



# **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**

1/15/22

**TO:**

**PROPERTY OWNER:** Charlie Emmauelides  
**PROPERTY ADDRESS:** 10 Tanglewood Lane  
**SECTION/ BLOCK/ LOT:** 21/85/14

**APPLICATION NO:** 12704

**APPLICATION RECV'D:** 1/10/2022

**ZONE:** Residence C

**DESCRIPTION:** The applicant proposes to construct a pool house.

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

**§ 138-616 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 an accessory building shall be 500 square feet.*

The applicant proposes to construct a structure that has a total roof area of 730 square feet where 500 square feet is the maximum allowed.

**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 # 12704 APPLICATION DATE 1/10/22 PERMIT # \_\_\_\_\_

PROPERTY ADDRESS: 10 Tanglewood SECT 21 BLOCK 85 LOT 14

Owner: Charlie Emmanuelides  
Address: 10 Tanglewood Lane City: Sea Cliff State: NY Zip: 11579  
Phone: 242-1011 Cell: \_\_\_\_\_ Email: \_\_\_\_\_

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

Architect: Maximo Buschfrers  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ Email: \_\_\_\_\_

Contractor: Capital Builders  
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.

- ① Install generator in rear yard
- ② Proposed pool house in rear yard



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## BUILDING PERMIT

Cost of Improvement: \$ 5,500

**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: [Signature]

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

Date: 1/28/2022 Notary: [Signature]  
JENNIFER GERRITY  
NOTARY PUBLIC, State of New York  
No. 01GE6393857  
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 \$150 ZBA pd.

### REQUIRED CERTIFICATES

**Application Fee** \$ 75  
**Permit Fees**  
Building \_\_\_\_\_  
Plumbing \_\_\_\_\_  
Electrical \_\_\_\_\_  
Mechanical \_\_\_\_\_  
Certificate \_\_\_\_\_  
Other credit \$125  
Total Permit Fees \$           

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

→ paid \$200 (from #21-0313)

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 X  
PLANNING BOARD \_\_\_\_\_ (check one)

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

C Emmanelidis APPLICATION  
Village of Sea Cliff.

-----x  
Proposing construct pool house

1. Name of applicant: Charles Emmanelidis

2. Applicant's address: 10 Tanglewood Lane

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: 10 Tanglewood Lane, Village of Sea Cliff, N. Y. and is also known as Section 21, Block 85, Lot(s) 14 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:

Charles Emmanelidis  
~~1081~~ Keri Emmanelidis

6. The property is located in the Res C zoning district of the Village of Sea Cliff.
7. The subject property is located on the NW side of Tanglewood (street).
8. The date on which the owner(s) acquired the property was 11/30/2020.
9. The approximate dimensions of the property are \_\_\_\_\_ feet by \_\_\_\_\_ feet, and the total acreage of property is \_\_\_\_\_ 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 11/15/22
15. The proposed construction use of the property does not comply with the following sections of the Village Code: 138-616
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

16. This is an application for:

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

  a   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)

see attached  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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: Charlie Emmanvelidis  
Signature of applicant: [Signature]  
Title of signatory: owner  
Date: 1/26/22

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.

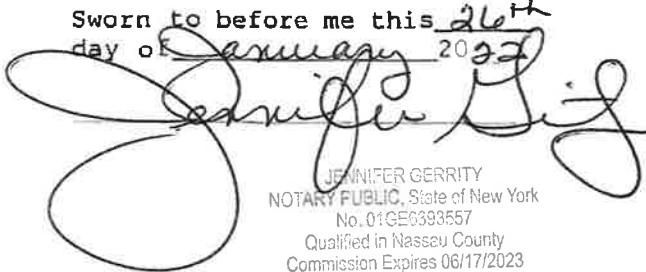
Charlie Emmanuelidis

Print Name

e e l d s

Signature

Sworn to before me this 26<sup>th</sup>  
day of January 2022



JENNIFER GERRITY  
NOTARY PUBLIC, State of New York  
No. 01GE0393557  
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 )

Charles Emmanvelidis being duly sworn, deposes and says that (s)he is the owner of the property known as 10 Tanglewood Lane 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.

CE

Sworn to before me on this 26<sup>th</sup>  
day of January 2022.

Jennifer Gerrity

JENNIFER GERRITY  
NOTARY PUBLIC, State of New York  
No. 01GE9393557  
Qualified in Nassau County  
Commission Expires 06/17/2023

STATE OF NEW YORK) SS:

COUNTY OF NASSAU )

KERI EMMANVELIDIS being duly sworn, deposes and says that (s)he is the owner of the property known as 12 Tanglewood Lane 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.

KE

Sworn to before me on this 28<sup>th</sup>  
day of January 2022.

Jennifer Gerrity

ZONING BOARD OF APPEALS   A    
PLANNING BOARD \_\_\_\_\_ (check one)  
VILLAGE OF SEA CLIFF

-----X  
In the Matter of the Application of

DISCLOSURE  
AFFIDAVIT  
General Municipal Law  
Section 809

  Charlie Emmanuelidis    
-----X

STATE OF NEW YORK) COUNTY OF NASSAU )

ss:   Charlie Emmanuelidis  

, 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   26<sup>th</sup>    
day of   January   20  22  

  [Signature]    
JENNIFER GERRITY  
NOTARY PUBLIC, State of New York  
No. 01GE6303657  
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: \_\_\_\_\_

*CCS*

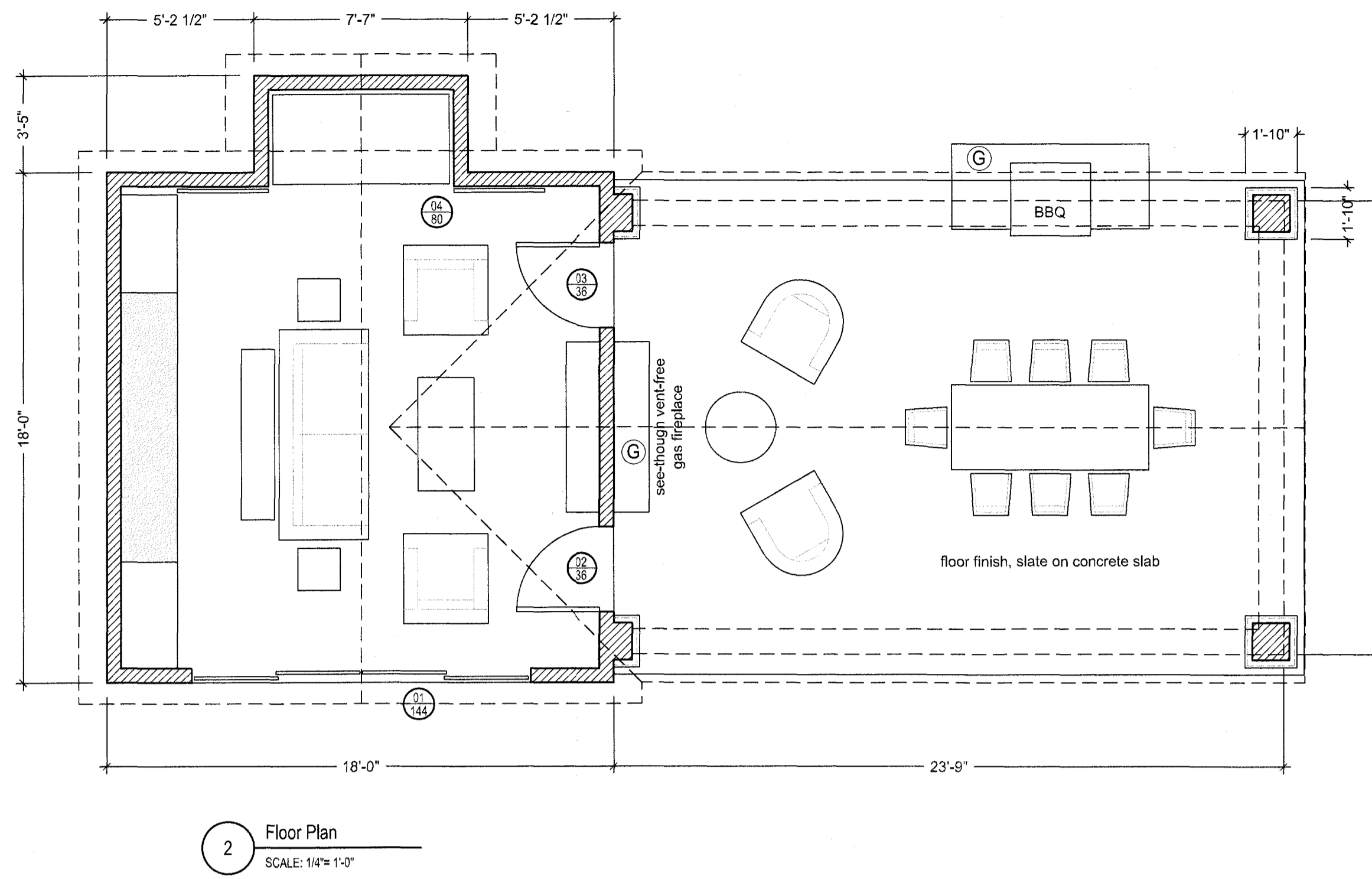
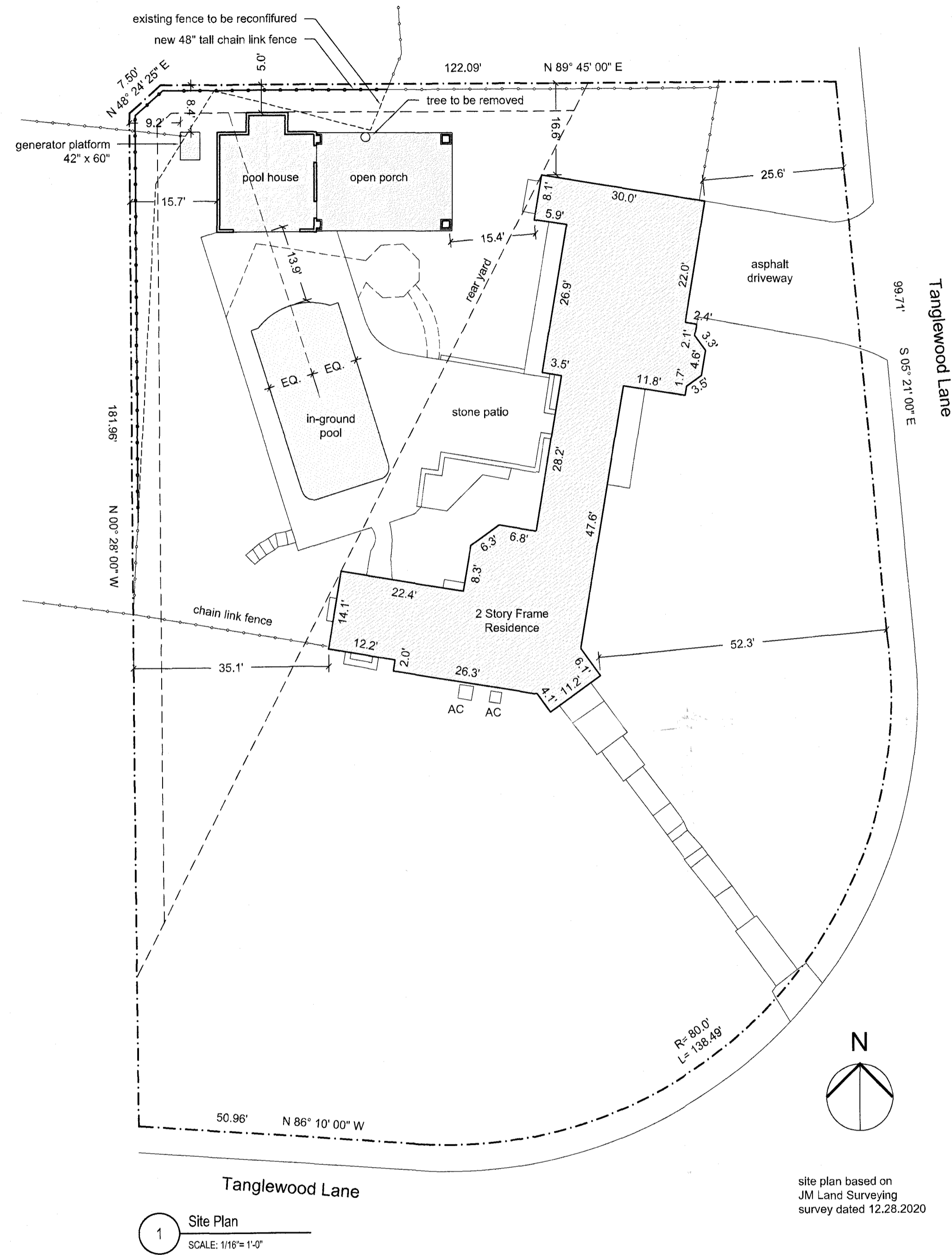
Date: \_\_\_\_\_

*1/26/22*

The proposed pool house and open porch have a 720 SF, but it has a 500 SF FAR contributing area. It was considered early during the design process to build a 500 SF pool house with a small open porch. A large interior space did little to address the family's preference to have a smaller enclosed space to sit by the pool and a separate open area to entertain and dine. The proposed pool house has a small footprint, the proposed open porch will provide protection from the sun and rain, but it will otherwise be an open space.

# 10 Tanglewood Lane - Sea Cliff, NY 11579

Project Scope of Work	List of Drawings	Energy Statement	General Notes
New Pool House	A-01 Title, Zoning, Site Plan, Floor 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	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.



**LEGEND**

- existing wall to remain
- new framed wall
- counter top
- ⓐ natural gas
- Ⓛ door number
- Ⓛ door width in inches
- Ⓜ window number

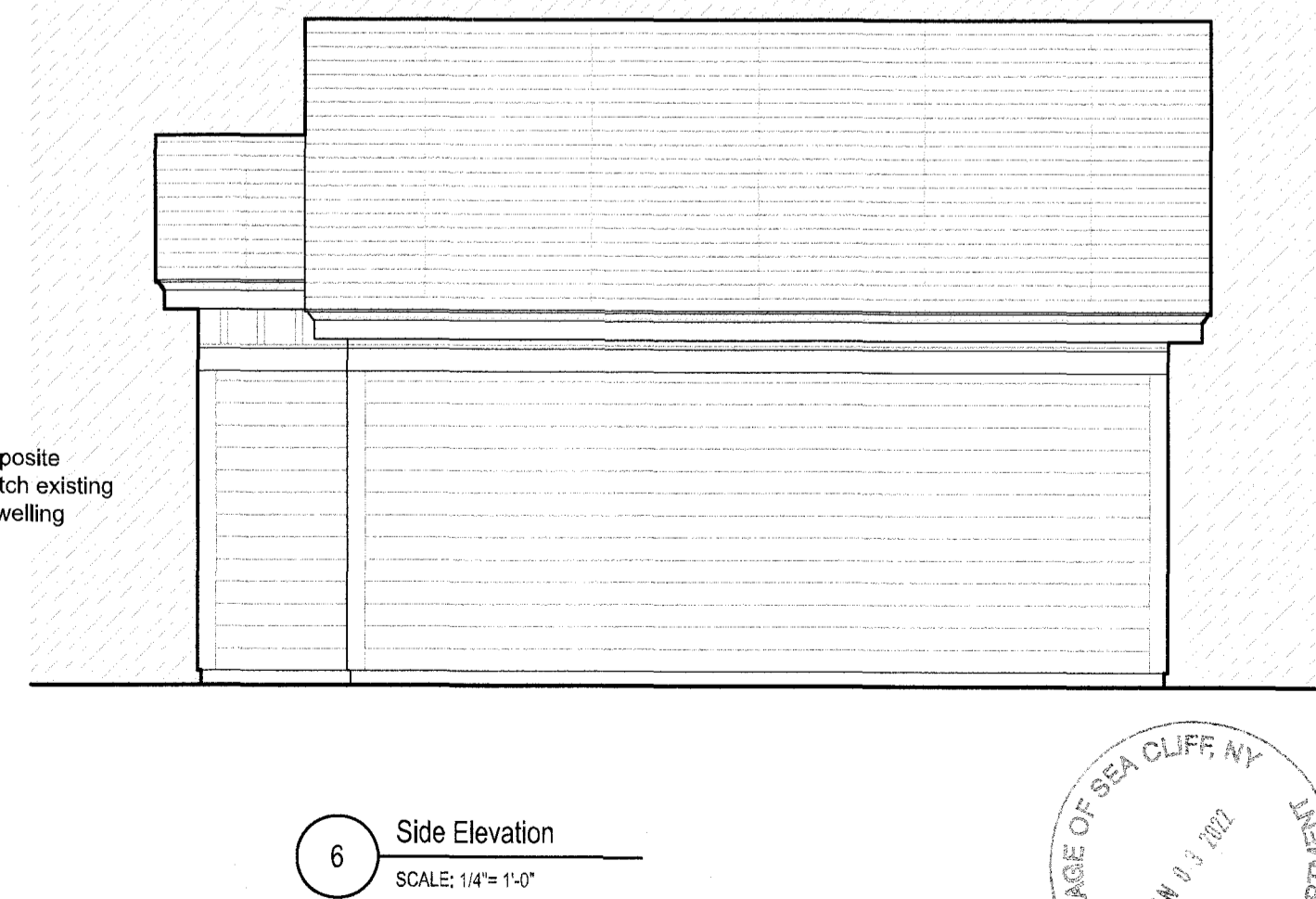
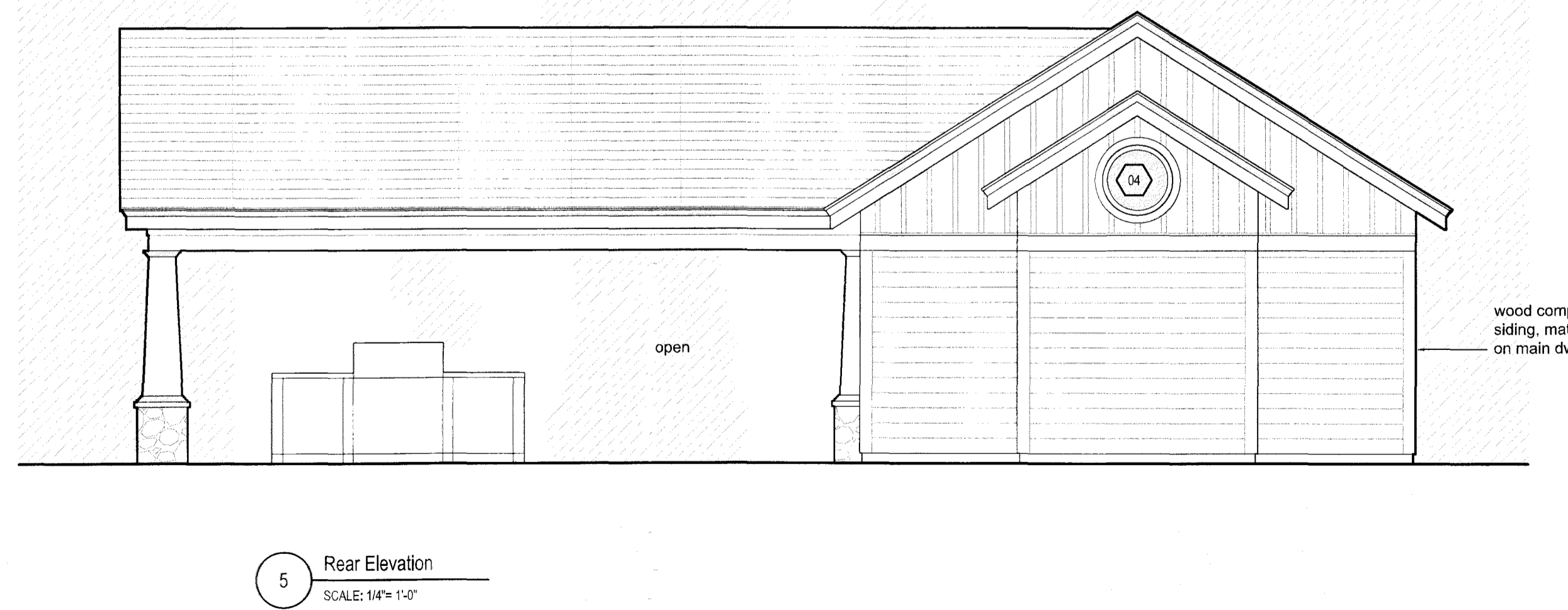
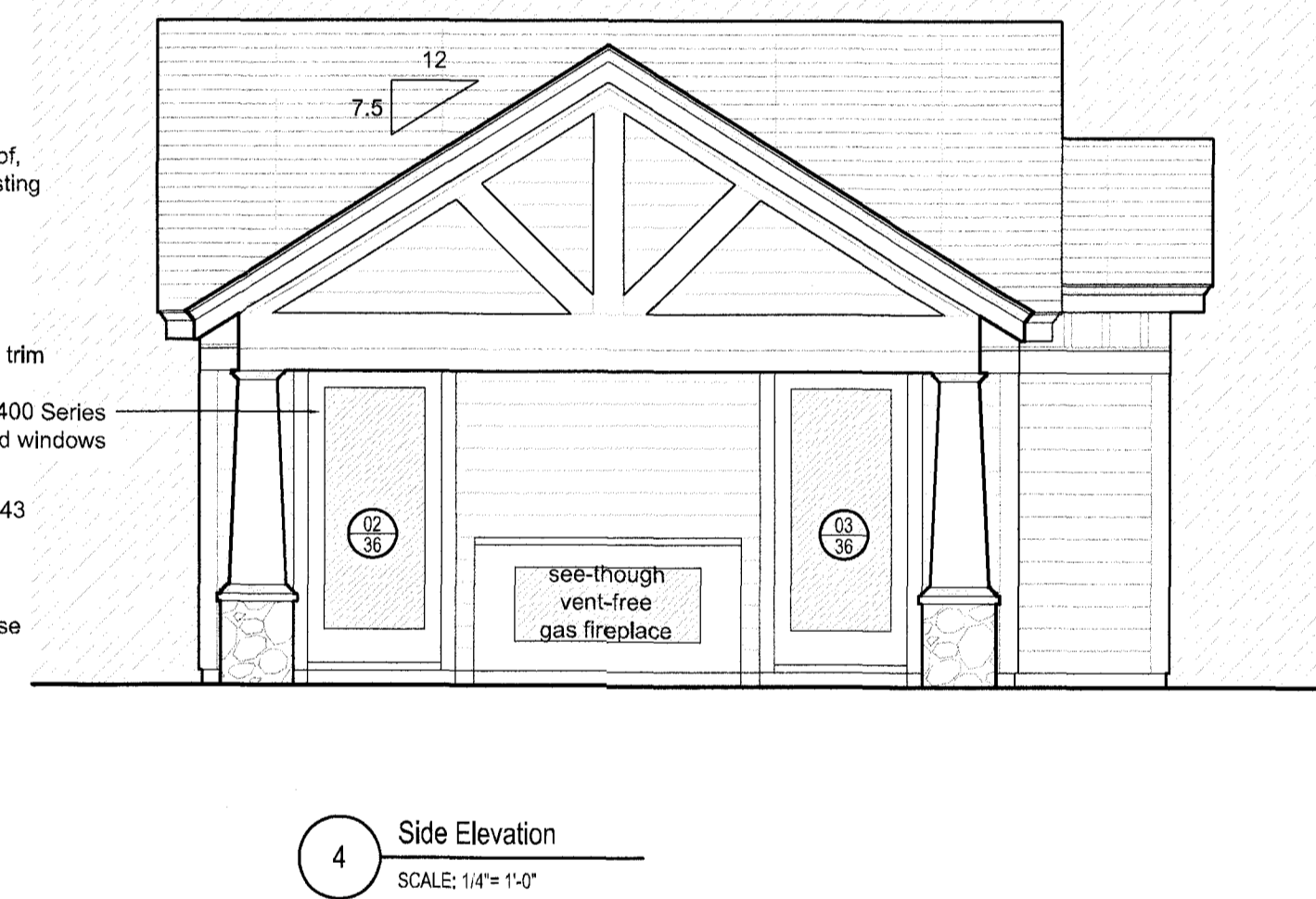
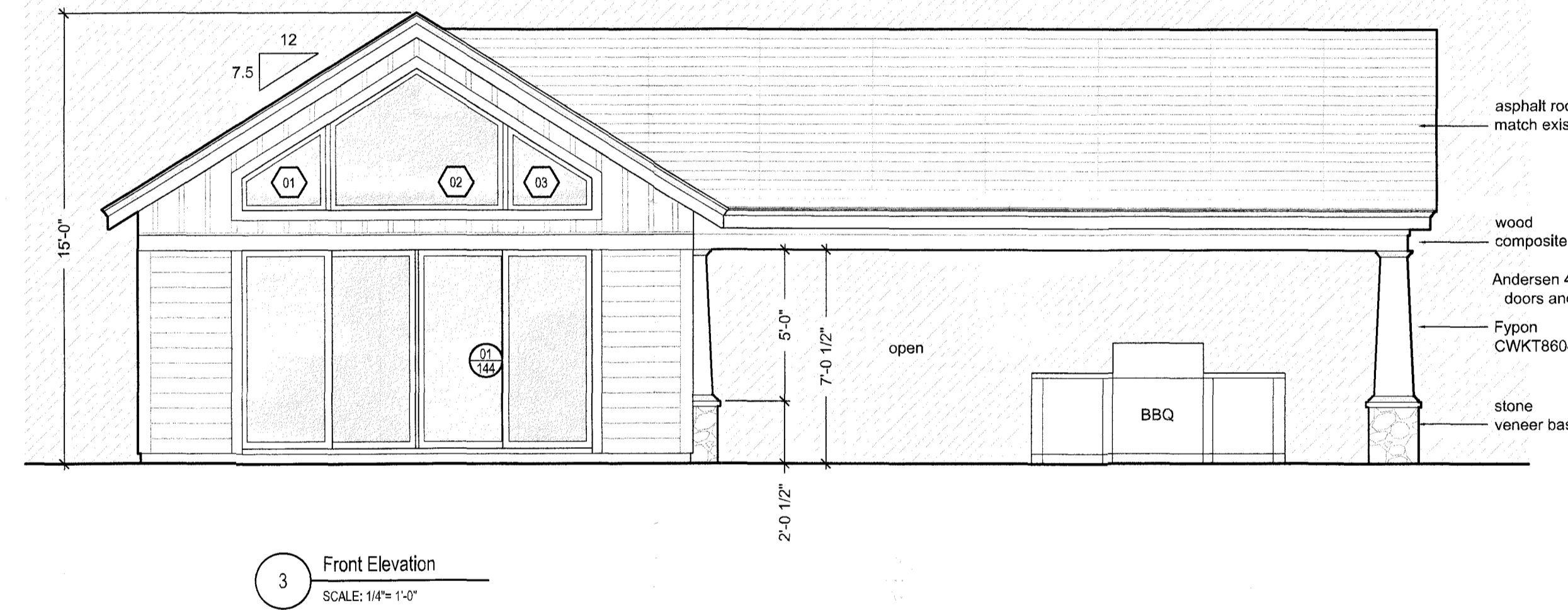
**STORMWATER**

added roof area: 730 SF  
 capacity required for 3" of rain: 750 x 3/12, or 182.5 cu. ft.  
 capacity provided: (3) 6 ft. dia. x 3 ft. tall drywell, 67.02 cu. ft. each ring, or 201.06 cu. ft. total capacity

**Minimum Distances and Clearances**

	Septic Tank to	Leaching Pool to	Dry Well to
Property Line	10	10	10
Leaching Pool	5	10 (1)	10 (1)
Water Service Line	10	10	10
Building Wall	10	20	20
Dry Well	20	20	20
Septic Tank	-	5	5

(1) 10 feet or 1 1/2 times the effective depth, whichever is greater. Maximum separation required 20 feet  
 all distances are edge to edge in feet  
 Source: Nassau County Department of Health Manual of On-Site Sewage Disposal Effective September 1, 1983



**Zoning Data:**

address	section	block	lot
10 Tanglewood Lane	21	085	14
zone	Res-C		
use	single family residence		

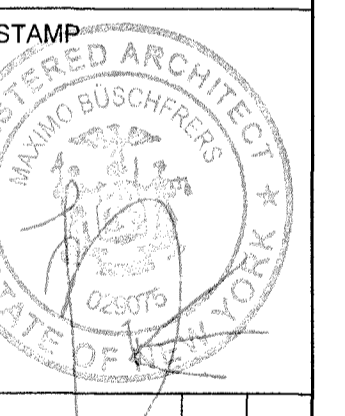
	allowed	existing	proposed	total	comments
lot area a	10,000 SF	24,120 SF	-	24,120 SF	-
main building area b	-	2,242 SF	-	2,242 SF	-
accessory building area c	-	-	350 SF	350 SF	-
basement d	-	-	-	-	-
1st floor e	-	2,242 SF	-	2,242 SF	-
2nd floor f	-	1,895 SF	-	1,895 SF	-
attic (over 7 ft high) g	-	-	-	-	-
porch (over 8 ft deep) h	-	-	380 SF	380 SF	-
gross floor area i = .5d+.5g+.25h	-	4,137 SF	-	4,137 SF	-
lot coverage (b+c)/a	30%	9.8%	-	10.8%	-
height accessory	15 FT	-	15 FT	-	-
front yard accessory	not permitted	-	-	-	-
side yard accessory	10 FT	-	-	-	-
rear yard accessory	5 FT	-	5.0 FT & 15.7 FT	-	-
FAR ((+c)/a)	19.0%	17.1%	-	19.0%	-

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

**M. BÜSCHFRERS**  
 Architect P.C.

REVISIONS  
 1. 01.03.2022 Issued for ARB review

PROJECT:  
 10 Tanglewood Lane  
 Sea Cliff, NY 11579



DRAWING TITLE:  
 Title, Zoning, Site Plan,  
 Floor Plan & Exterior Elevations

DATE: 1/15/2022  
 DRAWN BY: MB  
 CHECKED BY: MB  
 APPROVED BY: MB

SHEET No.

**A-01**

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

GUARANTEES INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES ARE NOT TRANSFERABLE.

Note: ALL SUBSURFACE STRUCTURES; WATER SUPPLY, SANITARY SYSTEMS, DRAINAGE, DRYWELLS AND UTILITIES, SHOWN ARE FROM FIELD OBSERVATIONS AND OR DATA OBTAINED FROM OTHERS.

THE EXISTENCE OF RIGHTS OF WAY AND/OR EASEMENTS OF RECORD IF ANY, NOT SHOWN ARE NOT GUARANTEED.

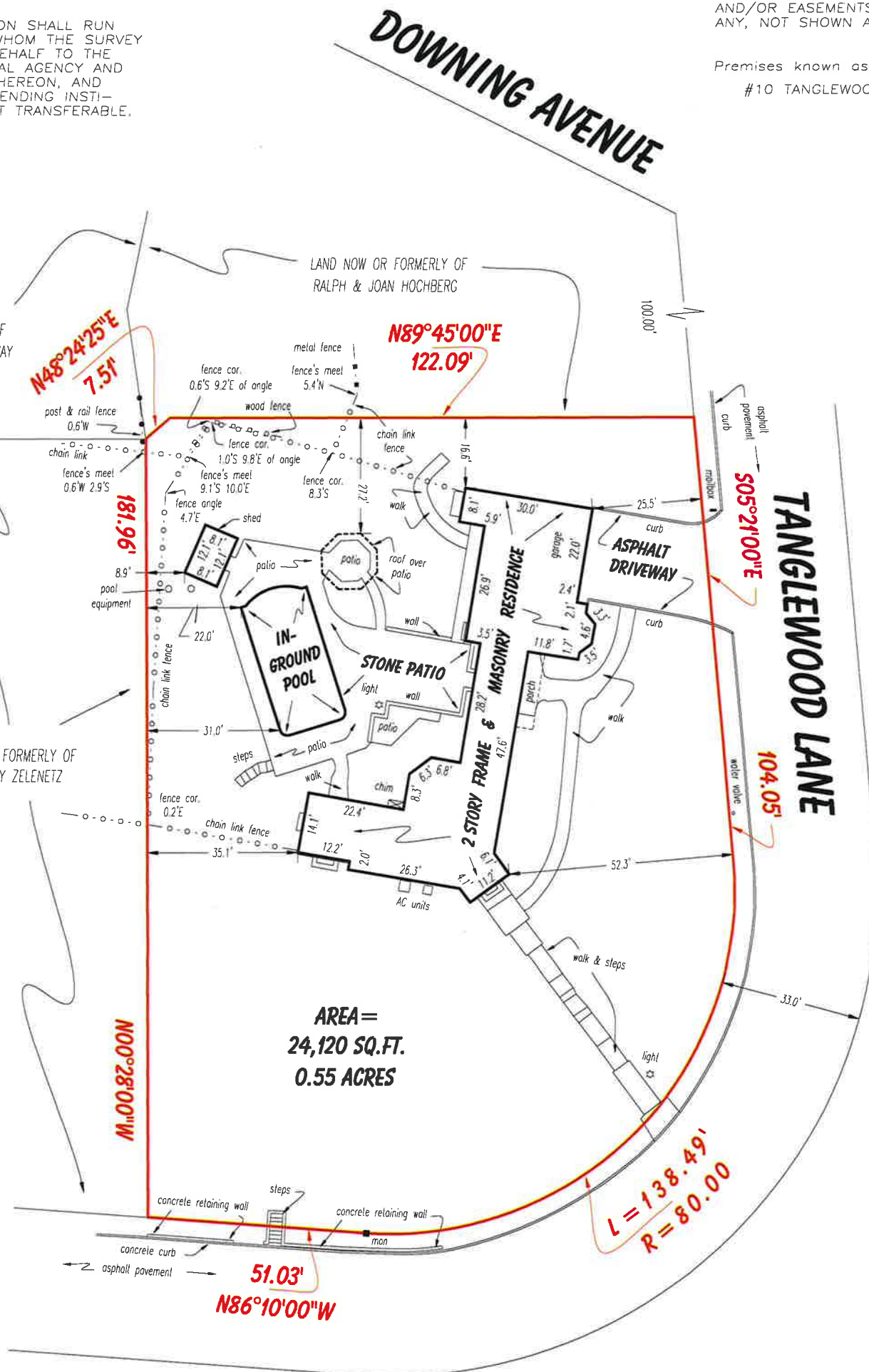
Premises known as:  
#10 TANGLEWOOD LANE

DRAWN BY	JM	CHECKED BY	JM
CAD FILE DATE:	DEC 2020		
DRAWING NO.:	20\TANGLEWOOD LANE		

LAND NOW OR FORMERLY OF  
MICHAEL & MELISSA GALLOWAY

LAND NOW OR FORMERLY OF  
RALPH & JOAN HOCHBERG

LAND NOW OR FORMERLY OF  
PAUL & TRACY ZELENETZ



Certified to:

Charlie Emmanuelidis and Keri Emmanuelidis  
Wells Fargo Bank, N.A.  
Bridge Abstract LLC  
WFG National Title Insurance Company

### Survey of Lot 6 & Part of Lot 5

MAP OF TANGLEWOOD AT SEACLIFF  
FILED FEB. 26, 1923 MAP NO. 521  
situated in the Incorporated

### Village of Seacliff

Town of Oyster Bay  
Nassau County, New York

Tax Map #21-85-14

December 28, 2020 . Scale 1" = 30'

GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.



LAND SURVEYING  
Mintoville@aol.com

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JOHN MINTO, L.S.  
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NEW YORK STATE LIC. NO. 49866

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FAX: (631) 724-5455

93 SMITHTOWN BOULEVARD SMITHTOWN, N.Y. 11787

WITTMAN LILYAN  
OR CURRENT OWNER  
112 DOWNING AVE  
SEA CLIFF, NEW YORK 11579

~~CAMPS CAROLINA & PRIMONT ...  
OR CURRENT OWNER  
TANGLEWOOD LN  
SEA CLIFF, NEW YORK 11579~~

~~BRADFORD SHARYN  
OR CURRENT OWNER  
10 TANGLEWOOD LN  
SEA CLIFF, NEW YORK 11579~~

HOCHBERG RALPH & JOAN  
OR CURRENT OWNER  
8 TANGLEWOOD LN  
SEA CLIFF, NEW YORK 11579

HELFRICK-GAUN ELIZABETH H  
OR CURRENT OWNER  
3 TANGLEWOOD LN  
SEA CLIFF, NEW YORK 11579

TREIBER H CRAIG TRUST  
OR CURRENT OWNER  
7 TANGLEWOOD LN  
SEA CLIFF, NEW YORK 11579

GALLOWAY MICHAEL & MELISSA  
OR CURRENT OWNER  
209 DOWNING AVE  
SEA CLIFF, NEW YORK 11579

WEIL PATRICIA  
OR CURRENT OWNER  
211 DOWNING AVE  
SEA CLIFF, NEW YORK 11579

DILEO MICHAEL & MICHELE  
OR CURRENT OWNER  
212 DOWNING AVE  
SEA CLIFF, NEW YORK 11579

NORTH JAMES W & LOIS E  
OR CURRENT OWNER  
13 TANGLEWOOD LN  
SEA CLIFF, NEW YORK 11579

ZELENETZ PAUL & TRACY  
OR CURRENT OWNER  
12 TANGLEWOOD LN  
SEA CLIFF, NEW YORK 11579

COHEN JARED & SUZANNE  
OR CURRENT OWNER  
2 FLORENCE AVE  
SEA CLIFF, NEW YORK 11579

SCO FAMILY OF SERVICES  
OR CURRENT OWNER  
PARK & DOWNING AVE  
SEA CLIFF, NEW YORK 11579

CLANCY STEPHEN M  
OR CURRENT OWNER  
14 TANGLEWOOD LN  
SEA CLIFF, NEW YORK 11579

HALEY JOHN & LESLIE  
OR CURRENT OWNER  
11 TANGLEWOOD LN  
SEA CLIFF, NEW YORK 11579

COSTELLO KEVIN & MARGARET  
OR CURRENT OWNER  
210 DOWNING AVE  
SEA CLIFF, NEW YORK 11579

UNGER MARTIN & GAIL  
OR CURRENT OWNER  
1 TANGLEWOOD LN  
SEA CLIFF, NEW YORK 11579

TREIBER PETER S & IRENE TR...  
OR CURRENT OWNER  
5 TANGLEWOOD LN  
SEA CLIFF, NEW YORK 11579

CAMPS CAROLINA & PRIMONT *BROOKE*  
OR CURRENT OWNER  
9 TANGLEWOOD LN  
SEA CLIFF, NEW YORK 11579

*Emmanuelidis -  
10 Tanglewood La.*





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

THIS INDENTURE, made the 30<sup>th</sup> day of November, Two Thousand Twenty

BETWEEN SHARYN BRADFORD, residing at 10 Tanglewood Lane, Sea Cliff, party of the first part, and

CHARLIE EMMANUELIDIS and KERI EMMANUELIDIS, both residing at 5 Gilbert Road, Montauk, New York 11954, party of the second part, <sup>husband and wife,</sup>

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

DIST. \_\_\_\_\_  
SEC. 21  
BLK. 085  
LOT 14

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;

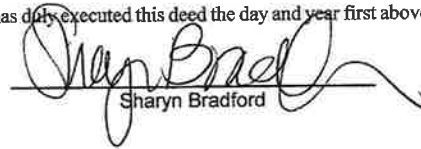
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of 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:



  
Sharyn Bradford

*WFG National Title Insurance Company*

Title Number: **BAL4937N**

Page **1**

**SCHEDULE A DESCRIPTION**

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, known and designated as Lot 6 and part of Lot 5 as shown on a certain map entitled: "Map of Tanglewood at Sea Cliff, Long Island, Nassau County, New York" and filed in the Office of the County Clerk of Nassau on February 26, 1923 as Map Number 521, which said lot and part of lot when taken together are more particularly bounded and described as follows:

BEGINNING at a point on the westerly side of Tanglewood Lane distant 100 feet southerly from the intersection formed by the southerly side of Downing Avenue with the westerly side of Tanglewood Lane;

RUNNING THENCE South 05 degrees 21 minutes East, 104.05 feet to the northerly end of a curve;

THENCE southwesterly along the northeasterly side of Tanglewood Lane along the arc of a curve bearing to the right having a radius of 80 feet, a distance of 138.49 feet;

THENCE North 86 degrees 10 minutes 00 seconds West, 51.03 feet to the division line between Lots 6 and 7;

THENCE North 00 degrees 28 minutes West, 181.96 feet;

THENCE North 48 degrees 24 minutes 25 seconds East, 7.51 feet;

THENCE North 89 degrees 45 minutes East, 122.09 feet to the westerly side of Tanglewood Lane, at the point or place of BEGINNING.

STATE OF NEW YORK, COUNTY OF NASSAU

ss.:

On the 20<sup>th</sup> day of November of year 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared Sharyn Bradford, 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 she executed the same in her capacity(ies), and that by her signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



BONNIE S. ROTHENBERG  
Notary Public, State of New York  
NO. 01RO4965108  
Qualified in Nassau County  
Commission Expires April 16, 2022

STATE OF NEW YORK, COUNTY OF

ss.:

On the day of of year 20, before me, the undersigned, a Notary Public in and for said State, 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 executed the same in capacity(ies), and that by signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

STATE OF NEW YORK, COUNTY OF

ss.:

On the day of of year 20, before me, the undersigned, a Notary Public in and for said State, 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 executed the same in capacity(ies), and that by signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

STATE OF NEW YORK, COUNTY OF

ss.:

On the day of 20, before me personally 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 the 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 h name as witness thereto.

**Bargain and Sale Deed**

WITH COVENANTS AGAINST GRANTOR'S ACTS

TITLE NO.

SHARYN BRADFORD

and

TO

CHARLIE EMMANUELIDIS

and

KERI EMMANUELIDIS

DISTRICT

SECTION 21

BLOCK 085

LOT 14

COUNTY OR TOWN Nassau

**RECORD AND RETURN BY MAIL TO:**

Rita Bonicelli

67A Main Street  
East Hampton, 11937

RESERVED FOR USE OF RECORDING OFFICE