

Village of Centre Island

303 Centre Island Road
Oyster Bay NY, 11771
(516)922-0606

1/20/2022

Doug & Elizabeth Paul
510 Centre Island Road
Centre Island, NY 11771

Re: **Application to legalize existing Tennis Court**

NCTM: Section 28 Block A Lot 452 Zone A-1

Notice of Zoning Denial

Dear Resident,

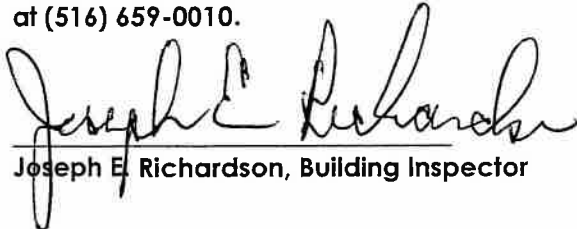
Your most recent application for a building permit has been DENIED for the following reason(s)

- Pursuant to Village of Centre island Code, section 122-8, A; a Class A non-habitable accessory building or structure shall be set back at least 75.0 from every street line and 50' from all other lot lines in the A-1 Zoning District

Existing Tennis Court has an existing rear yard setback of only 8.3'

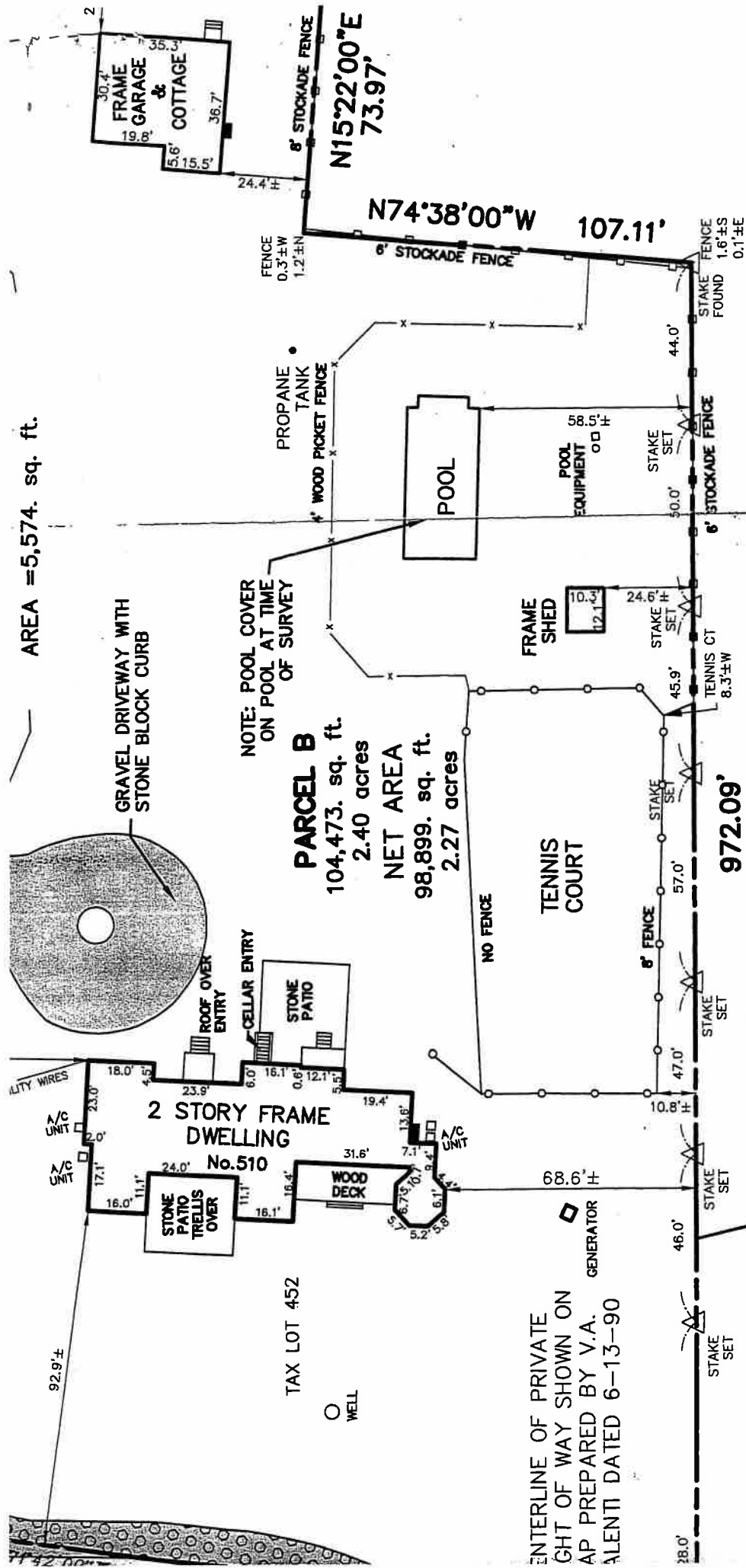
Should you wish to pursue this application as submitted, a variance must be obtained from the Centre Island Board of Zoning Appeals. If you are successful in obtaining the required variance, you will then be required to submit to the Architectural Review Board for approval.

If you have any questions, please contact me at Village Hall (516)922-2428 or on my cell phone at (516) 659-0010.



Joseph E. Richardson, Building Inspector

AREA = 5,574. sq. ft.



SURVEY	DATE
MAP OF	DATE
LOCATION	DATE
CERTIFICATE	DATE

- SURVEY NOTES:
1. UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THESE SURVEY MAPS NOT BEARING THE SURVEYOR'S INKED OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. 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. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE CURRENT CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.
 2. THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD AND OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE.
 3. OFFSETS SHOWN HEREON ARE FOR A SPECIFIC PURPOSE AND SHOULD NOT BE USED AS A BASIS FOR CONSTRUCTION OF FENCES OR OTHER STRUCTURES.
 4. SUBSURFACE STRUCTURES AND/OR UTILITIES, IF ANY, NOT SHOWN.
 5. HEDGE AND FENCE OFFSETS SHOWN ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 6. OFFSETS AND DIMENSIONS TO FOUNDATION.

SEC 28 BLK A LOT 452

TO MAINTAIN EXISTING TENNIS COURT

**INCORPORATED VILLAGE OF CENTRE ISLAND
APPLICATION TO BOARD OF APPEALS FOR VARIANCE**

1. Applicant(s)/Owner(s) Name: Douglas Paul and Elizabeth Paul
2. Address: 570 Park Avenue, Apt. 9A, New York, NY 10021 Phone #: (212) 538-3026
3. If Applicant is Contract Vendee, list name and current address of property owner(s) and attach owner's consent to the application.
N/A
4. Attorney, Engineer, or other Representative John J. Randall IV, Esq.
Firm/Company Name John J. Randall IV, Esq.
Address 222 Birch Hill Road, Locust Valley, NY Zip Code 11560
Phone # (516) 676-4900 Fax # (516) 674-3885
5. Description of Subject Property:
Address: 510 Centre Island Road Sec. 28 Blk. A Lot(s) 452
Zoning District: A-1 Lot area: 104,473 sq. ft. (2.4 acres)
6. Appellants became the owner of said property on: October 19, 2019
by deed dated October 19, 2019 recorded in Liber 13873 at page 918
7. Has the premises at the subject address ever been the subject of a prior variance application? No
If yes, state the date of hearing, relief requested and result _____
8. The variance involved relates to: **CHECK ALL THAT APPLY AND INCLUDE APPLICABLE SECTION OF THE ZONING CODE**
☐ Use (Section _____) ☐ Frontage (Section _____) ☐ Side Yard (Section _____)
☐ Width (Section _____) ☐ Height (Section _____) ☐ Area (Section _____)
☐ Front Yard (Section _____) ☒ Rear Yard (Section 122-8, A) ☐ Depth (Section _____)
☐ Gross Floor Area (Section _____) ☐ Principal Building Area (Section _____)
☐ Total Building Area (Section _____) ☐ Height/Setback Ratio (Section _____)
☐ Flood Zone Regulations (Article VI, Section _____)
Attach the Building Inspector's written denial of building permit/certificate of occupancy.
(IF MORE THAN ONE VARIANCE IS REQUESTED, PLEASE CHECK HERE [] AND LIST THE INFORMATION REQUIRED UNDER # 8 ON AN ADDITIONAL PAGE.)

9. State the zoning requirements, the proposed dimensions, and the differences for which the variance is requested. (Example: The proposed building/addition will be only 35 feet rather than the required 50 feet from side line)

Existing tennis court has a rear yard setback of 8.3 feet, rather than the required 50 feet.

10. In making its determination, the Board of Zoning Appeals must take into consideration the benefit to the Applicant if the variance is granted weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination, the Board shall also consider the following. Please provide a brief explanation of the 5 items following and be prepared to address each at the time of the hearing: (use an additional page if necessary)

- a. Will an undesirable change be produced in the character of the neighborhood or will a detriment to nearby properties be created by the granting of the area variance?

No, since the tennis court has been in existence since at least 1993.

- b. Can the benefit sought in this appeal be achieved by some method feasible other than the requested area variance? Please explain. No.

- c. Is the requested area variance substantial? No, since the tennis court has been in its present location since at least 1993.

- d. Will the granting of the proposed variance have an adverse effect or impact on the physical or environmental condition of the neighborhood? Please explain. No.

- e. Was the alleged difficulty necessitating the requested variance self-created by the Appellant? No, since the Appellant became the owner of the property in 2019.

The Board of Zoning Appeals may grant only the minimum variance, if any, that it shall deem necessary and adequate at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

11. The section, block, lot, name(s), and mailing addresses of all property owners within 100 feet of property of Appellants(s) are as follows: (Please use an additional page if necessary)

Sec., Blk., Lot

Name

Mailing Address
(Street No.; Street; PO Box; Zip)

SEE LIST OF OWNERS ATTACHED.

AFFIRMATION ON SEARCH OF NEIGHBORING PROPERTY OWNERS

deposes and says:

That he/she is over the age of eighteen and resides at

That on the day of , 200 , deponent searched the current Village or Town tax roll records and hereby certifies that such records show the above listed current title owners of the above listed properties within 100 feet of the subject premises.

I HAVE READ THE FOREGOING AND UNDERSTAND THAT ANY FALSE STATEMENT MADE THEREIN ARE PUNISHABLE AS A CLASS A MISDEMEANOR PURSUANT TO SECTION 210.45 OF THE PENAL LAW.

Date:

Record Search Deponent's Signature

I/We, the Applicants/Appellants herein, do hereby authorize the members of the Board of Zoning Appeals to inspect our property as it relates to the foregoing variance application during reasonable hours and upon said Board of Zoning Appeals members providing reasonable notice of said inspection. I/We consent to the Board of Zoning Appeals members or the Clerk of the Board of Zoning Appeals to contact me/us at the phone number provided herein to arrange said inspection.

Date

March 7, 2022

Applicant(s)/Appellant(s) Signature(s)

Sec., Blk., Lot

Name

Mailing Address
(Street No.; Street; PO Box; Zip)

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

AFFIRMATION ON SEARCH OF NEIGHBORING PROPERTY OWNERS

Jacqueline Otton _____ deposes and says:

That he/she is over the age of eighteen and resides at _____

25 Scudder Place, Huntington, NY 11743

That on the 17 day of February, 2022 deponent searched the current Village or Town tax roll records and hereby certifies that such records show the above listed current title owners of the above listed properties within 100 feet of the subject premises.

I HAVE READ THE FOREGOING AND UNDERSTAND THAT ANY FALSE STATEMENT MADE THEREIN ARE PUNISHABLE AS A CLASS A MISDEMEANOR PURSUANT TO SECTION 210.45 OF THE PENAL LAW.

Date: 2-17-22


Record Search Deponent's Signature

I/We, _____ the Applicants/Appellants herein, do hereby authorize the members of the Board of Zoning Appeals to inspect our property as it relates to the foregoing variance application during reasonable hours and upon said Board of Zoning Appeals members providing reasonable notice of said inspection. I/We consent to the Board of Zoning Appeals members or the Clerk of the Board of Zoning Appeals to contact me/us at the phone number provided herein to arrange said inspection.



Landowner(s) Signature(s)

Date



Applicant(s)/Appellant(s) Signature(s)

WHEREFORE, in accordance with the foregoing alleged facts Applicant(s) request said Board of Appeals to vary the strict application of the aforesaid provision(s) of said Village's Building Zone Ordinance, to grant the relief requested and grant such other and further or lesser relief as to this Board seems just and proper.

I HAVE READ THE FOREGOING APPEAL /APPLICATION AND UNDERSTAND THAT ANY FALSE STATEMENT MADE THEREIN ARE PUNISHABLE AS A CLASS A MISDEMEANOR PURSUANT TO SECTION 210.45 OF THE PENAL LAW.

March 7, 2022

Date

IS

IS

Applicant(s)/Appellant(s) Signature(s)

(Note: General Municipal Law of the State of New York, Section 809 enacted in 1969 requires the filing of the following completed Disclosure Statement)

DISCLOSURE STATEMENT

Douglas Paul and
Elizabeth Paul _____ deposes and says:

1. FOR INDIVIDUAL

a. I am over the age of 21 and reside at _____

570 Park Avenue, Apt. 9A, New York, NY 10021

b. I am the owner of the property designated as Section 28 Block A Lot(s) 452

(owner/contract vendee - insert one)

on the Nassau County Land and Tax Map which forms the subject matter of this application and am fully familiar with all the facts and circumstances hereinafter set forth.

1. FOR CORPORATION (Strike out if not applicable)

a. I am the _____ of the _____ with offices
(Office Held) (Name of Corp.)

located at: _____

and am fully familiar with all the facts and circumstances hereinafter set forth.

b. The corporation was incorporated under the Laws of the State of _____ and
is the _____ of the property designated as Section _____ Block _____ Lot(s) _____
on the Nassau County Land and Tax Map.

c. The following are the names and residences of each officer, director and shareholder: (Set forth names, residences and relationship to corp.) (Add additional sheet if necessary.)

d. That the corporate stock of said corporation has not been pledged to any person nor
has any agreement been made to pledge the said stock: (except, if any, set forth details.)

1. FOR PARTNERSHIP (Strike out if not applicable)

a. That I am a _____ of the _____
(Partner, Joint Venturer, etc.) (Name of Partnership)

and am fully familiar with all the facts and circumstances hereinafter set forth.

b. That the above partnership was established in _____
(Place)

on _____ and is the _____ of the property designated as
(Owner or Contract Vendee)
Section _____ Block _____ Lot(s) _____ on the Nassau County Land and Tax Map.

c. That the following are the names, addresses and interests, respectively, of all partners
(joint venturers, etc.): (Add additional sheet if necessary)

2. That there are no encumbrances or holders of any instruments creating an encumbrance upon the subject property (except: if any set forth details.)

Correct.

3. That neither deponent nor any other person mentioned in this statement is a Village officer or employee, or is related to a Village officer or employee. (except: if any set forth details.)

Correct.

4. That no State Officer or employee or local municipal officer or employee in the Nassau County or his spouse or a person by consanguinity related to either of them within the third degree is (are) the Applicant(s) or an officer, director or employee of the Applicant(s), or legally or beneficially owns or controls the corporate stock of the Applicant(s) or is a partner of the Applicant(s) or associated with the Applicant(s) in a joint venture or has an agreement with the Applicant(s), expressed or implied whereby his compensation for services is to be dependent or contingent upon the favorable exercise of discretion in the granting of the application herein. (except: if any set forth details.)

Correct.

5. That in the event there is any change in the matters set forth herein prior to the public hearing relating to the property affected hereby, deponent(s) will file with the Village a supplemental statement indicating the details of such change within 48 hours of such change.

Yes.

I HAVE READ THE FOREGOING AND UNDERSTAND THAT ANY FALSE STATEMENT MADE THEREIN ARE PUNISHABLE AS A CLASS A MISDEMEANOR PURSUANT TO SECTION 210.45 OF THE PENAL LAW.

March 7, 2022
Date

[Signature]
Applicant(s) Signature(s)

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: Paul Variance to Maintain Existing Tennis Court			
Project Location (describe, and attach a location map): 510 Centre Island Road, Centre Island, NY 11771			
Brief Description of Proposed Action: Maintain existing tennis court with rear yard setback of 8.3 feet, rather than the required 50 feet.			
Name of Applicant or Sponsor: John J. Randall IV, Esq.		Telephone: (516) 676-4900 E-Mail: john@jjrandall.com	
Address: 222 Birch Hill Road			
City/PO: Locust Valley		State: NY	Zip Code: 11560
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		2.4 acres	
b. Total acreage to be physically disturbed?		None acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		None acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>N/A</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES	
a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input type="checkbox"/> NO <input type="checkbox"/> YES		

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO <input checked="checked" type="checkbox"/>	YES <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO <input checked="checked" type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO <input checked="checked" type="checkbox"/>	YES <input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: John J. Randall IV, Esq. Date: <u>March 7, 22</u> Signature: <u>[Signature]</u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
<div> <div>Name of Lead Agency</div> <div>Date</div> </div>	
<div> <div>Print or Type Name of Responsible Officer in Lead Agency</div> <div>Title of Responsible Officer</div> </div>	
<div> <div>Signature of Responsible Officer in Lead Agency</div> <div>Signature of Preparer (if different from Responsible Officer)</div> </div>	

PRINT

RESET

**List of Owners Within
a 100 Foot Radius**

Date: 2-17-22

Note: Addresses obtained from Town of Oyster Bay tax division

Client Name: Douglas & Elizabeth Paul Sec. 28 Blk. A Lot 452
Address: 514 Centre Island Road
Centre Island New York

<u>SEC</u>	<u>BLK</u>	<u>LOT</u>	<u>NAME & ADDRESS</u>
28	A	19	Douglas & Elizabeth Paul
		25	570 Park Avenue Apt 9A
		451	New York, New York 10021
		21, 23	Brian Lawrence
		120, 439	538 Centre Island Road
		440	Oyster Bay, New York 11771
		34	William & Patricia Marino
			504 Centre Island Road
			Oyster Bay, New York 11771
		416	Elizabeth Lawrence
			538 Centre Island Road
			Oyster Bay, New York 11771
		455	Martin Neidell
			518 Centre Island Road
			Oyster Bay, New York 11771
		456	Frank Jachetta
			505 Centre Island Road
			Oyster Bay, New York 11771

<u>SEC</u>	<u>BLK</u>	<u>LOT</u>	<u>NAME & ADDRESS</u>
28	A	469	Michael Marino 508 Centre Island Road Oyster Bay, New York 11771
		466	Donald McAllister 10 Governors Road Bronxville, NY 10708

