



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: Steven Kosoff

PROPERTY ADDRESS: 4 Orchard Lane

SECTION/ BLOCK/ LOT: 21/L/51

APPLICATION NO: 12711

APPLICATION RECV'D: 1/18/2022

ZONE: Residence B

DESCRIPTION: The applicant proposes to construct an addition.

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 construct an addition 14.34ft from the front property line where 25ft is the required minimum.

This property has the following pre existing non conformities

- Front yard setback of 20.97ft

Shane Dommin

Village of Sea Cliff Building Department

Note; If the proposed construction does not comply with the Village Code, applicant may apply to the Zoning Board of Appeals for relief, within 60 days hereof. If the proposed construction requires Planning Board approval, an application to the Planning Board may be made. All plans are subject to the Building Codes of New York State.



INCORPORATED VILLAGE OF SEA CLIFF

Post Office Box 340 • 300 Sea Cliff Avenue • Sea Cliff, NY 11579
(516) 671-0080 phone • (516) 671-6508 fax • www.seacliff-ny.gov

BUILDING PERMIT

APPLICATION ID # 12711 APPLICATION DATE 1/25/22 PERMIT # _____

PROPERTY ADDRESS: _____ SECT 21 BLOCK L LOT 51

Owner: Steven Kosoff / Linda Antico
Address: 4 Orchard Lane City: Sea Cliff State: NY Zip: 11579
Phone: 516 606 3748 Cell: 516 606 3748 Email: Kosoff@optonline.net

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

Architect: Maximo Buschfrens
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.

Two story addition + interior renovation
Added space 493 sf



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Post Office Box 340 • 300 Sea Cliff Avenue • Sea Cliff, NY 11579
(516) 671-0080 phone • (516) 671-6508 fax • www.seacliff-ny.gov

BUILDING PERMIT

Cost of Improvement: \$

Owner: Deposits and says that they are the owner(s) in fee of the Premises, that the work proposed to be done upon the said Premises shall be completed in accordance with the approved application and accompanying plans, and that all the statements herein are true to the deponents own knowledge.

Owner Signature: 

Owner Signature: _____

Date: 1/25/2022 
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 \$150 ZBA pd

Application Fee \$ 75pd

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

Steven Kosoff

APPLICATION

Village of Sea Cliff.
-----x

Proposing to construct an addition

1. Name of applicant: Steven Kosoff
2. Applicant's address: 4 Orchard 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: 4 Orchard Lane, Village of Sea Cliff, N. Y. and is also known as Section 21, Block L, Lot(s) 51 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:

Steven Kosoff
Lenda Antico

6. The property is located in the B zoning district of the Village of Sea Cliff.
7. The subject property is located on the East side of Orchard Lane (street).
8. The date on which the owner(s) acquired the property was 1/15/22.
9. The approximate dimensions of the property are 140 feet by 105 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 1/15/22
15. The proposed construction use of the property does not comply with the following sections of the Village Code: 138-508
- _____
- _____
- _____

16. This is an application for:

an appeal

a variance

a special permit

other (describe): _____

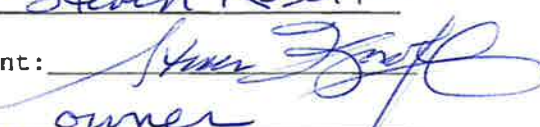
17. Description of the problem, or reasons for this application,
that support the request for relief:

(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)

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: Steven Kosoff
Signature of applicant: 
Title of signatory: owner
Date: 1/25/22

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.

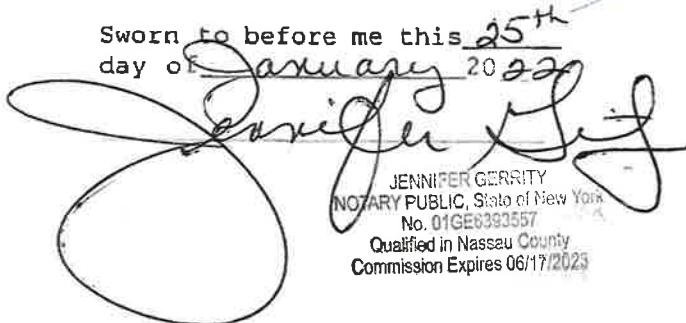
If the applicant is a partnership, the deponent is a general partner thereof, and has authority to execute this application in the name of the partnership.

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.

Steven Kosoff
Print Name


Signature

Sworn to before me this 25th
day of January 2022



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)

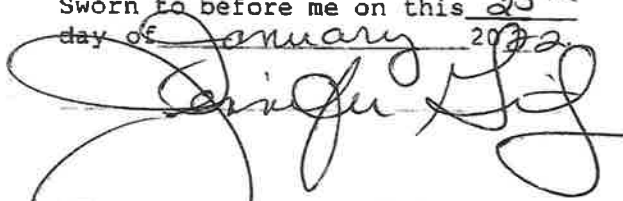
STATE OF NEW YORK) SS:

COUNTY OF NASSAU)

Steven Kosoff being duly sworn, deposes and says that (s)he is the owner of the property known as 4 Orchard 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.



Sworn to before me on this 25th day of January 2022.

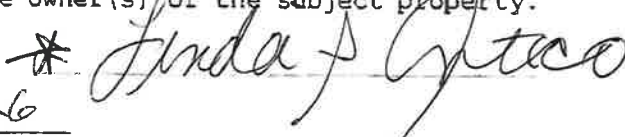


JENNIFER GERRITY
NOTARY PUBLIC, State of New York
No. 01GE8393557
Qualified in Nassau County
Commission Expires 06/17/2023

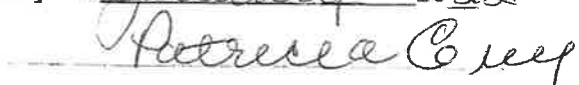
STATE OF NEW YORK) SS:

COUNTY OF NASSAU)

* Linda Antico being duly sworn, deposes and says that (s)he is the owner of the property known as * 4 Orchard 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.



Sworn to before me on this 26 day of January 2022.



PATRICIA C. REEF
Notary Public, State of New York
No. 01GU592906
Qualified in Nassau County
Commission Expires June 13, 2022

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

In the Matter of the Application of

Steven Kosoff

DISCLOSURE
AFFIDAVIT
General Municipal Law
Section 809

STATE OF NEW YORK) COUNTY OF NASSAU)

ss:

Steven Kosoff, 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>
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None

Signature

Sworn to before me this 25th
day of January 2023

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: _____

[Handwritten signature]
1/25/22

The proposed addition will extend the existing house volume resulting in an architecturally cohesive structure. Different design layouts were considered, but the proposed solution integrates well with both the existing interior and exterior layout of the house. The paved boundary of the cul-de-sac is located approximately 22 feet from the property line; the visual setback from the edge of the asphalt to the closest corner of the addition is approximately 38 feet. The neighboring house to the south is set back and will not be affected by the proximity of the proposed addition to the front property line.

4 Orchard Lane - Sea Cliff, NY 11579

Zoning Data:					
address	4 Orchard Lane	section	21		
zone	Res-B	block	L		
use	single family residence	lot	51		
lot area	a	allowed	existing	proposed	total
main building area	b	10,000 SF	15,164 SF	+ 493 SF	15,164 SF
accessory building area	c	-	1,615 SF	-	2,108 SF
basement	d	-	-	-	-
1st floor	e	-	1,615 SF	+ 493 SF + 164.8 SF	2,272.8 SF
2nd floor	f	-	711.5 SF	+ 426 SF + 34.5 SF	1,172.0 SF
attic (over 7 ft high)	g	-	-	-	-
porch (over 8 ft deep)	h	-	-	-	-
gross floor area	i = 5d+e+f+g+h	-	2,326.5 SF	-	3,444.3 SF
lot coverage	(b+c)/a	30%	10.6 %	-	13.9 %
height		30 FT	20.2 FT	-	20.2 FT
front yard		25 FT	20.97 FT	14.34 FT	14.34 FT
side yard		15 FT	35.99 FT & 35.71 FT	23.09 FT & 35.71 FT	23.09 FT & 35.71 FT
rear yard		30 FT	51.17 FT	-	51.17 FT
FAR	(i+c)/a	3,750.0 SF	2,326.5 SF	-	3,444.3 SF

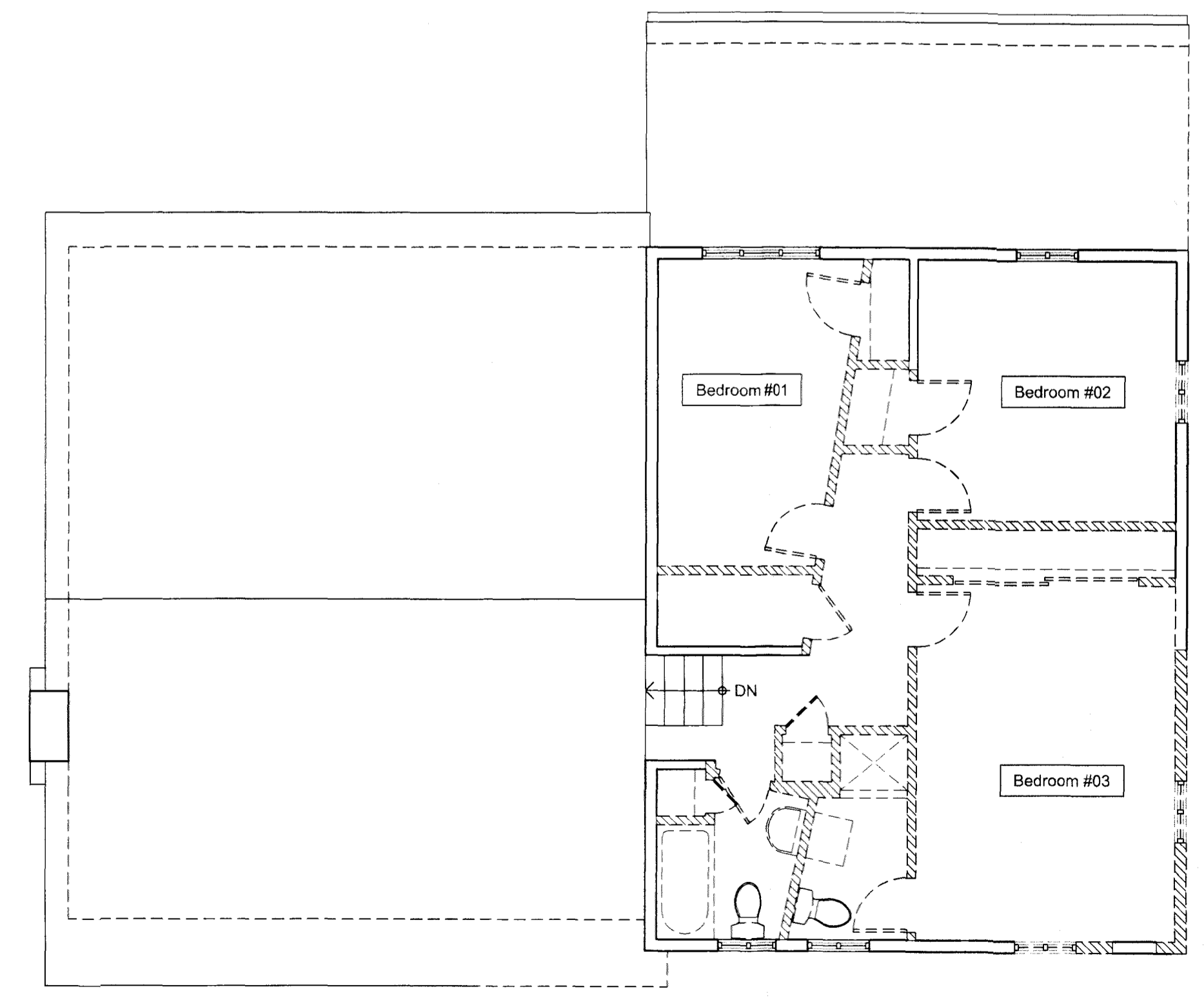
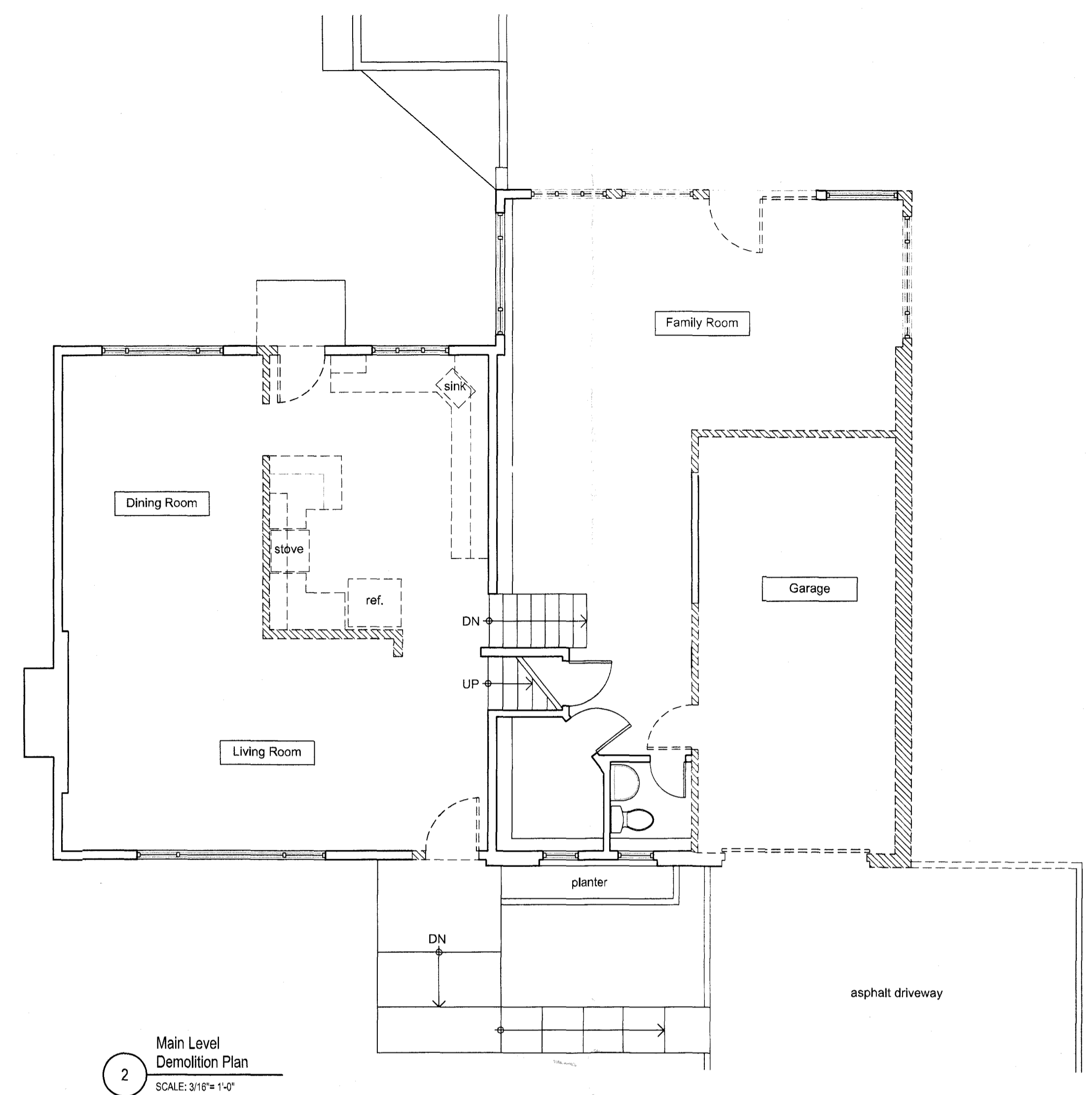
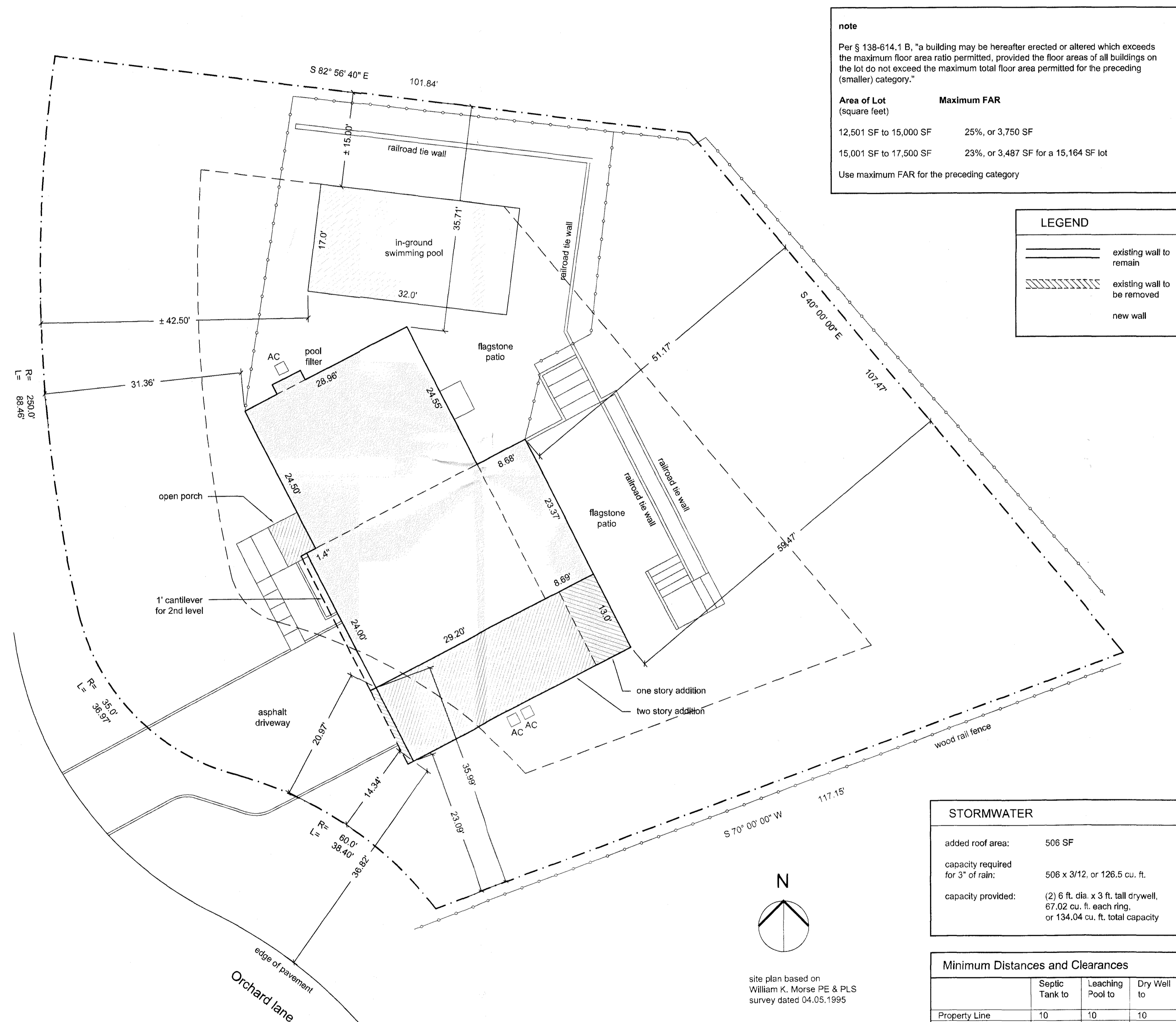
Project Scope of Work	List of Drawings	Energy Statement
Two Story Addition	A-01 Title, Notes, Zoning, Site Plan & Demolition A-02 Proposed Floor Plans A-03 Exterior Elevations	To the best of my knowledge the proposed work complies with the requirements of the Energy Conservation Construction Code of 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.

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

M. BÜSCHFRERS
Architect P.C.



STORMWATER

added roof area:	506 SF
capacity required for 3" of rain:	506 x 3/12, or 126.5 cu. ft.
capacity provided:	(2) 6 ft. dia. x 3 ft. tall drywell, 67.02 cu. ft. each ring, or 134.04 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

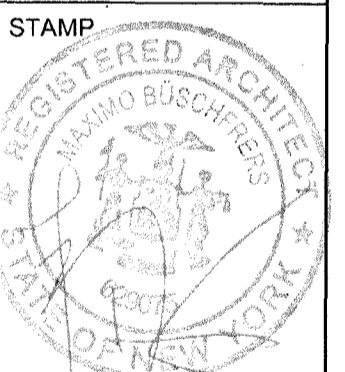
(1) 10 feet or 1 1/2 times the effective depth, whichever is greater. Maximum separation required 20 feet

all distances are edge to edge in feet

Source: Nassau County Department of Health Manual of On-Site Sewage Disposal Effective September 1, 1963

REVISIONS
1. 01.03.2022
Issued for ZBA review

PROJECT:
4 Orchard Lane
Sea Cliff, NY 11579



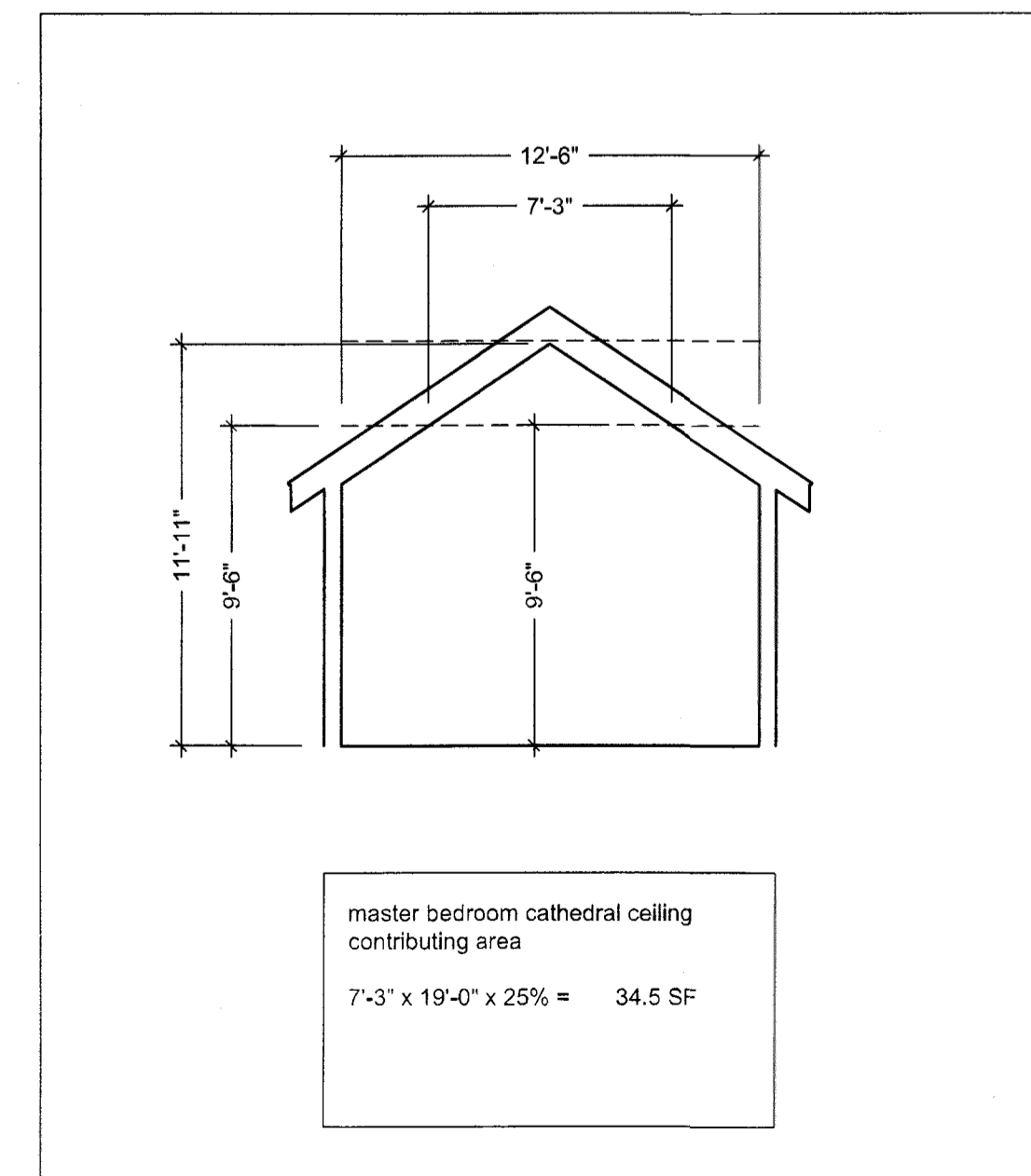
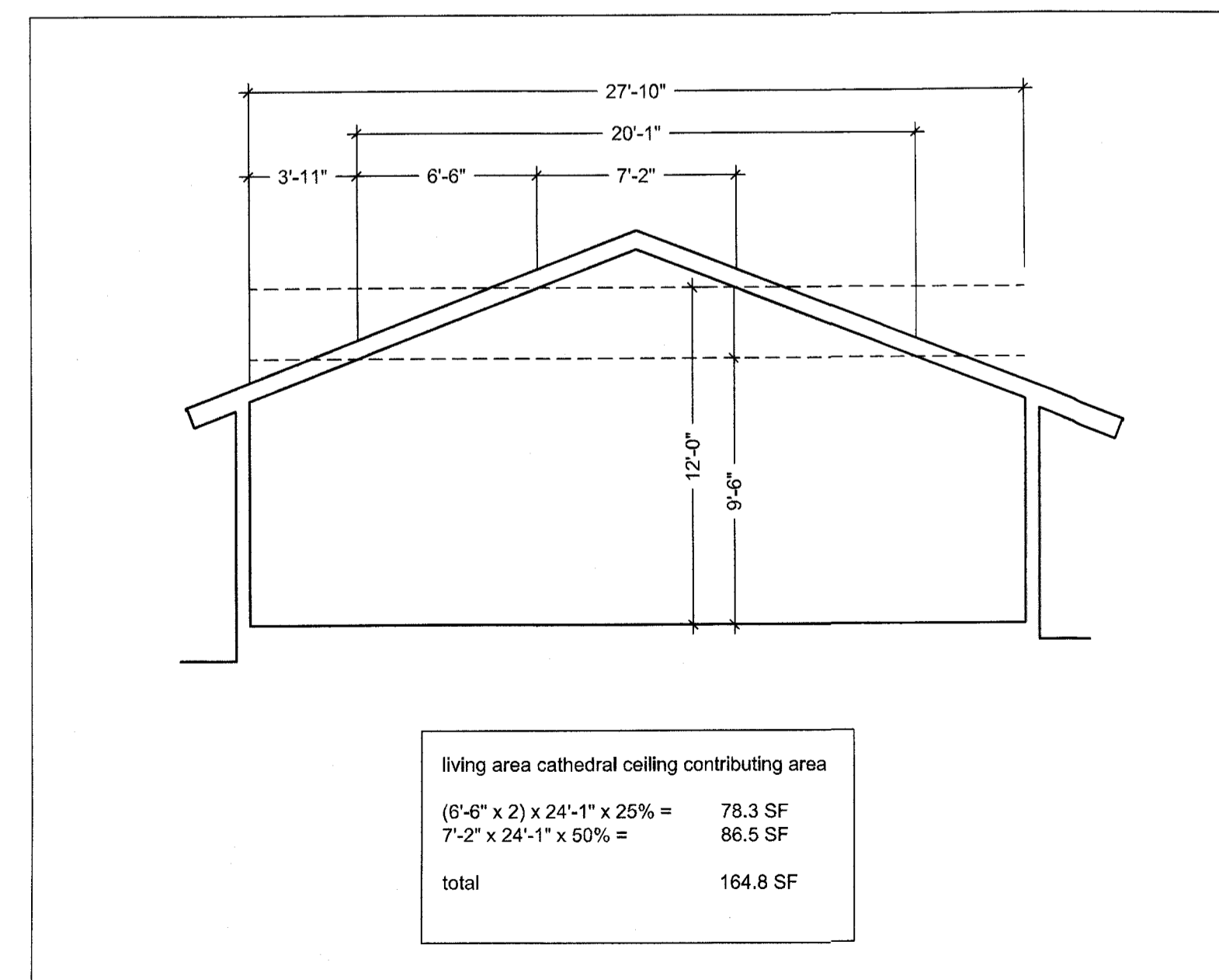
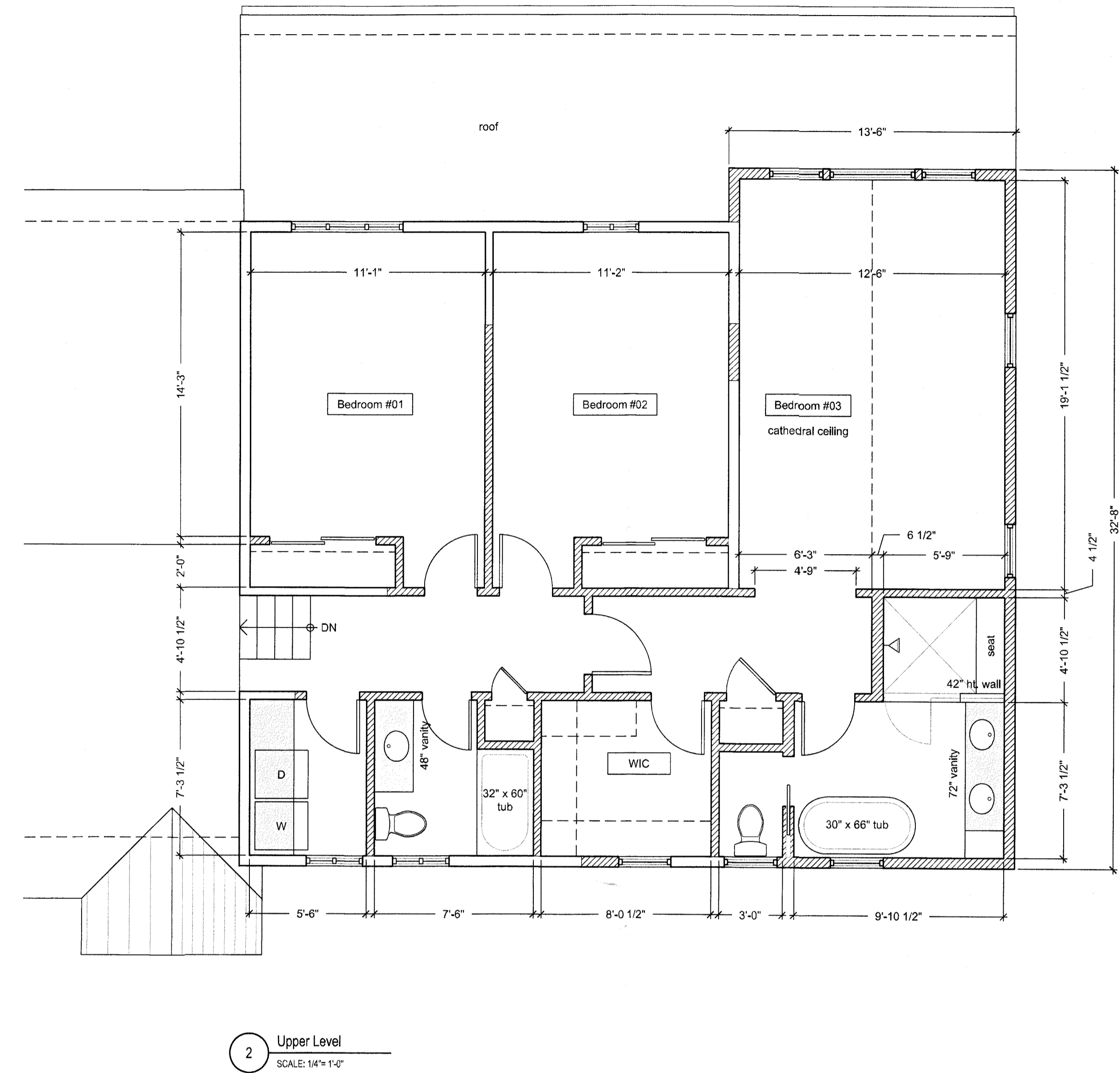
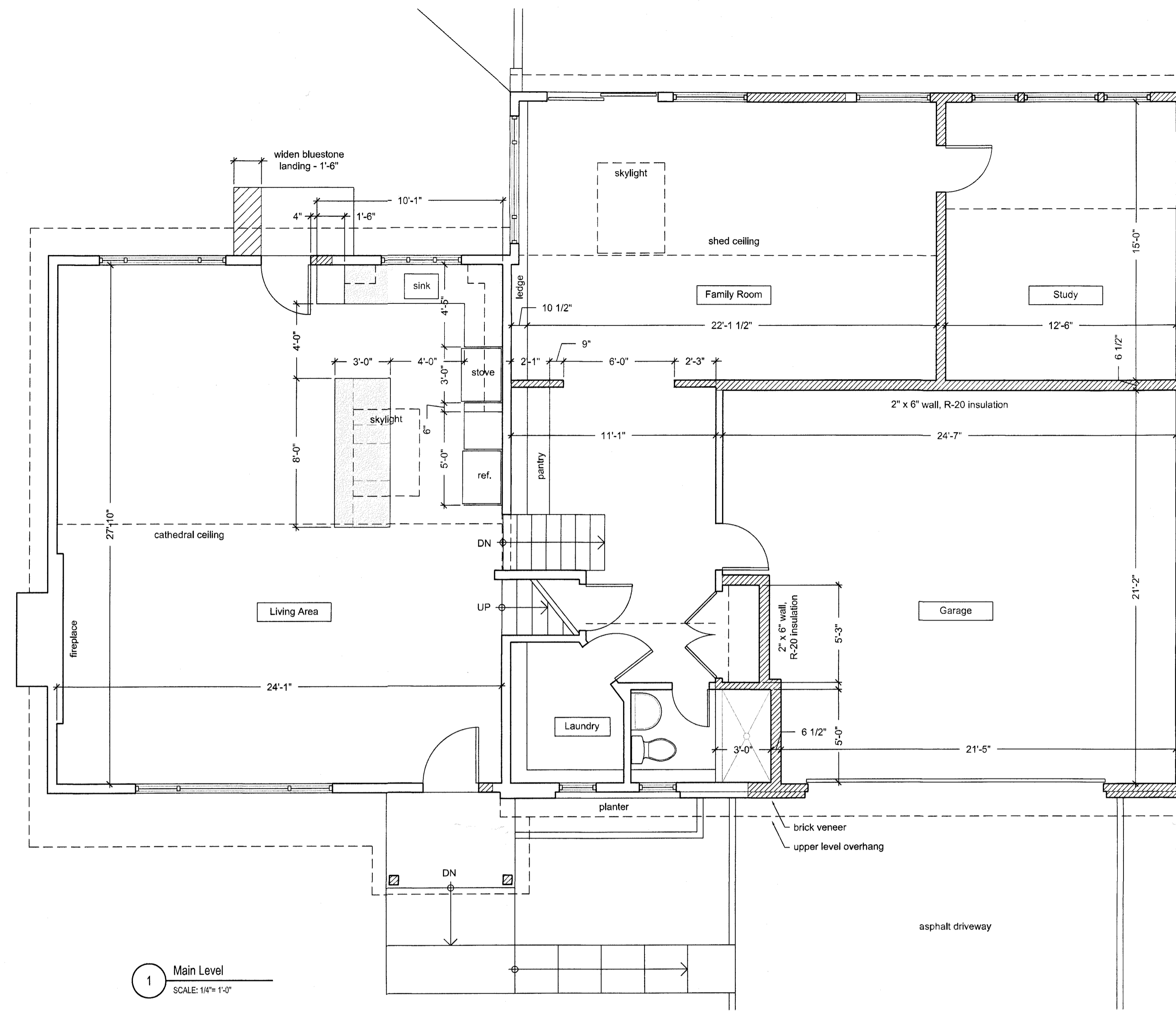
DRAWING TITLE:
Title, Notes, Zoning, Site Plan & Demolition

SCALE: AS NOTED
DRAWN BY: MB
CHECKED: MB
APPROVED: MB

SHEET No.
A-01

JAN 18 2022

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

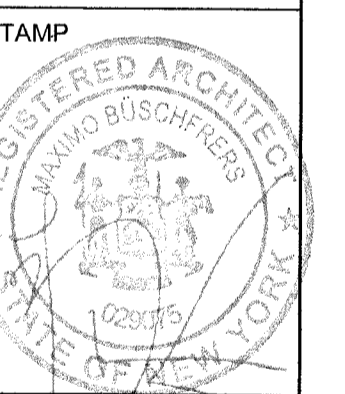


LEGEND

- existing wall to remain
- new wall
- counter top
- natural gas
- smoke detector
- combination smoke and carbon monoxide detector
- Door number
Door width in inches
- Window number

REVISIONS
1. 01.03.2022 Issued for ZBA review

PROJECT:
4 Orchard Lane
Sea Cliff, NY 11579



DRAWING TITLE:
Proposed Floor Plans

SHEET No.

A-02

DATE: 01/18/2022
 DRAWING BY: MB
 CHECKED BY: MB
 APPROVED BY: MB
 PROJECT NO.: 2151



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

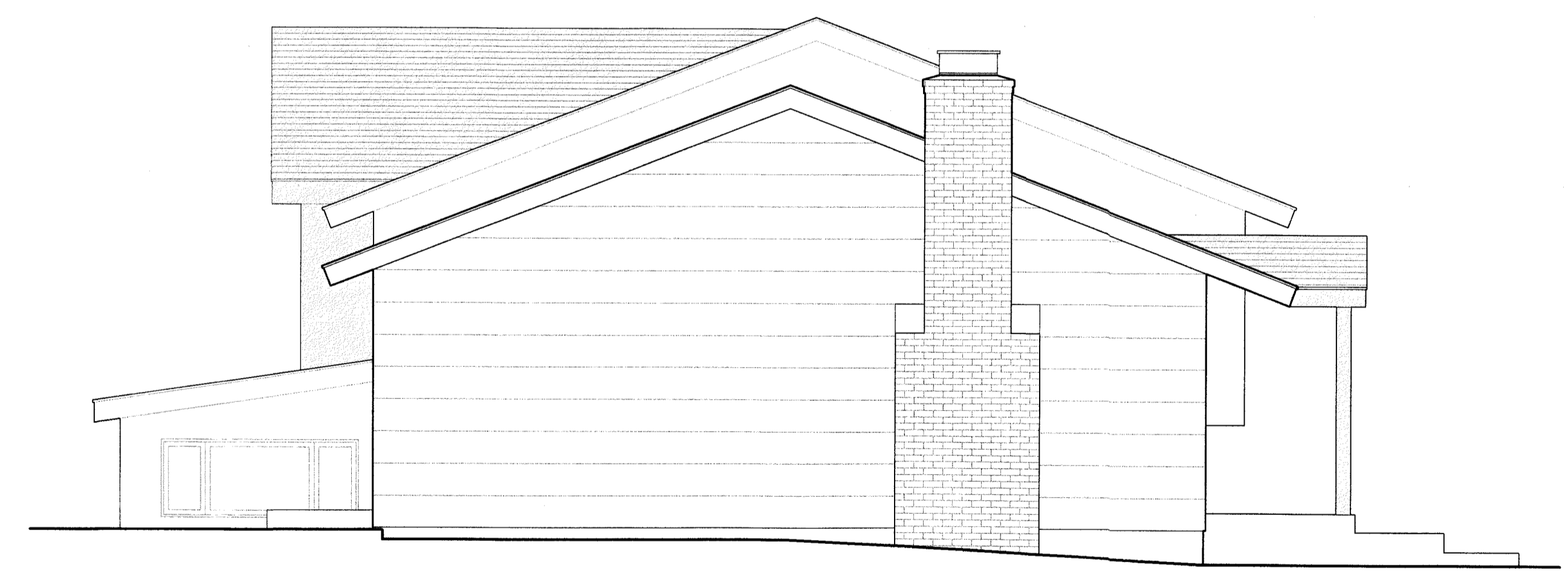
shaded areas indicate new work



2 Side Elevation
SCALE: 1/4" = 1'-0"



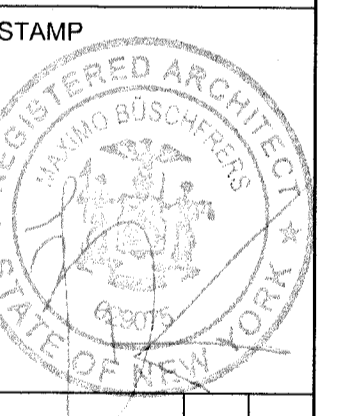
3 Rear Elevation
SCALE: 1/4" = 1'-0"



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

REVISIONS
1. 01.03.2022 Issued for ZBA review

PROJECT:
4 Orchard Lane
Sea Cliff, NY 11579



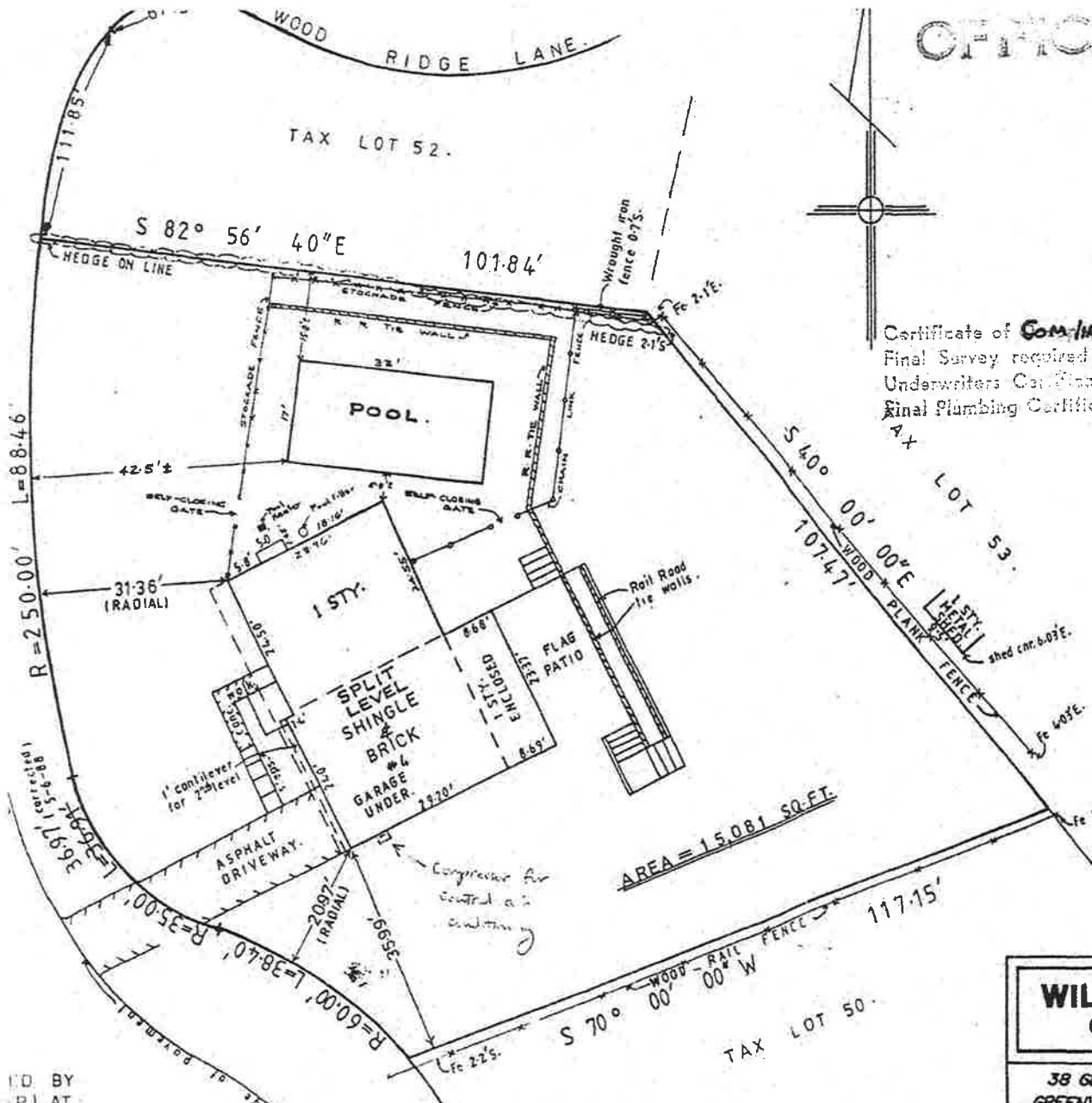
DRAWING TITLE:
Exterior Elevations

SHEET No.:

A-03

DATE: 01/03/2022
DRAWN BY: MB
CHECKED BY: MB
DATE: 01/03/2022

OFFICE COPY



SURVEY TO BE USED SOLELY FOR THE PURPOSE OF THE CONVEYANCE OF TITLE. OFFSETS SHOWN NOT TO BE USED FOR THE REMOVAL OR LAYOUT OF FENCES, HEDGES, CURBS, WALLS OR ANY STRUCTURES.

Certificate of ~~COM/MADE~~ required
 Final Survey required
 Underwriters Certificate required
 Final Plumbing Certificate required

-
-
-
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IN ADDITION TO THIS SURVEY VIOLATION OF SECTION THE NEW YORK STATE LAW.
 COPIES OF THIS SURVEY BEARING THE LAND SURVEYOR'S SEAL OR EMBOSSEMENT SHALL NOT BE CONSIDERED A VALID TRUE COPY.
 GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED HIS BEHALF TO THE TITLE COMPANY, GOVERNMENT AND LENDING INSTITUTION HEREON, AND TO THE AGENT OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ANY OTHER INSTITUTION.

FINAL SURVEY FOR C.O.P.U.

LOT 51, BLOCK L, SECTION 21
 @ INC. VILLAGE OF SEA CLIFF
 NASSAU COUNTY, NEW YORK.
 aka 44 ORCHARD LANE, SEA CLIFF, N.Y.
 REFERENCE: MAP OF PROPERTY NEWELL & DAN SEA CLIFF (MAP # 5708)

CERTIFIED TO:
 (1) FIDELITY NEW YORK BANK.
 (2) SECURITY TITLE and GUARANTEE

MAR 19 1999

PREPARED FOR JOHN NAGY.

WILLIAM K. MORSE PE & PLS CIVIL ENGINEER & LAND SURVEYOR	
38 GLEN COVE ROAD GREENVALE, NEW YORK LICENSE NO. 33701 N.Y.S.	DATE SURVEYED: 4/5/91 JOB NO. 4/5/91A. SCALE: 1"=20'
ALL MEASUREMENTS IN U.S. STANDARD FEET	



NO BY
 (P) AT
 EY.

NO PART OF THIS SURVEY IS TO BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFIED IN THE INSTRUMENT. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL STANDARD OF CARE AND THE BUILDING CODE AND THE BUILDING ZONE ORDINANCE.



PROPERTY
ATTENT



WILLIAMSBURG
JAN 18 2022
BUILDING DEPARTMENT

GRUEBEL B MALONE & JEFF
OR CURRENT OWNER
20 WOOD RIDGE LN
SEA CLIFF, NEW YORK 11579

ROSS D KEITH JR
OR CURRENT OWNER
24 WOOD RIDGE LN
SEA CLIFF, NEW YORK 11579

GRANDE DANIEL & ALICIA
OR CURRENT OWNER
16 WOOD RIDGE LN
SEA CLIFF, NEW YORK 11579

REYNOLDS MICHAEL P & KATH. ^{LEEN}
OR CURRENT OWNER
21 WOODRIDGE LN
SEA CLIFF, NEW YORK 11579

NAGY JOHN & ELIZABETH
OR CURRENT OWNER
4 ORCHARD LN
SEA CLIFF, NEW YORK 11579

GARDIANOS ATHANASIOS
OR CURRENT OWNER
9 ORCHARD LN
SEA CLIFF, NEW YORK 11579

DESTIO THOMAS & LINDA
OR CURRENT OWNER
6 ORCHARD LN
SEA CLIFF, NEW YORK 11579

Kosoff -

4 Orchard Lane

BRAUN-SCHEINER SUZANNE
OR CURRENT OWNER
3 ORCHARD LN
SEA CLIFF, NEW YORK 11579

PARSONS LINDA A (TRUST)
OR CURRENT OWNER
348 LITTLEWORTH AVE
SEA CLIFF, NEW YORK 11579

MIRABITO MARY
OR CURRENT OWNER
5 ORCHARD LN
SEA CLIFF, NEW YORK 11579

NOELLE FIALLO & JOSEPH ^{EVANS}
OR CURRENT OWNER
LITTLEWORTH LA
SEA CLIFF, NEW YORK 11579

KAELIN JAMES F & RUTH
OR CURRENT OWNER
10 ORCHARD LN
SEA CLIFF, NEW YORK 11579

MARCEDO ALAIN & AGLAED
OR CURRENT OWNER
19 WOOD RIDGE LN
SEA CLIFF, NEW YORK 11579

BLACK E ^{LENN}
OR CURRENT OWNER
1 ORCHARD LN
SEA CLIFF, NEW YORK 11579

HOLTZMANN GARY & ELIZABETH
OR CURRENT OWNER
18 WOOD RIDGE LN
SEA CLIFF, NEW YORK 11579

KURTH MATTHEW DAVID & HOLLE ^{LENN}
OR CURRENT OWNER
8 ORCHARD LN
SEA CLIFF, NEW YORK 11579

QUEVEDO JOSE & MORAWSKI ...
OR CURRENT OWNER
14 WOODRIDGE LN
SEA CLIFF, NEW YORK 11579

HENNEMAN JUSTIN & AMRITA
OR CURRENT OWNER
28 WOOD RIDGE LN
SEA CLIFF, NEW YORK 11579

BONDER JOSEPH
OR CURRENT OWNER
17 WOOD RIDGE LN
SEA CLIFF, NEW YORK 11579

PARSONS LINDA A (TRUST)
OR CURRENT OWNER
LITTLEWORTH LN
SEA CLIFF, NEW YORK 11579

DAROUVAR MICHELE MALONE
OR CURRENT OWNER
23 WOODRIDGE LN
SEA CLIFF, NEW YORK 11579



BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS
(INDIVIDUAL OR CORPORATION)
STANDARD NYBTU FORM 8007

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY ATTORNEYS FOR SELLER AND PURCHASER BEFORE SIGNING.

THIS INDENTURE, made the ^{15th} day of January, two thousand and twenty two, between

CLAUDIA M. NAGY; 4 Orchard Lane, Sea Cliff, NY 11579, as Trustee of the JOHN NAGY IRREVOCABLE SPECIAL NEEDS TRUST; party of the ^{first} part,
*Steven Kosoff and Linda S. Antico, party of the second part both **

WITNESSETH, that the party of the first part, in consideration of Ten Dollars, lawful money of the United States, 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.

On
* *residing at 167 Shore Road, Glencore, N.Y. 11542*
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, County of Nassau and State of New York, known as and by Lot 51 on a certain map entitled "Map of Property, Newell and Daniel at Sea Cliff, made for Meadow Woods Corp., situated at Sea Cliff, Nassau County, N.Y., surveyed by Charles E. Ward, P.E. & L.S., Great Neck, N.Y. October 1952" and filed in the office of the Clerk of the County of Nassau on February 11, 1953 as Map No. 5708 bounded and described according to said map as follows:

BEGINNING at a point on the easterly side of Orchard Lane distant 111.85 feet southerly when measured along the said easterly side of Orchard Lane from the southerly end of a curve having a radius of 39.14 feet and a length of 61.13 feet which curve connects the easterly side of Orchard Lane and with the southwesterly side of Wood Ridge Lane and from said point of beginning running thence South 82 degrees 56 minutes 40 seconds East 101.84 feet; running thence South 40 degrees 00 minutes 00 seconds East 107.47 feet; running thence South 70 degrees 00 minutes 00 seconds West 117.15 feet to the easterly side of the cul de sac forming the southerly end of Orchard Lane; running thence in a general northerly direction along the easterly side of the cul de sac forming the southerly end of Orchard Lane and the easterly side of Orchard Lane the following three courses and distances (1) on a curve bearing to the left having a radius of 60 feet a distance of 38.40 feet to a point of reverse curve (2) on a curve bearing to the right having a radius of 35 feet a distance of 36.97 feet to a point of compound curve (3) on a curve still bearing to the right having a radius of 250 feet a distance of 88.46 feet to the point or place of BEGINNING.

SAID PREMISES also known and designated as 4 Orchard Lane, Sea Cliff.
Consideration is \$987,000.00.

SUBJECT to any state of facts an accurate survey may disclose; to covenants, easements and restrictions of record.

On
BEING and intended to be the same premises conveyed to the party of the first part by deed dated April 22, 1988, and recorded May 12, 1988 in Liber 9008 page 777. *To be recorded simultaneously here in*

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.

Schedule A Description

Title Number PM-2394-N

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ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE INCORPORATED VILLAGE OF SEA CLIFF, COUNTY OF NASSAU AND STATE OF NEW YORK, KNOWN AS AND BY LOT 51 ON A CERTAIN MAP ENTITLED "MAP OF PROPERTY, NEWELL AND DANIEL AT SEA CLIFF, MADE FOR MEADOW WOODS CORP., SITUATED AT SEA CLIFF, NASSAU COUNTY, N.Y., SURVEYED BY CHARLES E. WARD, P.E. & L.S., GREAT NECK, N.Y. OCTOBER 1952" AND FILED IN THE OFFICE OF THE CLERK OF THE COUNTY OF NASSAU ON FEBRUARY 11, 1953 AS MAP NO. 5708 BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY SIDE OF ORCHARD LANE DISTANT 111.85 FEET SOUTHERLY WHEN MEASURED ALONG THE SAID EASTERLY SIDE OF ORCHARD LANE FROM THE SOUTHERLY END OF A CURVE HAVING A RADIUS OF 39.14 FEET AND A LENGTH OF 61.13 FEET WHICH CURVE CONNECTS THE EASTERLY SIDE OF ORCHARD LANE AND WITH THE SOUTHWESTERLY SIDE OF WOOD RIDGE LANE AND FROM SAID POINT OF BEGINNING;

RUNNING THENCE SOUTH 82 DEGREES 56 MINUTES 40 SECONDS EAST 101.84 FEET;

THENCE SOUTH 40 DEGREES 00 MINUTES 00 SECONDS EAST 107.47 FEET;

THENCE SOUTH 70 DEGREES 00 MINUTES 00 SECONDS WEST 117.15 FEET TO THE EASTERLY SIDE OF THE CUL DE SAC FORMING THE SOUTHERLY END OF ORCHARD LANE;

THENCE IN A GENERAL NORTHERLY DIRECTION ALONG THE EASTERLY SIDE OF THE CUL DE SAC FORMING THE SOUTHERLY END OF ORCHARD LANE AND THE EASTERLY SIDE OF ORCHARD LANE THE FOLLOWING THREE COURSES AND DISTANCES:

1. ON A CURVE BEARING TO THE LEFT HAVING A RADIUS OF 60 FEET A DISTANCE OF 38.40 FEET TO A POINT OF REVERSE CURVE;
2. ON A CURVE BEARING TO THE RIGHT HAVING A RADIUS OF 35 FEET A DISTANCE OF 36.97 FEET TO A POINT OF COMPOUND CURVE;
3. ON A CURVE STILL BEARING TO THE RIGHT HAVING A RADIUS OF 250 FEET A DISTANCE OF 88.46 FEET TO THE POINT OR PLACE OF BEGINNING.

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

On the 15th day of January in the year 2022 before me, the undersigned, personally appeared Claudia M. ^{Nagy +} ~~Nagy~~ personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Paul S. Beeber

(signature and office of individual taking acknowledgment)

PAUL S. BEEBER
Notary Public - State of New York
No. 02BE5241735

Acknowledgment by a Subscribing Witness
Qualified in Nassau County
My Commission Expires June 30, 2022

State of _____)
) ss.:
County of _____)

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 resides in _____ (if the place of residence is in a city, include the street and street number, if any, thereof); that he/she knows _____ to be the individual(s) 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 name as witness thereto.

(signature and office of individual taking acknowledgment)

Bargain & Sale Deed
With Covenant Against Grantor's Acts

SECTION 21
BLOCK L
LOT 51
COUNTY OR TOWN
Town of Sea Cliff
County of Nassau

RETURN BY MAIL TO:

Jay Waldhauer
3910 North Broadway suite 120
JERICHO, N.Y. 11753

JOHN NAGY IRREVOCABLE
SPECIAL NEEDS TRUST

To:
*Steven Kosoff and
Linda S. Anti CO*