



INCORPORATED VILLAGE OF SEA CLIFF

**OFFICE OF THE VILLAGE OF SEA CLIFF BUILDING DEPARTMENT
300 SEA CLIFF AVE SEA CLIFF N.Y. 11579 PHONE (516) 671-0080**

Notice of Review

3/2/21

TO:

PROPERTY OWNER: Peter & Tracy Warzer
PROPERTY ADDRESS: 319 Carpenter Ave
SECTION/ BLOCK/ LOT: 21/65/3

APPLICATION NO: 12285
APPLICATION RECV'D: 3/1/2021
ZONE: Residence B

DESCRIPTION: The applicant proposes to close and condition existing open porch.

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

§ 138-508 Minimum setback requirements.

Every part of a principal building shall be set back from the front property line of the lot upon which it is situated at least 25 feet.

The applicant proposes to close and condition existing open porch 24.13ft from the front property line where 25ft is the required minimum.

§ 138-514.1 Maximum floor area ratio restrictions.

[Added 10-16-1995 by L.L. No. 5-1995; amended 3-3-2003 by L.L. No. 2-2003]

A. No building shall be hereafter erected or altered where the floor area ratio (the total proposed floor area of all buildings on the lot divided by the actual square foot area of the lot) will exceed the following maximums:

[Amended 3-24-2008 by L.L. No. 5-2008]

The applicant proposes to close and condition existing open porch which would increase the FAR from 29% to 30.2% where 27% is the maximum allowed.

§ 138-1102 Nonconforming building.

[Amended 5-11-2020 by L.L. No. 4-2020]

A. A building that is conforming in use, but does not conform to the size, area, setback, parking or other requirement of this chapter may not be altered in any manner that will result in an increase of such nonconformity.

This property has the following pre existing non conformities

Front property line requirements	Minimum side yard
Height setback ratio	FAR
Front yard setback	Location of Garage

**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

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 # _____ APPLICATION DATE 03.01.2021 PERMIT # _____

PROPERTY ADDRESS: 319 Carpenter Avenue SECT: 21 BLOCK 065 LOT 3

Owner: Tracy and Peter Warzer

Address: 319 Carpenter Avenue City: Sea Cliff State: NY Zip: 11579

Phone: _____ Cell: (516) 578-5594 Email: tracyartreach@aol.com

Applicant: (If applicant is different from owner state relationship to owner) M. Buschfrers Architect, PC

Address: 2 Finch Way City: Sea Cliff State: NY Zip: 11579

Phone: _____ Cell: (516) 551-8678 Email: mbf@maxbusch.com

Architect: M. Buschfrers Architect, PC

Address: 2 Finch Way City: Sea Cliff State: NY Zip: 11579

Phone: _____ Cell: (516) 551-8678 Email: mbf@maxbusch.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.

Close and condition existing open porch



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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:

[Handwritten Signature]

Owner Signature:

[Handwritten Signature]

KHRISTINE SHAHIPOUR
Notary Public, State of New York
No. 01SH5016972
Qualified in Nassau County
Commission Expires 8/23/2021

Date: 3-4-2021

Notary:

[Handwritten Signature]

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

Application Fee

FEES \$150 pd 3/8/21

\$.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

Peter & Tracy Warzer.

APPLICATION

Village of Sea Cliff.
-----x

Proposing to ENCLOSE existing open Beach.

1. Name of applicant: Maximo Buschfrees
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: 319 CARPENTER AVE., Village of Sea Cliff, N. Y. and is also known as Section 21, Block 065, Lot(s) 3 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:

Peter & Tracy Warzer

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 EAST side of CARPENTER AVE. (street).
8. The date on which the owner(s) acquired the property was 5/20/1991.
9. The approximate dimensions of the property are 154.0 feet by 70.0 feet, and the total acreage of property is 0.27 acres.
10. The property is presently used for RESIDENTIAL.
11. Are there existing buildings on the property? YES of 2
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: RESIDENTIAL
14. The Building Department of the Village of Sea Cliff denied an application for a building permit on 3/2/21
15. The proposed construction use of the property does not comply with the following sections of the Village Code: 138-508, 138-514.1, 138-1102

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)

ENCLOSE EXISTING OPEN FORCEN
SO THAT THIS SPACE CAN BE
USED THROUGHOUT THE YEAR.

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?____
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 Buschfrees
Signature of applicant: 
Title of signatory: Architect.
Date: 03.08.2021

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 Buschfees
Print Name

[Signature]
Signature

Sworn to before me this 8th
day of March 2021.

[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)

Peter Warzer being duly sworn, deposes and says that (s)he is the owner of the property known as 319 Carpenter 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.

Peter Warzer

Sworn to before me on this 8th
day of March 2021

Jennifer Gerrity

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

STATE OF NEW YORK) ss:

COUNTY OF NASSAU)

Tracy Arnold - Warzer being duly sworn, deposes and says that (s)he is the owner of the property known as 319 Carpenter 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.

Tracy Arnold - Warzer

Sworn to before me on this 8th
day of March 2021

Jennifer Gerrity

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

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

In the Matter of the Application of

Peter & Tracy WATZER

DISCLOSURE

AFFIDAVIT

General Municipal Law
Section 809

STATE OF NEW YORK) COUNTY OF NASSAU)

Proposing to ENCLOSE EXISTING
OPEN PORCH.

ss: Maximo Guschfles, 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

Sworn to before me this 8th
day of March 2021.

Jennifer Gerrity

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



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: 03.08.2021

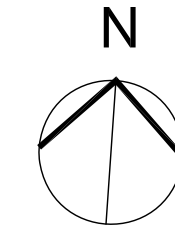
AS OWNERS
AGENT

Close & Condition Existing Open Porch

319 Carpenter Avenue

Sea Cliff, NY 11579

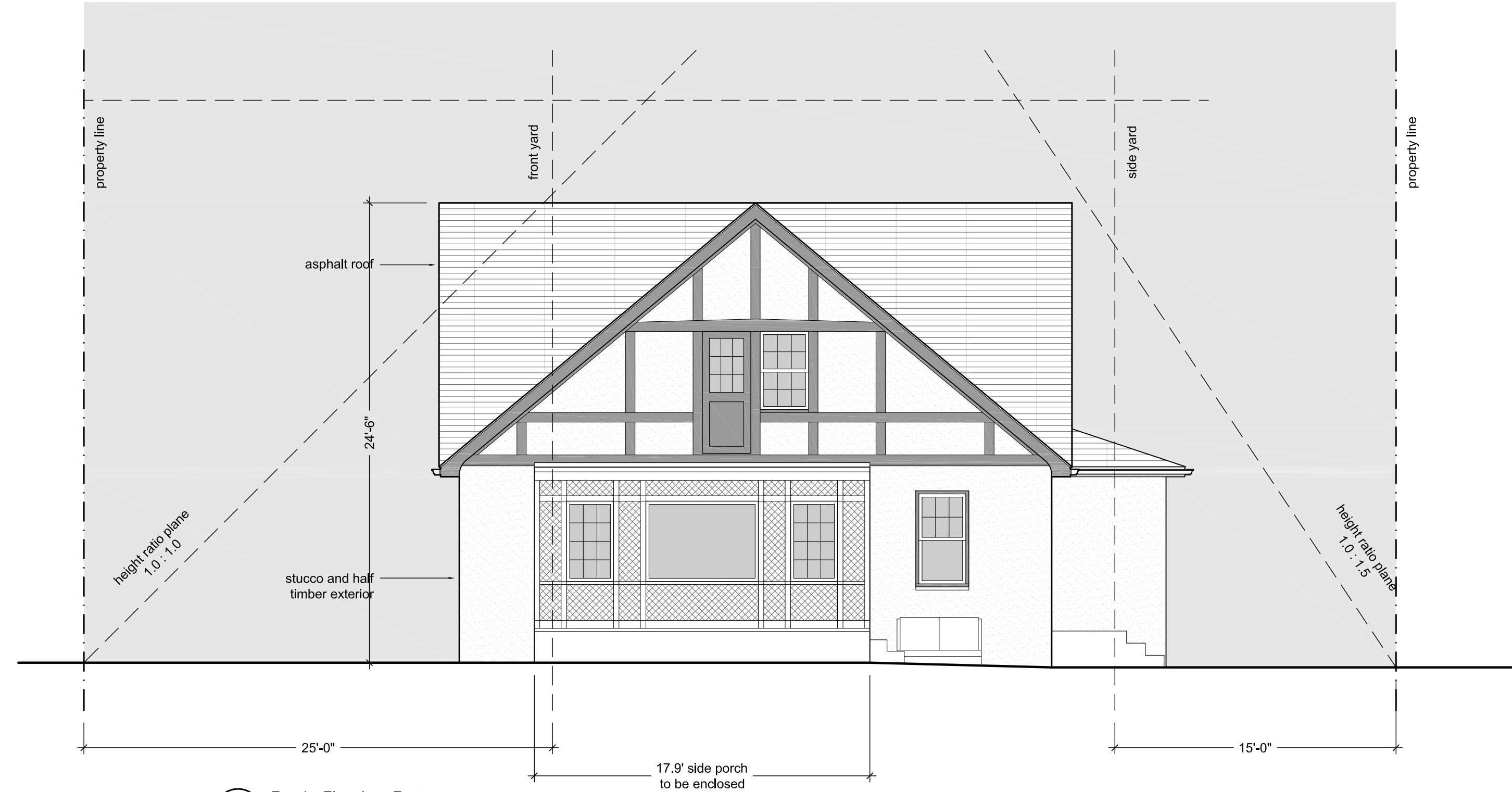
Zoning Data:						
address	319 Carpenter Avenue		section	21		
zone	Res-B		block	065		
use	two family residence		lot	3		
lot area	a	allowed	existing	proposed	total	comments
main building area	b	10,000 SF	11,860 SF		11,860 SF	-
accessory building area	c	-	1,992 SF	+200 SF	2,192 SF	-
basement	d	-	500 SF		500 SF	-
1st floor	e	-	1,992 SF		2,192 SF	-
2nd floor	f	-	895 SF		895 SF	-
attic (over 7 ft high)	g	-	-		-	-
porch (over 8 ft deep)	h	-	200 SF	-200 SF	-	-
gross floor area	i = .5d+.1f+.5g+.25h	30%	2,937 SF		3,087 SF	-
lot coverage	(b+c)/a		21%		22.7%	-
height		30 FT	24.5 FT		24.5 FT	-
front yard		25 FT	39.59' & 19.50' SF		39.59' & 19.50' SF	-
side yard		15 FT	18.40 FT		18.40 FT	variance required
rear yard		30 FT	42.55 FT		42.55 FT	-
FAR	(i+c)/a	27.0%	29.0%		30.2%	variance required



Project Scope of Work	List of Drawings	Energy Statement
Close & Condition Existing Open Porch	A-01 Title, Zoning, Notes, Site Plan, Exterior Elevations	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

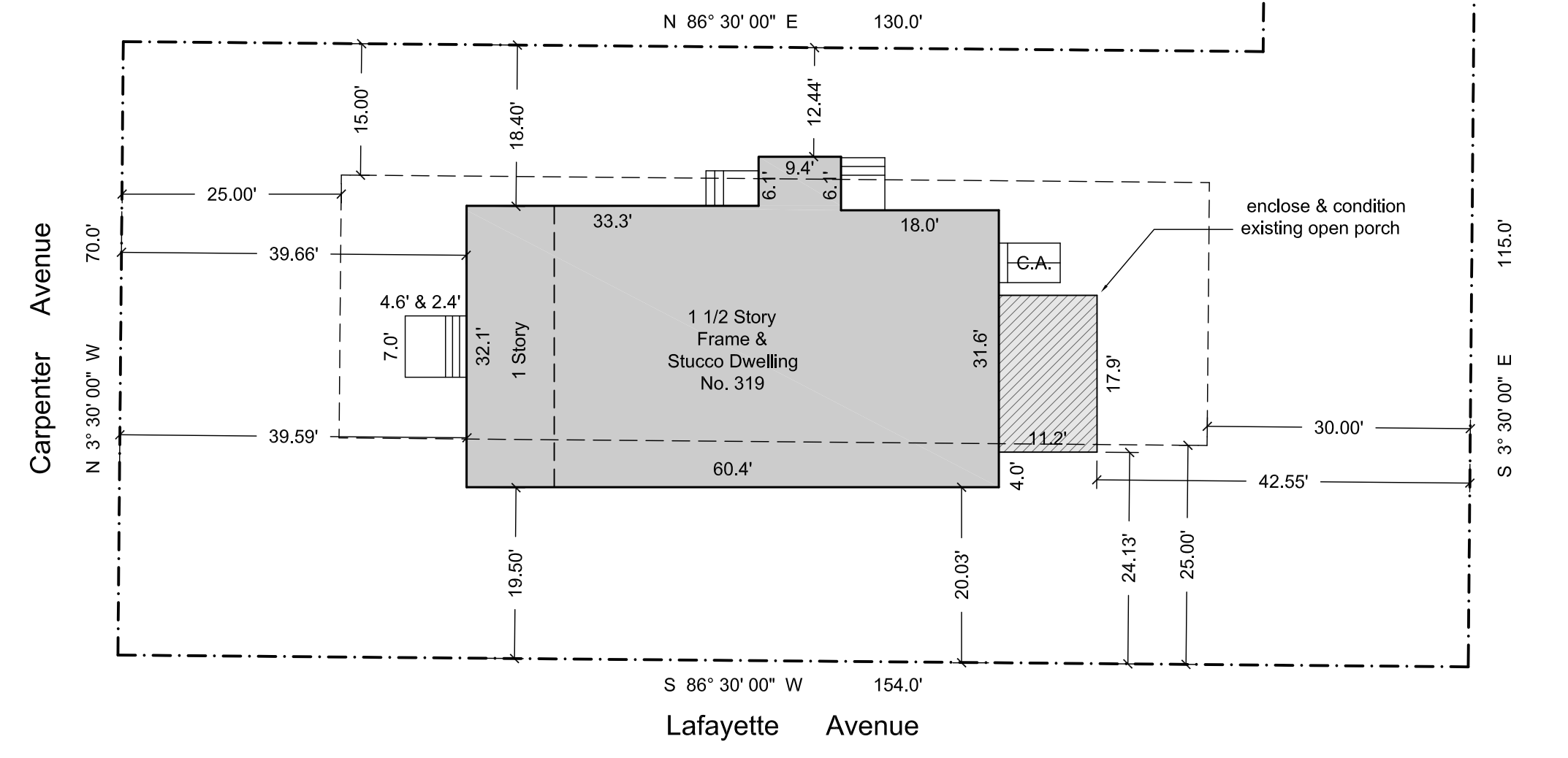
All materials, assemblies, forms and methods of construction and service equipment shall comply with the requirements of the 2020 Residential Code of New York State and any additional applicable codes and regulations.



2 Exterior Elevation - East
SCALE: 3/16" = 1'-0"



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



1 Site Plan
SCALE: 1/16" = 1'-0"

MBF
2 Finch Way
Sea Cliff, NY 11579
(516) 551-8678
mbf@maxbusch.com

M. BÜSCHFRERS
Architect P.C.

REVISIONS
1. 02.25.2021 Issued for ZBA review

PROJECT:
319 Carpenter Avenue
Sea Cliff, NY 11579

DRAWING TITLE:
Title, Zoning, Notes, Site Plan, Exterior Elevations

SHEET No.

A-01

SCALE AS NOTED
JOB NO. 2108
DRAWN BY MB
CHECKED MB
APPROVED MB



WILLIAM K. MORSE PE & PLS
CIVIL ENGINEER & LAND SURVEYOR

39 GLEN COVE ROAD
 GREENVALE, NEW YORK
 LICENSE NO. 3701 N.Y.S.
 SCALE: 1" = 20'
 JOB NO. 4/17/91A
 DATE SURVEYED: 4/17/91

CONVEY TO BE USED ONLY FOR THE PURPOSES OF THE CONVEYANCE OF TITLE. THESE RIGHTS MUST BE USED FOR THE REMOVAL OR ABANDONMENT OF EASES, ROADS, WALLS OR ANY STRUCTURE.



REFERRED TO:
 10 FIRST AMERICAN TITLE INSURANCE CO OF NEW YORK
 9) ARBOR NATIONAL MORTGAGE INC.
 8) PETER L. WARZER & TRACY M. WARZER

DESCRIBED PROPERTY

REFERENCE: DEED # 7697/319
 & K # 319 CARPENTER AVE, SEA CLIFF, N.Y.
 & SEA CLIFF, MASSAU COUNTY, NEW YORK
 TAX LOTS # 298, BLOCK 65, SECTION 21

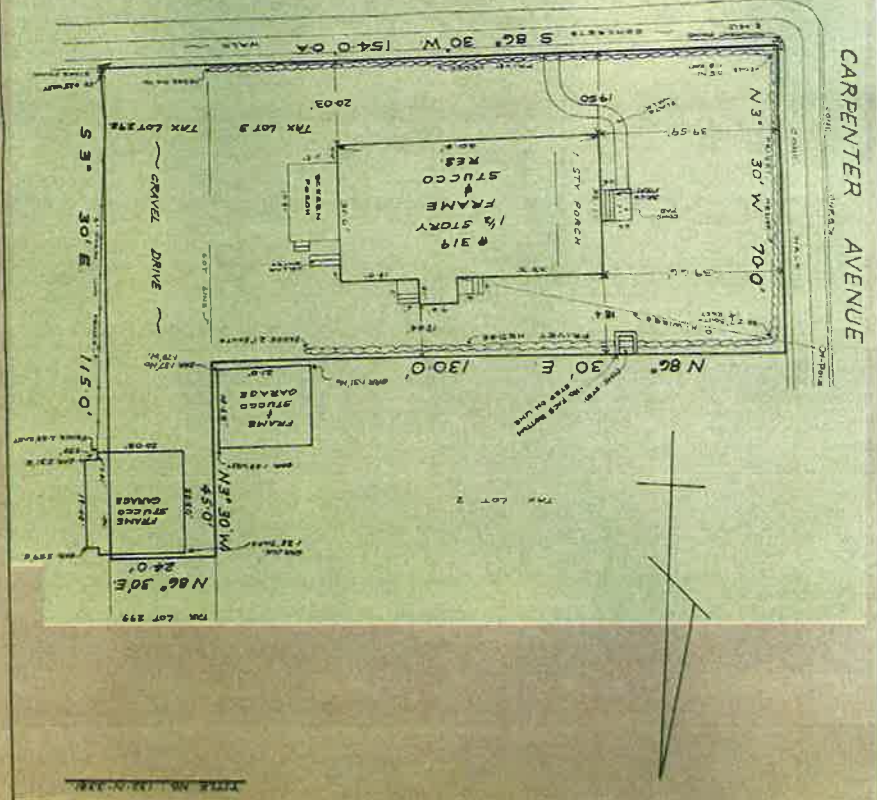
TITLE SURVEY

* ADDED 5/14/91
 NORTH SIDE CURB
 STAIRS AND CURB
 5.14.91 SCARF MARK

LAFFAYETTE AVENUE

LAFFAYETTE AVENUE

CARPENTER AVENUE



TITLE NO. 132-N-338

SYLVESTER JOHN & LORI
OR CURRENT OWMER
321 CARPENTER AVE
SEA CLIFF, NEW YORK 11579

~~WARZER PETER L & TRACY M
OR CURRENT OWMER
319 CARPENTER AVE
SEA CLIFF, NEW YORK 11579~~

POTAPOV MARK V & ALEXANDRA A
OR CURRENT OWMER
317 CARPENTER AVE
SEA CLIFF, NEW YORK 11579

VERSOCKI DEMETRA V & JAMES W
OR CURRENT OWMER
40 LAFAYETTE AVE
SEA CLIFF, NEW YORK 11579

~~MATTHEW PHELPS
COURT AND CLAUDE & CHRISTINE TRUST
OR CURRENT OWMER
326 CARPENTER AVE
SEA CLIFF, NEW YORK 11579~~

CANAVAN JR THOMAS J & CANAVAN MARY J
OR CURRENT OWMER
CARPENTER AVE
SEA CLIFF, NEW YORK 11579

CAMARDELLA MATTHEW & ALISON
OR CURRENT OWMER
44 LAFAYETTE AVE
SEA CLIFF, NEW YORK 11579

BREEN JOHN & LAUREL J
OR CURRENT OWMER
43 LAFAYETTE AVE
SEA CLIFF, NEW YORK 11579

VICKERS RICHARD L & KAY H
OR CURRENT OWMER
311 CARPENTER AVE
SEA CLIFF, NEW YORK 11579

~~ELAINE PAGE
MARTINO D HARRIS & JOSEPH
OR CURRENT OWMER
315 CARPENTER AVE
SEA CLIFF, NEW YORK 11579~~

~~PATRICK GAFFNEY
CANAVAN MARY J & THOMAS J JR
OR CURRENT OWMER
47 LITTLEWORTH LN
SEA CLIFF, NEW YORK 11579~~

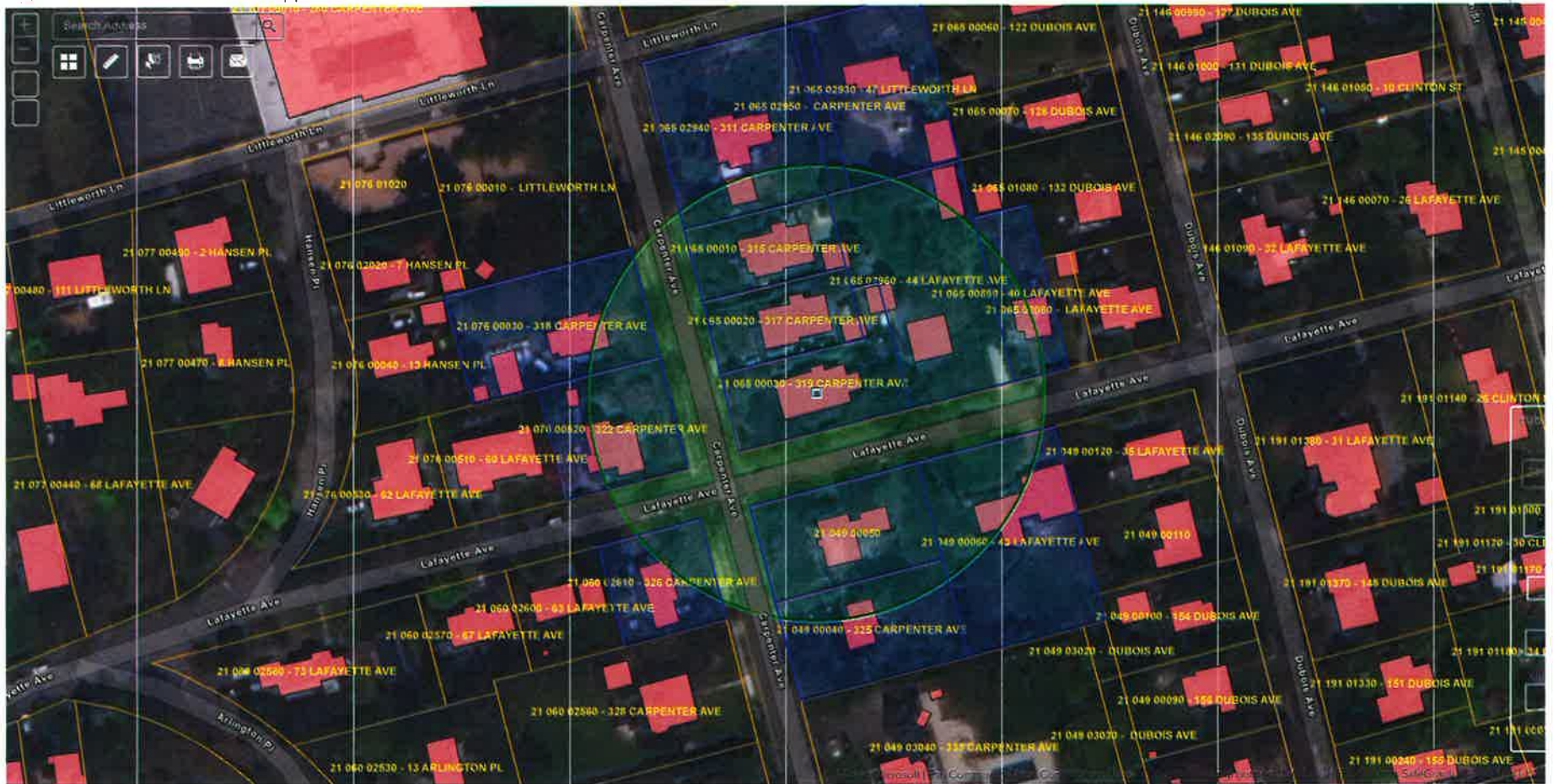
WHEELER MARK & DESAMPARADOS
OR CURRENT OWMER
325 CARPENTER AVE
SEA CLIFF, NEW YORK 11579

~~LIVINGSTON NINA R & PAUL H
OR CURRENT OWMER
322 CARPENTER AVE
SEA CLIFF, NEW YORK 11579~~

HORSTMANN CHRISTIAN J
OR CURRENT OWMER
318 CARPENTER AVE
SEA CLIFF, NEW YORK 11579

Warzer -

319 Carpenter Ave



THIS INDENTURE, made the 20th day of MAY, nineteen hundred and NINETY ONE BETWEEN

ELLEN GERARD, residing at 191 Division Avenue, Blue Point, New York 11715

party of the first part, and

PETER L. WARZER and TRACY M. WARZER, his wife, both residing at 3 Woodhollow Lane, Glen Head, New York 11545

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 Incorporated Village of Sea Cliff, Town of Oyster Bay, County of Nassau and State of New York, more particularly bounded and described as follows:-

BEGINNING at a stone monument situate at the corner formed by the intersection of the easterly side of Carpenter Avenue with the northerly side of Lafayette Avenue; running thence along the easterly side of Carpenter Avenue north 3 degrees 30 minutes west, 70 feet to a stake; thence easterly parallel with Lafayette Avenue on a course north 86 degrees 30 minutes east, 130 feet to another stake; thence north 3 degrees 30 minutes west, 45 feet; thence north 86 degrees 30 minutes east, 24 feet; thence south 3 degrees 30 minutes east, 115 feet to the northerly side of Lafayette Avenue; and thence running along the northerly side of Lafayette Avenue south 86 degrees 30 minutes west, 154 feet to the point or place of BEGINNING.

BEING AND INTENDED TO BE the same premises conveyed to the party of the first part hereto by deed from DOROTHY KEMP dated 30 December 1985 and recorded in the Nassau County Clerk's Office 16 January 1986 in Liber 9697 cp 319.

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:

Handwritten signature of Ellen Gerard over the printed name ELLEN GERARD.

038155

Handwritten initials and number: SF 840

Handwritten notes: 3v298, 2165, and a circled 'O'.

JUN 14 1991

STATE OF NEW YORK, COUNTY OF Nassau ss:

On the 20th day of May 1991, before me personally came ELLEN GERARD

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

Mahlon Fechter

MAHLON FECHTER
Notary Public, State of New York
No. 52-1176225 Suffolk County
Term Expires June 30, 1997

STATE OF NEW YORK, COUNTY OF ss:

On the day of 19, before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the of , the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF ss:

On the day of 19, before me personally came

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

STATE OF NEW YORK, COUNTY OF ss:

On the day of 19, before me personally came 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 resides at No.

that he knows to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS
TITLE No. 132-N-3381

SECTION 21
BLOCK 00065
LOT 3 and 298
COUNTY OR TOWN Nassau County

ELLEN GERARD

X00220

TO
PETER L. WARZER and TRACY M. WARZER,
his wife

Recorded at Request of COMMONWEALTH LAND
TITLE INSURANCE COMPANY

RETURN BY MAIL TO:



MUNLEY, MEADE, BURNS & NIELSEN,
ESQS.
160 MIDDLE NECK ROAD
GREAT NECK, NEW YORK Zip No. 11021

First American Title Insurance Company of New York

B-3290 RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

186-b
JUN 25 1991
JUN 25 10 26 AM '91
RECORDED
018025
RECEIVED
JUN 21 1991
TRUSTEE TAX
NASSAU COUNTY
DEED 10139 PAGE 766