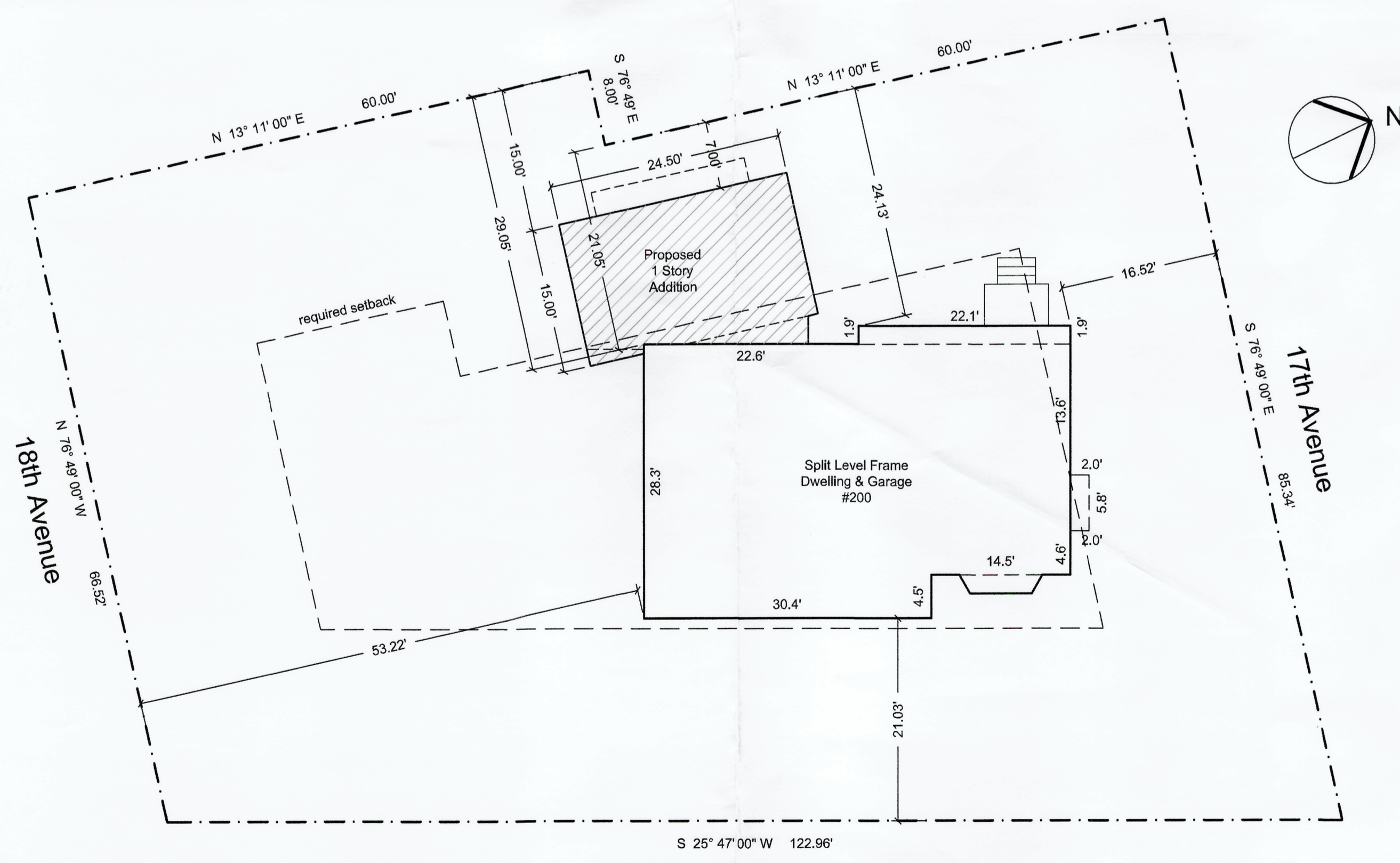
2 Floor Plan  
SCALE: 3/16" = 1'-0"



6 Rear Elevation  
SCALE: 3/16" = 1'-0"



7 Side Elevation  
SCALE: 3/16" = 1'-0"



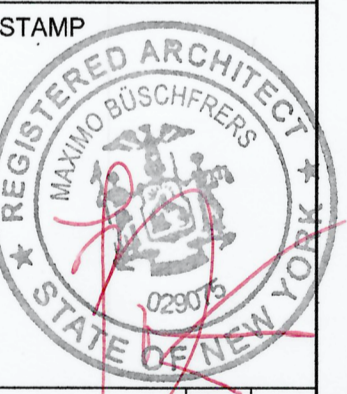
1 Site Plan  
SCALE: 3/32" = 1'-0"

Site Plan based on Mark L. Diggory  
Survey dated 12.23.1955

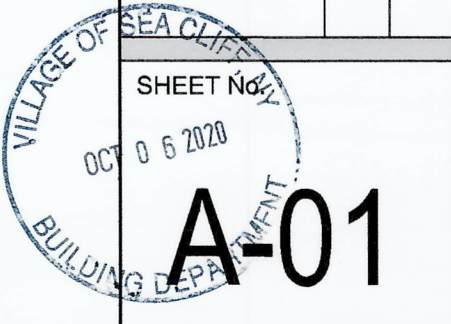
**MBF**  
 2 Finch Way  
 Sea Cliff, NY 11579  
 (516) 551-8678  
 mbf@maxbusch.com  
**M. BÜSCHFRERS**  
 Architect P.C.

REVISIONS  
 1. 10.05.2020 Issued for ZBA & ARB

PROJECT:  
 200 Prospect Avenue  
 Sea Cliff, NY 11579



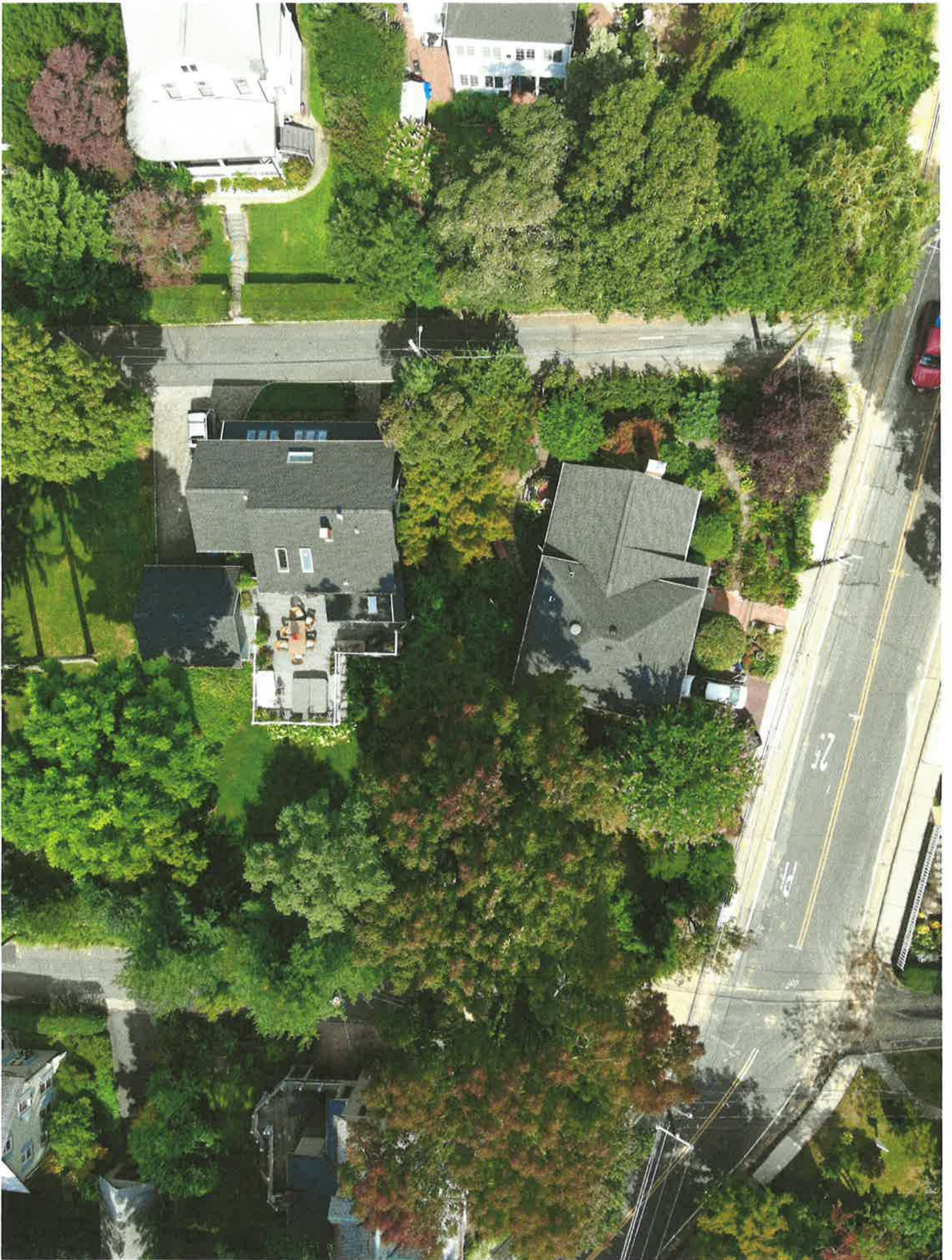
DRAWING TITLE:  
 Title, Zoning, Notes, Site Plan, Proposed Addition  
 Exterior Elevations & Section  
 DATE: 10/6/2020  
 DRAWN BY: MB  
 CHECKED BY: MB  
 AS NOTED BY: MB



SHEET No.  
**A-01**











WARREN KENNETH & JACQUELINE  
OR CURRENT OWMER  
153 16TH AVE  
SEA CLIFF, NEW YORK 11579

~~SEGALL JOYCE~~ Russell + Mary Rieger

OR CURRENT OWMER  
191 PROSPECT AVE  
SEA CLIFF, NEW YORK 11579

DAVANI DAVID & MARIA  
OR CURRENT OWMER  
95 18TH AVE  
SEA CLIFF, NEW YORK 11579

OHARA PHILIP & MICHELE  
OR CURRENT OWMER  
127 17TH AVE  
SEA CLIFF, NEW YORK 11579

SCHLOMANN ROBERT & CLAUDETTE  
OR CURRENT OWMER  
126 17TH AVE  
SEA CLIFF, NEW YORK 11579

BROWER RICHARD & JENNIFER  
OR CURRENT OWMER  
214 PROSPECT AVE  
SEA CLIFF, NEW YORK 11579

ZEPPIERI PETER & CAVASCO MARGARET  
OR CURRENT OWMER  
60 19TH AVE  
SEA CLIFF, NEW YORK 11579

RODRIGUEZ DAVID GEORGE &  
OR CURRENT OWMER  
207 PROSPECT AVE  
SEA CLIFF, NEW YORK 11579

POTURICA JOYCE  
OR CURRENT OWMER  
200 PROSPECT AVE  
SEA CLIFF, NEW YORK 11579

~~BEDARD KEVIN~~ Christopher + Anne Helin  
OR CURRENT OWMER  
187 PROSPECT AVE  
SEA CLIFF, NEW YORK 11579

KUTCH LORRAINE  
OR CURRENT OWMER  
195 PROSPECT AVE  
SEA CLIFF, NEW YORK 11579

ACERRA RICHARD & CAROLYN  
OR CURRENT OWMER  
62 18TH AVE  
SEA CLIFF, NEW YORK 11579

WINKELMAN MARTIN F REVOCABLE TRUST  
OR CURRENT OWMER  
123 SEVENTEETH AVE  
SEA CLIFF, NEW YORK 11579

GIANGRANDE CONSTANTINO  
OR CURRENT OWMER  
203 PROSPECT AVE  
SEA CLIFF, NEW YORK 11579

SEGALL JOYCE  
OR CURRENT OWMER  
~~PROSPECT AVE~~ 188 Maple Ave  
SEA CLIFF, NEW YORK 11579

FREDA IRMA  
OR CURRENT OWMER  
199 PROSPECT AVE  
SEA CLIFF, NEW YORK 11579

PETERSEN WESLEY & DENISE  
OR CURRENT OWMER  
138 17TH AVE  
SEA CLIFF, NEW YORK 11579

FARINACCI PAUL  
OR CURRENT OWMER  
188 PROSPECT AVE  
SEA CLIFF, NEW YORK 11579

LAPINSKY ANDREW & LISA  
OR CURRENT OWMER  
133 16TH AVE  
SEA CLIFF, NEW YORK 11579

MITGANG TODD & COLLEEN  
OR CURRENT OWMER  
134 17TH AVE  
SEA CLIFF, NEW YORK 11579

WEBB IGOR & WALTERS MARIANNE  
OR CURRENT OWMER  
222 PROSPECT AVE  
SEA CLIFF, NEW YORK 11579

FOOTE JAMES W & JONI  
OR CURRENT OWMER  
55 18TH AVE  
SEA CLIFF, NEW YORK 11579

Poturica -  
200 Prospect Ave





Nassau County Clerk  
RECORDS OFFICE  
RECORDING PAGE

Deed Number (RETT):  
RERE 024007

Type of Instrument: Deed

Control No: 199904290747

JONATHAN  
KROLL

REF

JOYCE  
POTURICA

G

Recorded: 4/29/1999  
At: 11:03:04 AM  
In Liber: 11048  
Of: Deed Book  
From Page: 0502  
Through Page: 0504

Refers to Liber: 00000  
Of:  
Page: 0000

Location:  
Oyster Bay (2824)

Section:  
00000021

Block:  
00153-00

Lot: Unit:  
00050, 61, 62, 166

EXAMINED AND CHARGED AS FOLLOWS:

Consider Amt \$ 224,000.00

Received The Following Fees For Above Instrument

		Exempt			Exempt
Recording	\$ 24.00	NO	Equal/Cty	\$ 5.00	NO
GAINS			State Fee	\$ 4.75	NO
St. Fee/Cty	\$ .25	NO	Trans Tax	\$ 896.00	NO
Surchg/Cty	\$ 3.00	NO	Surchg/NYS	\$ 22.00	NO

Fees  
Paid: \$ 955.00

Deed Number (RETT): RERE 024007

THIS PAGE IS A PART OF THE INSTRUMENT

GCB001

Karen V. Murphy  
County Clerk, Nassau County



199904290747



THIS IS A LEGAL INSTRUMENT AND SHOULD BE EXECUTED UNDER SUPERVISION OF AN ATTORNEY

THIS DEED, made the 16th day of APRIL 19 99  
BETWEEN

Jonathan Kroll 400 Garden City Plaza, Garden City, NY referee  
duly appointed in the action hereinafter mentioned, grantor and  
Joyce G. Poturica, 215-37 43rd Avenue, 5B, Bayside, NY grantee

WITNESSETH, that the grantor, the referee appointed in an action between  
CHEMICAL BANK, AS TRUSTEE under the Pooling and Servicing  
agreement dated as of June 1, 1992, Series 1992-3

and plaintiff,  
Gaetano Sammartino a/k/a Guy Thomas, Lucille Thomas, Fred Morra and Rachel Morra

foreclosing a mortgage recorded on October 23, 19 92 in the office of the County Clerk of  
County of Nassau in Liber 14257 of mortgages, at page 307 in pursuance of a judgment entered  
at a Special Part II term of the Supreme Court State of New York County of Nassau  
on October 16, 1997 and in consideration of Two Hundred Twenty Four (224,000.00)  
Dollars paid by the grantee, being the highest sum  
at the sale under said judgment does hereby grant and convey unto the grantee,  
ALL defend

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon  
erected, situate, lying and being in the Incorporated Village of Sea Cliff in the Town of  
Oyster, County of Nassau and State of New York, known and designated as Lots Numbered 50  
61, 62 and Easterly 32 feet of Lot Numbered 51 on a certain map entitled "Design Map of Sea  
Cliff Grove, Glen Cove, Long Island, James H. Perry, Engineer, 12/8/1871 Sea Cliff Grove and  
Metropolitan Camp Ground Association of New York and Brooklyn" and filed in the Office of  
the Clerk of the County of Queens on 8/31/1880 as Map No. 436 as Map No. 99, New No. 108  
being more particularly bounded and described as follows;

BEGINNING at the corner formed by the intersection of the Westerly side of Prospect Avenue  
with the Northerly side of 18th Avenue;

RUNNING THENCE along the Northerly side of 18th Avenue, North 76 degrees 49 minutes West  
66.52 feet;

RUNNING THENCE North 13 degrees 11 minutes East, 60.00 feet;

RUNNING THENCE South 76 degrees 49 minutes East, 8.00 feet;

RUNNING THENCE North 13 degrees 11 minutes East, 60.00 feet to the Southerly side of 17  
Avenue;

RUNNING THENCE along the Southerly side of 17th Avenue, South 76 degrees 49 minutes East  
85.34 feet to the Westerly side of Prospect Avenue;

RUNNING THENCE along the Westerly side of Prospect Avenue, South 25 degrees 47 minutes West  
122.96 feet to the corner, the point or place of BEGINNING.

Said property known as: 200 Prospect Avenue, Sea Cliff  
TO HAVE AND TO HOLD the premises herein granted unto the grantee Joyce G. Poturica  
and assigns for  
Whenever the last hereof premises, the similar premises owned herein shall include the same and all premises

Handwritten marks: a large '3' and some illegible scribbles.

Handwritten notes: '21', 'B 153', and 'L 50 61 62'.

and

Gaetano Sammartino a/k/a Guy Thomas, Lucille Thomas, Fred Morra and Rachel Morra

foreclosing a mortgage recorded on October 23, 1992 in the office of the County Clerk of the County of Nassau in Liber 14257 of mortgages, at page 307 in pursuance of a judgment entered at a Special Part II term of the Supreme Court State of New York County of Nassau on October 16, 1997 and in consideration of Two Hundred Twenty Four (224,000.00) Dollars paid by the grantee, being the highest sum

at the sale under said judgment does hereby grant and convey unto the grantee, ALL

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Incorporated Village of Sea Cliff in the Town of Oyster, County of Nassau and State of New York, known and designated as Lots Numbered 50, 61, 62 and Easterly 32 feet of Lot Numbered 51 on a certain map entitled "Design Map of Sea Cliff Grove, Glen Cove, Long Island, James H. Perry, Engineer, 12/8/1871 Sea Cliff Grove and Metropolitan Camp Ground Association of New York and Brooklyn" and filed in the Office of the Clerk of the County of Queens on 8/31/1880 as Map No. 436 as Map No. 99, New No. 1080 being more particularly bounded and described as follows:

BEGINNING at the corner formed by the intersection of the Westerly side of Prospect Avenue with the Northerly side of 18th Avenue;

RUNNING THENCE along the Northerly side of 18th Avenue, North 76 degrees 49 minutes West 66.52 feet;

RUNNING THENCE North 13 degrees 11 minutes East, 60.00 feet;

RUNNING THENCE South 76 degrees 49 minutes East, 8.00 feet;

RUNNING THENCE North 13 degrees 11 minutes East, 60.00 feet to the Southerly side of 17th Avenue;

RUNNING THENCE along the Southerly side of 17th Avenue, South 76 degrees 49 minutes East 85.34 feet to the Westerly side of Prospect Avenue;

RUNNING THENCE along the Westerly side of Prospect Avenue, South 25 degrees 47 minutes West 122.96 feet to the corner, the point or place of BEGINNING.

Said property known as: 200 Prospect Avenue, Sea Cliff

TO HAVE AND TO HOLD the premises herein granted unto the grantee Joyce G. Polurica and assigns forever

Whenever the text hereof requires, the singular number as used herein shall include the plural and all genders.

IN WITNESS WHEREOF, the grantor has hereunto set his hand and seal, the date first above written.

In presence of:

Jonathan Kroll

Referee

STATE OF New York

COUNTY OF Nassau

ss.:

On the 16th day of

APRIL

19 99

before me came Jonathan Kroll

to me known and known to me to be the individual

described in, and who executed, the foregoing instrument, and acknowledged to me that he executed the same.

JUSTIN J. DECAMP  
Notary Public, State of New York  
No. 01DE6010634  
Qualified in Nassau County  
Commission Expires Aug. 17, 2000

Justin J. Decamp

LEGIBILITY POOR  
FOR MICROFILM

L 21  
B 153  
60  
61  
62  
166

and

Gaetano Sammartino a/k/a Guy Thomas, Lucille Thomas, Fred Morra and Rachel Morra

defendant

foreclosing a mortgage recorded on October 23, 1992 in the office of the County Clerk of the County of Nassau In Liber 14257 of mortgages, at page 307 in pursuance of a judgment entered at a Special Part II term of the Supreme Court State of New York County of Nassau on October 16, 1997 and in consideration of Two Hundred Twenty Four (224,000.00) Dollars paid by the grantee, being the highest sum

at the sale under said judgment does hereby grant and convey unto the grantee, ALL

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Incorporated Village of Sea Cliff in the Town of Oyster, County of Nassau and State of New York, known and designated as Lots Numbered 50, 61, 62 and Easterly 32 feet of Lot Numbered 51 on a certain map entitled "Design Map of Sea Cliff Grove, Glen Cove, Long Island, James H. Perry, Engineer, 12/8/1871 Sea Cliff Grove and Metropolitan Camp Ground Association of New York and Brooklyn" and filed in the Office of the Clerk of the County of Queens on 8/31/1880 as Map No. 436 as Map No. 99, New No. 1080 being more particularly bounded and described as follows;

BEGINNING at the corner formed by the intersection of the Westerly side of Prospect Avenue with the Northerly side of 18th Avenue;

RUNNING THENCE along the Northerly side of 18th Avenue, North 76 degrees 49 minutes West 66.52 feet;

RUNNING THENCE North 13 degrees 11 minutes East, 60.00 feet;

RUNNING THENCE South 76 degrees 49 minutes East, 8.00 feet;

RUNNING THENCE North 13 degrees 11 minutes East, 60.00 feet to the Southerly side of 17th Avenue;

RUNNING THENCE along the Southerly side of 17th Avenue, South 76 degrees 49 minutes East 85.34 feet to the Westerly side of Prospect Avenue;

RUNNING THENCE along the Westerly side of Prospect Avenue, South 25 degrees 47 minutes West 122.96 feet to the corner, the point or place of BEGINNING.

Said property known as: 200 Prospect Avenue, Sea Cliff

TO HAVE AND TO HOLD the premises herein granted unto the grantee Joyce G. Polurica and assigns forever

Whenever the text hereof requires, the singular number as used herein shall include the plural and all genders.

IN WITNESS WHEREOF, the grantor has hereunto set his hand and seal, the date first above written.

In presence of:

Jonathan Kroll

Referee

STATE OF New York

COUNTY OF Nassau

ss.:

On the 16th day of

APRIL

19 99

before me came Jonathan Kroll

to me known and known to me to be the individual described in, and who executed, the foregoing instrument, and acknowledged to me that he executed the same.

JUSTIN J. DECAMP  
Notary Public, State of New York  
No. 01DE6010634  
Qualified in Nassau County  
Commission Expires Aug. 17, 2000

Justin J. Decamp

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