



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

11/23/21

TO:

PROPERTY OWNER: Susan Thompson
PROPERTY ADDRESS: 413 Littleworth Lane
SECTION/ BLOCK/ LOT: 21/M/591

APPLICATION NO: 12669
APPLICATION RECV'D: 11/23/2021
ZONE: Residence C

DESCRIPTION: The applicant proposes to construct 1st & 2nd story addition to existing residence.

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

§ 138-608 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 30 feet.

The applicant proposes to construct 1st & 2nd story addition to existing residence that has a front yard setback of 21.2ft on the northern front yard and 29.4ft. on the western front yard.

§ 138-612 Minimum rear yard requirements.

No principal building shall be erected on any lot containing a rear yard less than 30 feet in depth. Nothing contained herein or in § 138-511 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 1st & 2nd story addition to existing residence 23.6ft from the rear property line where 30ft is the required minimum.

§ 138-613.1 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 1st & 2nd story addition to existing residence that encroaches on the height/setback restrictions on the western side.

§ 138-614.1 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 construct 1st & 2nd story addition to existing residence creating an FAR of 3,139sq/ft (36.8%) where 2,643 sq/ft (31%) is the maximum allowed.

This property has the following pre existing non conformities

- Side yard setback -9.8ft where 15ft is the required minimum
- Minimum Lot Size – 8,526sq/ft where 15,000 is required
- Front Property Line - 94.3ft on the northern front yard and 61.3 on the western front yard where 100ft 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

BUILDING PERMIT

APPLICATION ID # 12669 APPLICATION DATE 12/1/21 PERMIT # _____

PROPERTY ADDRESS: 413 Littleworth Ln S.C. SECT 21 BLOCK M LOT 591

Owner: SUSAN THOMPSON State: NY
Address: 413 Littleworth Ln City: _____ State: _____ Zip: _____
Phone: _____ Cell: 917 523 0573 Email: Sueheller@Yahoo.com

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

Architect: David DiGianni
Address: 26 Preston Ave City: _____ State: _____ Zip: _____
Phone: _____ Cell: 516 671 3624 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.
Construct 1+2nd Story Addition



INCORPORATED VILLAGE OF SEA CLIFF

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(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: Stephen Thompson

Owner Signature: Sue Thompson

Date: 12/1/2021 Jennifer Gerrity 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

REQUIRED CERTIFICATES

Application Fee \$ 75 pd

Permit Fees
Building _____
Plumbing _____
Electrical _____
Mechanical _____
Certificate _____
Other _____

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

Total Permit Fees \$

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

Stephen Thompson Susan Thompson APPLICATION
Village of Sea Cliff.

-----x
Proposing to construct 1st & 2nd story addition

1. Name of applicant: Stephen Thompson
2. Applicant's address: 413 Littleworth 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: 413 Littleworth Lane, Village of Sea Cliff, N. Y. and is also known as Section 21, Block M, Lot(s) 591 on the Nassau County Land and Tax Map.

5. The full name and residence address of all owners of the property (if applicant is not the sole owner) is:

6. The property is located in the C zoning district of the Village of Sea Cliff.

7. The subject property is located on the South side of Littleworth Lane (street).

8. The date on which the owner(s) acquired the property was Aug-28 2015.

9. The approximate dimensions of the property are 84 feet by 101 feet, and the total acreage of property is .19 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 11-23-21

15. The proposed construction use of the property does not comply with the following sections of the Village Code: 138-608

138-612 138-613.1 138-614.1

16. This is an application for:

_____an appeal

X 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 Letter 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? Yes If so, attach a description of each such prior application, including the date the application was made, the date of the determination by the Zoning Board of Appeals or Planning Board, and a summary of the determination 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? Suort 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: Stephen Thompson
Signature of applicant: [Handwritten Signature]
Title of signatory: Owner
Date: Dec 1 - 2021

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)

Stephen Thompson being duly sworn, deposes and says that (s)he is the owner of the property known as 413 Littleworth 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 1st
day of December 2021.

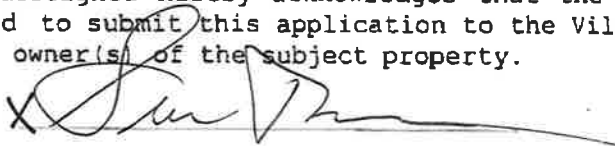
JENNIFER GERRITY
NOTARY PUBLIC, State of New York
No. 01GE8393557
Qualified in Nassau County
Commission Expires 06/17/2023



STATE OF NEW YORK) SS:

COUNTY OF NASSAU)

Susan Thompson being duly sworn, deposes and says that (s)he is the owner of the property known as 413 Littleworth Ln S.C. 11579 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__ .

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.

Stephen Thompson

Print Name

Step Thompson

Signature

Sworn to before me this 1st
day of December 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 Zoning
PLANNING BOARD _____ (check one)
VILLAGE OF SEA CLIFF

In the Matter of the Application of

DISCLOSURE
AFFIDAVIT
General Municipal Law
Section 809

Stephen Thompson Susan Thompson
X

STATE OF NEW YORK) COUNTY OF NASSAU)

ss: Stephen Thompson, 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

Stephen Thompson
Signature

Sworn to before me this 1st
day of December 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:

Steph Thompson

Date:

Dec. 1-2021



December 3, 2021

Village of Sea Cliff
Sea Cliff Ave
Sea Cliff, NY 11579

Re: 413 Littleworth Lane
Section 21
• Block M
Lot 591

To whom it may concern,

Please the above reference property is an has a few pre existing non conforming conditions including

Lot size 8,526 (irregular) where 15,000 is required

Side yard 9.8' where 15' is required

Front yard 25.2' (Littleworth) and 29.3 (Prospect) where 30' is required

Rear Yard 25'-6" where 30' is required.

The proposed alterations and additions to this properly are de minimis in nature which include:

- Most of the 2nd is within the existing footprint except a 36 sf 2nd floor cantilever at the S/W rear of the property of which 7 sf is encroaching into the existing rear yard setback, and 141 sf 1 and 2 story additions which conform to the pre-existing rear yard setback.
- There is a 1 story 52 sf addition with a roof terrace the is outside the existing footprint and is encroaching on the existing front yard along Littleworth, and a 58 sf 1 story addition which is in compliance to required yards.
- The proposed additions comply to height requirements and 65 sf encroach 20" into the height/setback along the NW corner of Littleworth.
- The proposed additions do not comply to the FAR requirement by 496 sf. Proposed area is 3139 where 2643 is permitted. Of this area 297sf is a garage (which was converted to living space and we are converting it back to a garage), and 82 sf of 2 story space. This would yield a total living area of 2,760 which is only 117sf over the max FAR.

The board required DEC non jurisdiction approval prior to making a determination. DEC has approved the non jurisdiction of the fresh water wetland, but the need additional info to determine non jurisdiction of tidal wetland. Based on the attached email, DEC needed elevation information showing that the property is above elevation 10.0. The attached topo survey notes the lowest portion of the property ((NE corner only) at 10.1, Most of the property is elevation 11.0 of greater.

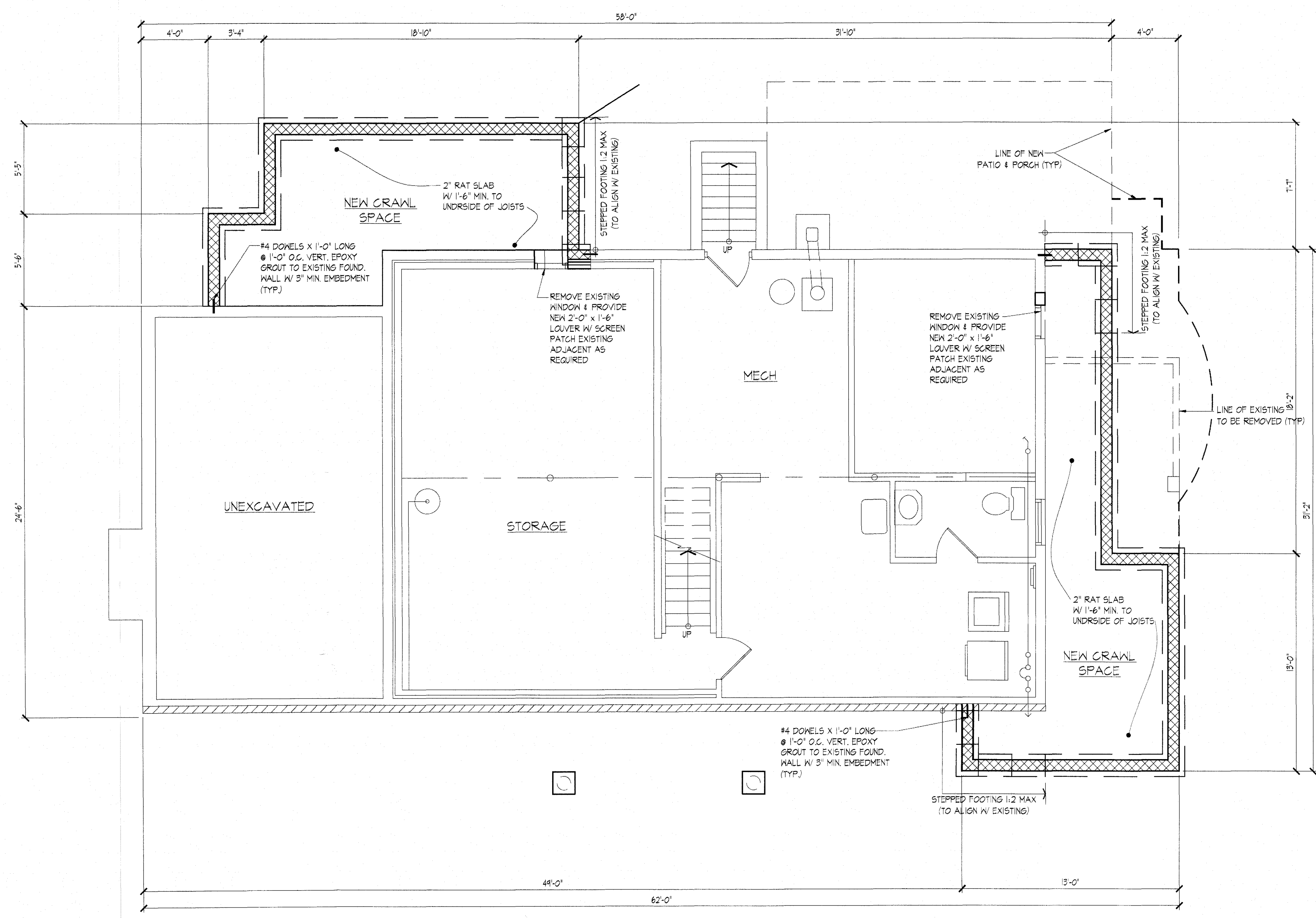
It must be noted that this is an important property based on location. This is one of the 1st houses in Sea Cliff that is seen as you travel north on Prospect Ave. It should therefore be something special. The current 1950's range is anything but.

Based on the above, and the proposed house being more in character with Sea Cliff, we respectfully request these variances be approved.

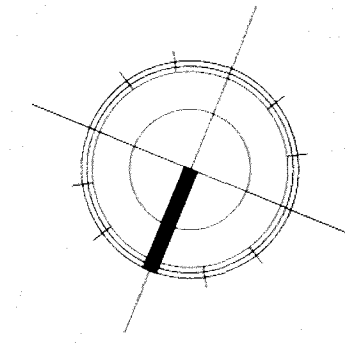
Please contact me with any questions or if you need anything further.

Respectfully,




David A. Digiovanni, R.A., aia



 **CELLAR PLAN**
 1/4" = 1'-0"



LEGEND

-  EXISTING CONSTRUCTION TO REMAIN
-  EXISTING CONSTRUCTION TO BE REMOVED
-  NEW CONSTRUCTION

5/10/2016 ADD PORCH ON WEST SIDE
 REVISIONS

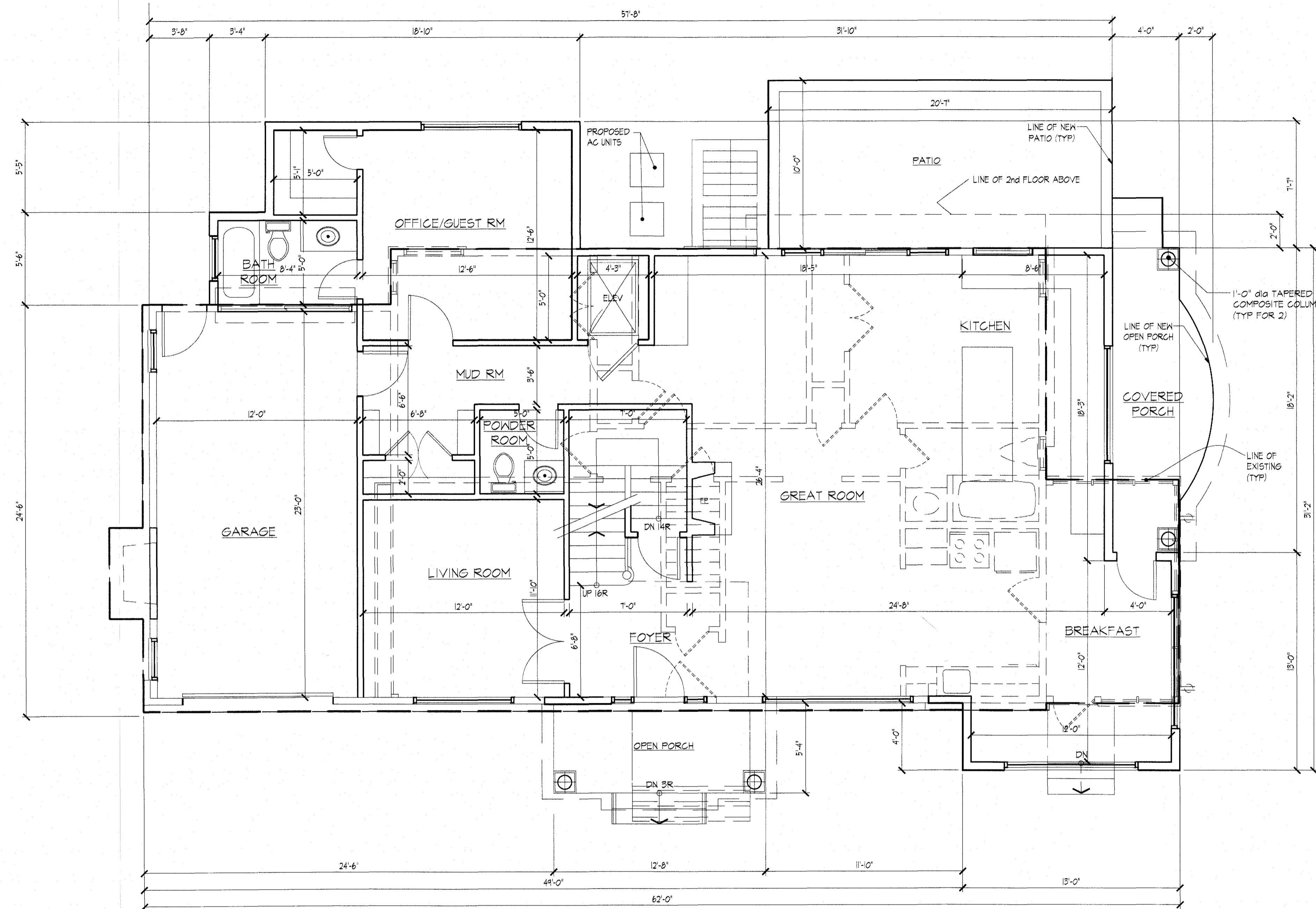
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. INFRINGEMENTS WILL BE PROSECUTED.
 CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS AND SHALL BE RESPONSIBLE FOR FIELD FIT AND QUANTITY OF WORK. NO ALLOWANCE SHALL BE MADE ON THE BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLIGENCE ON HIS PART.

Thompson Residence
 413 Littleworth Lane
 Sea Cliff, N.Y.

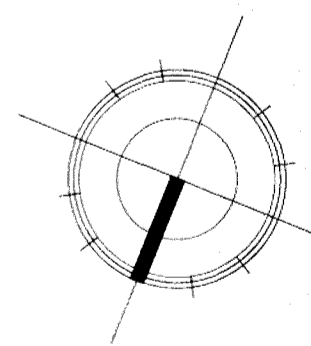
CELLAR FLOOR PLAN

DATE	1/20/21
AS NOTED	2 OF 6
DRAWN BY	JVB
CHECKED BY	Jr
SCALE	

A-1



FIRST FLOOR PLAN
A-2
1/4" = 1'-0"



LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE REMOVED
- NEW CONSTRUCTION

5/10/2016 ADD PORCH ON WEST SID

REVISIONS

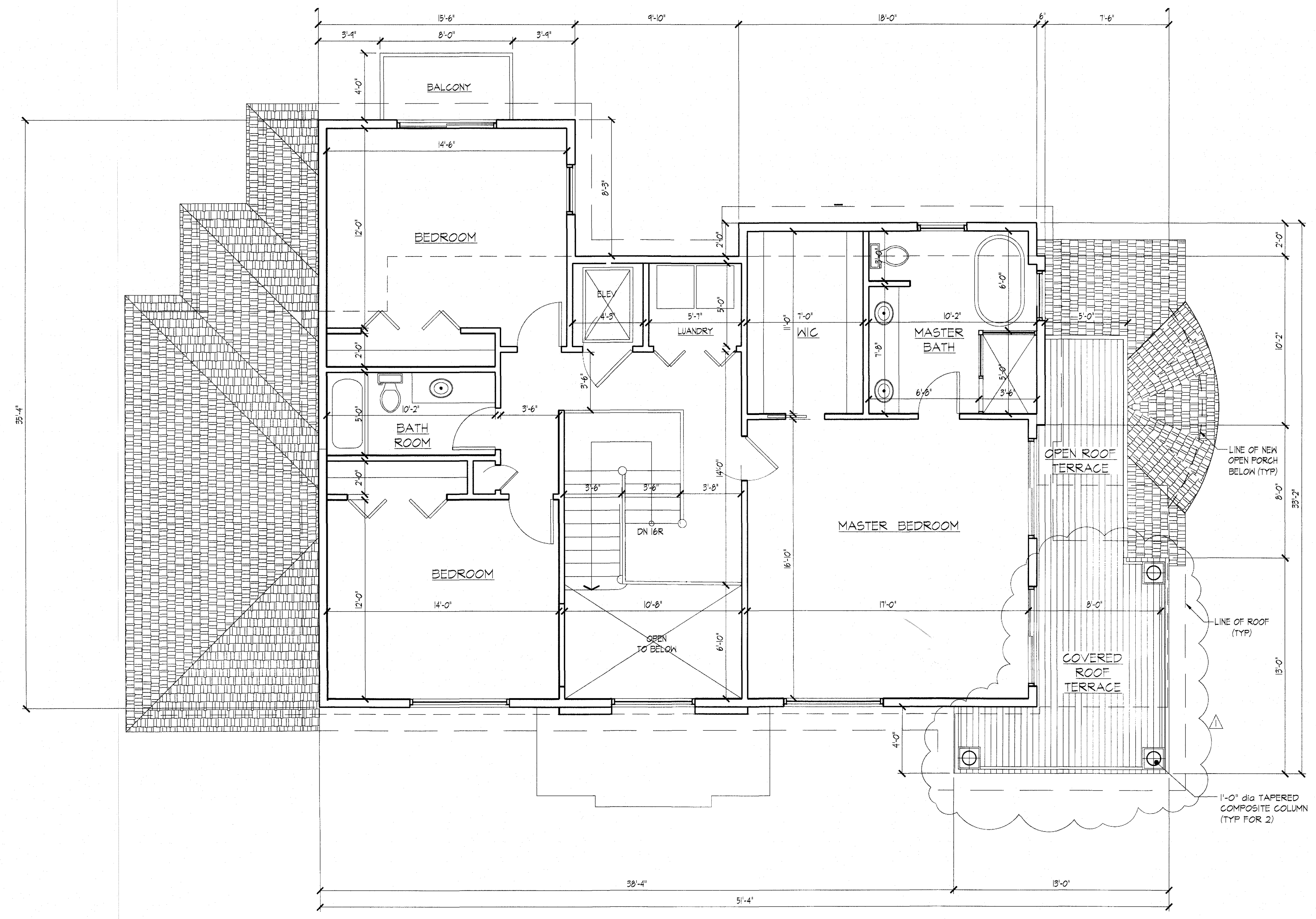
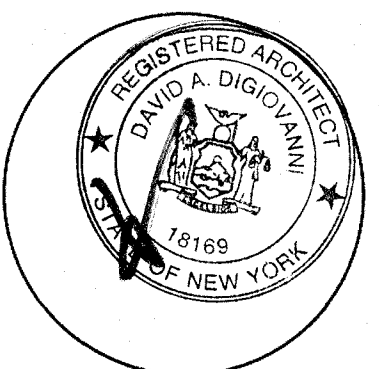
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Thompson Residence

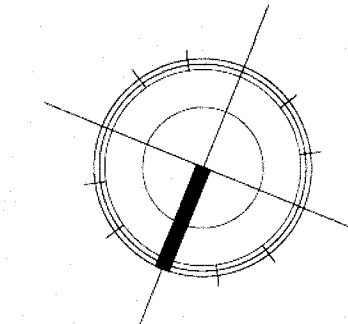
413 Littleworth Lane
Sea Cliff, N.Y.

FIRST FLOOR PLAN

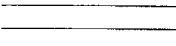


DATE	1/1/2021	A-2
AS NOTED	3 OF 6	
DRAWN BY	JVB	
CHECKED BY	Jr	



SECOND FLOOR PLAN
1/4" = 1'-0"



LEGEND

-  EXISTING CONSTRUCTION TO REMAIN
-  EXISTING CONSTRUCTION TO BE REMOVED
-  NEW CONSTRUCTION

11/8/2021 DECREASE 2nd FLOOR ADD COVERED ROOF TERRACE
5/10/2016 ADD PORCH ON WEST SIDE

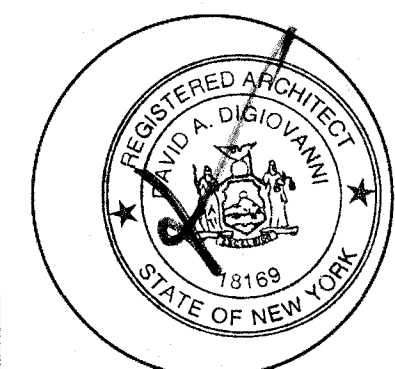
REVISIONS

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Thompson Residence
413 Littleworth Lane
Sea Cliff, N.Y.

SECOND FLOOR PLAN

DATE	1/1/2021	A-3
AS NOTED	4 OF 6	
DRAWN BY	JVB	
CHECKED BY	J	
SCALE		



1 NORTH ELEVATION
A-4 1/4" = 1'-0"



2 WEST ELEVATION
A-4 1/4" = 1'-0"

- 11/18/2021 DECREASE 2nd FLOOR ADD COVERED ROOF TERRACE, LOWER TOWER ROOF and CUT BACK REAR ROOFS
- 5/10/2016 ADD PORCH ON WEST SIDE

REVISIONS

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Thompson Residence

413 Littleworth Lane
Sea Cliff, N.Y.

ELEVATIONS

1/1/2021
DATE

A-4

AS NOTED

5 OF 6

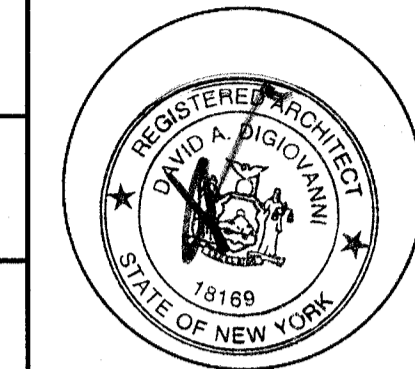
SCALE

CHECKED BY

Jr

DRAWN BY

JVB



- 11/8/2021 DECREASE 2nd FLOOR ADD COVERED ROOF TERRACE LOWER TOWER ROOF and CUT BACK REAR ROOF
 5/10/2016 ADD PORCH ON WEST SIDE

REVISIONS

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Thompson Residence

413 Littleworth Lane
 Sea Cliff, N.Y.

ELEVATIONS

1/1/2021
 DATE

A-5

AS NOTED

6 OF 6

DRAWN BY JVB

SCALE

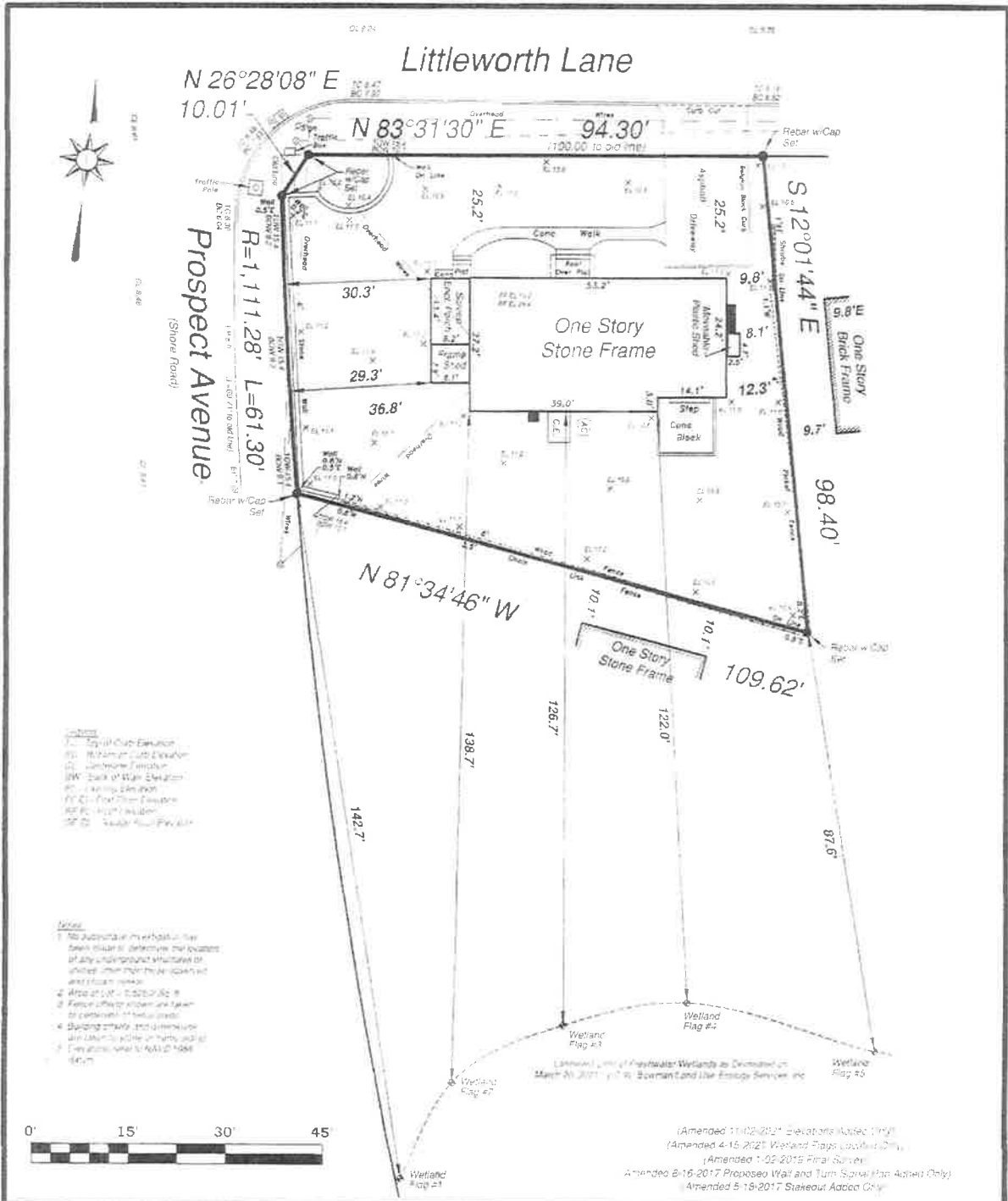
CHECKED BY jr



1 SOUTH ELEVATION
 A-5 1/4" = 1'-0"



2 EAST ELEVATION
 A-5 1/4" = 1'-0"



- Legend**
- 1. Significant Easement
 - 2. Wetland Easement
 - 3. Wetland Easement
 - 4. Wetland Easement
 - 5. Wetland Easement
 - 6. Wetland Easement
 - 7. Wetland Easement
 - 8. Wetland Easement
 - 9. Wetland Easement
 - 10. Wetland Easement

- Notes**
1. No judgment is made as to the accuracy of the data provided by the owner or other sources.
 2. The surveyor is not responsible for the accuracy of the data provided by the owner or other sources.
 3. The surveyor is not responsible for the accuracy of the data provided by the owner or other sources.
 4. The surveyor is not responsible for the accuracy of the data provided by the owner or other sources.
 5. The surveyor is not responsible for the accuracy of the data provided by the owner or other sources.
 6. The surveyor is not responsible for the accuracy of the data provided by the owner or other sources.
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 9. The surveyor is not responsible for the accuracy of the data provided by the owner or other sources.
 10. The surveyor is not responsible for the accuracy of the data provided by the owner or other sources.



(Amended 11-02-2021 Elevation Added Only)
 (Amended 4-15-2021 Wetland Flags Added Only)
 (Amended 1-02-2019 Final Survey)
 Amended 8-16-2017 Proposed Walk and Turn Spiral Map Added Only
 Amended 5-18-2017 Stakeout Added Only

TAX DESIGNATION: DISTRICT		SECTION 21	BLOCK M	LOT(S) 591
MEASUREMENT IN U.S. STANDARD		THE EXISTENCE OF RIGHT OF WAYS AND/OR EASEMENTS OF RECORD IF ANY NOT SHOWN ARE NOT GUARANTEED		
THE DIMENSIONS SHOWN HEREON, FROM THE STRUCTURES TO THE PROPERTY LINE, ARE FOR A SPECIFIC PURPOSE ONLY. THEY ARE NOT INTENDED TO BE USED FOR THE ERECTION OF FENCES, STAIRS, CURBS OR ANY OTHER "IMPROVEMENT"				
UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.		ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF LAND SURVEYOR'S EMBOSSED SEAL, SHALL BE CONSIDERED TO BE VALID TRUE COPIES		CERTIFICATIONS 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. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
DATE 4-13-2017	TITLE No CERTIFIED TO			
Sea Cliff				
Nassau COUNTY				
JOB No. 21-178186C	Stephen Thompson			
		Homestead Land Surveying P.C. Phone: 516-729-6297 3000 Homestead Tpke., Suite 315 Levittown, NY 11756 Fax: 516-520-0850 EMAIL: HOMESTEADLPB@GMAIL.COM Paul Bolton L.S. N.Y.S.L.S. License No. 050773		

Thompson Property 1-2824-03225/00002

Kouril, Torey K (DEC) <Torey.Kouril@dec.ny.gov>

Tue 7/6/2021 11:31 AM

To: daa93@msn.com <daa93@msn.com>

Cc: sueheller@yahoo.com <sueheller@yahoo.com>

Good afternoon,

In regards to the Thompson Property application, #1-2824-03225/00002, please know that the freshwater wetlands review for this application has been completed. This property was found to be outside of any DEC regulated freshwater wetlands area and so we will be issuing a Letter of Non-Jurisdiction for that. During the review, it was found that this property may be within a DEC regulated tidal wetlands area. For a jurisdictional determination to be made for tidal wetlands, a property survey that includes elevation contour lines at 2-foot intervals will need to be submitted. Please know that anything landward of the 10-foot elevation contour line on a gradual, natural slope will be outside of DEC jurisdiction for tidal wetlands. Please feel free to reach out with any questions.

Thank you,

Torey K. Kouril

Environmental Analyst, Division of Environmental Permits

New York State Department of Environmental Conservation

50 Circle Road, Stony Brook, NY 11790

P: (631) 444-0371 | torey.kouril@dec.ny.gov



TUNG TERESA N
OR CURRENT OWMER
411 PROSPECT AVE
SEA CLIFF, NEW YORK 11579

FELDMAN L AGUILAR & EVAN
OR CURRENT OWMER
409 LITTLEWORTH LN
SEA CLIFF, NEW YORK 11579

~~TOWN OF OYSTER BAY
OR CURRENT OWMER
SHORE RD
OYSTER BAY, NEW YORK 11771~~

THOMPSON STEPHEN & SUSAN
OR CURRENT OWMER
413 LITTLEWORTH LN
SEA CLIFF, NEW YORK 11579

Thompson -

413 Littleworth Lane

~~TOWN OF OYSTER BAY
OR CURRENT OWMER
SHORE RD
OYSTER BAY, NEW YORK 11771~~

~~BARNABY CLAUDE & ROSE~~ Thomas Duggan
OR CURRENT OWMER
411 LITTLEWORTH LN
SEA CLIFF, NEW YORK 11579

~~TOWN OF OYSTER BAY
OR CURRENT OWMER
SHORE RD
OYSTER BAY, NEW YORK 11771~~

MARTIN WILLIAM & MARY
OR CURRENT OWMER
1 WILLOWSHORE AVE
SEA CLIFF, NEW YORK 11579

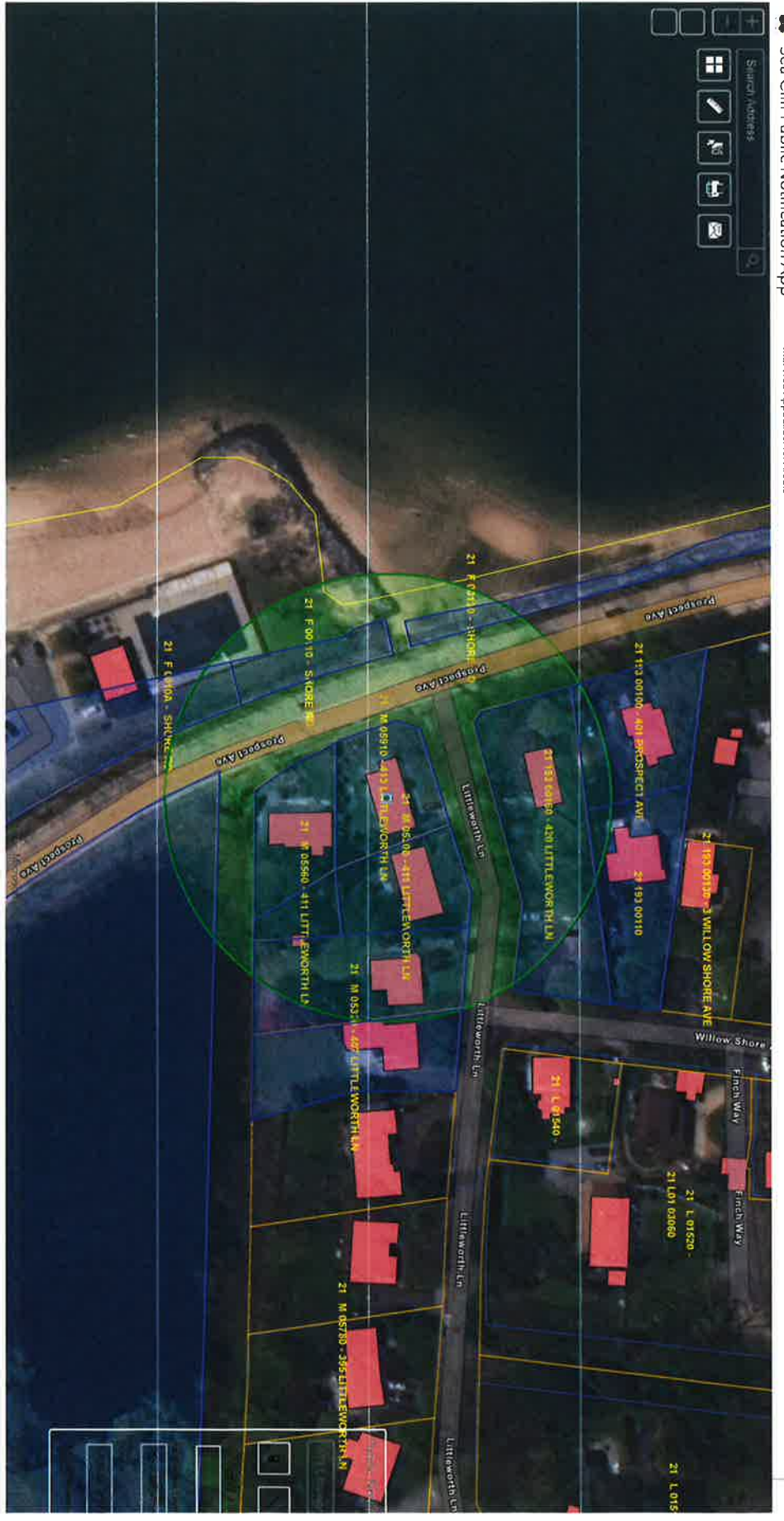
~~KIRK NANCY
OR CURRENT OWMER
411 LITTLEWORTH LN
SEA CLIFF, NEW YORK 11579~~

DEBENEDICTIS ELISE & JOHNSON JOHN A
OR CURRENT OWMER
401 PROSPECT AVE
SEA CLIFF, NEW YORK 11579

~~420 LITTLEWORTH LLC~~ Camview, Inc
OR CURRENT OWMER
420 LITTLEWORTH LN PO Box 319
SEA CLIFF, NEW YORK 11579
Glen Head 11545

HOOVERT ERIK J & PISERCHIA CHRISTINE A
OR CURRENT OWMER
407 LITTLEWORTH LN
SEA CLIFF, NEW YORK 11579

~~NORTH SHORE POOH LLC
OR CURRENT OWMER
NO # SHORE RD
GLEN HEAD, NEW YORK 11545~~



DISTRICT:
SECTION: 21
BLOCK: M
LOTS: 591

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

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

THIS INDENTURE, made the 28th day of August, 2015, between

MARILYN SMITH, as surviving tenant by the entirety of **SIDNEY SMITH**, deceased 10/25/2000 being a resident of Nassau County

Address: 413 Littleworth Lane, Sea Cliff, NY 11579

party of the first part, and

 **STEPHEN THOMPSON and SUSAN THOMPSON** 

Address: 307B Coral Drive, Wilmington Beach, NC

party of the second part,

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,

The premises described on Exhibit "A" annexed hereto

Being the same premises conveyed to the Grantor herein by Deed dated November 22, 1960 recorded in the Office of the Clerk of the County of Nassau on November 23, 1960 in Liber 6794 at Page 73.

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

