



**Central Pine Barrens Joint Planning & Policy Commission**

624 Old Riverhead Road  
Westhampton Beach, NY 11978



Re: V&G Realty, E/s Gerard Rd., 3409.40' S/o CR 21 (Yaphank Avenue), Yaphank, NY 11980  
SCTM# 0200-781.00- 01.00- 005.000 & 015.000

Greetings,

We are here seeking hardship relief to construct a 2 story, 4-bedroom, single family dwelling 35.3' x 54' including full basement, attached garage 21.5' x 21.5', 21' x 5' covered front entry porch; exterior cellar entry 5' x 16' & rear entry stoop 5' x 10'.

The property is proposed to be serviced by public water and private septic. No groundwater was detected at 17'.

The total square footage of the lot is 37,992, approximately 190' x 200'. We are proposing to clear 15,000 square feet. V&G Realty owns no adjacent or contiguous properties.

The property abuts 3 un-opened streets. Sterling Street to the south, Hawthorn Ave to the east, and Ann Street to the North and 6.22' of frontage along Gerard Rd., an open, town-maintained roadway. It is our intention to seek relief from 280A from the town which would otherwise require the construction of a town-maintained road.

The lot has been held in single and separate ownership since 1988. V&G is the 3<sup>rd</sup> owner of the property.

There is a 17-lot subdivision directly to the west with a recharge basin and town-maintained road. Per Suffolk County GIS the subdivision was completed between 2004-2007. To the east lies a privately owned 14-acre lot with a single-family dwelling with an inground pool. To the south lies a residential neighborhood.

Our proposed use is consistent with the surrounding zoning within a 200' radius.

Thank you for your time and consideration in this matter.

  
Tracey Schleske

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES

PERMIT FOR APPROVAL OF CONSTRUCTION FOR A SINGLE FAMILY RESIDENCE ONLY

DATE 4/13/19 HIST. NO. 202-18-0657

APPROVED

FOR MAXIMUM OF 2 BEDROOMS

EXPIRES THREE YEARS FROM DATE OF APPROVAL

Water Line(s) MUST Be Inspected By The Suffolk County Dept. Of Health Services. Call 852-5754 - 48 Hours In Advance. To Schedule Inspection(s).

TEST HOLE INFORMATION:  
BY McDONALD GEOSCIENCE ON 1/9/18

DARK BROWN LOAM CL.	0.5'
BROWN SILTY SAND SM	2'
PALE BROWN FINE SAND SPT	17'

NO GROUND WATER ENCOUNTERED

1ST FLOOR AREA = 1,366 SQ FT  
2ND FLOOR AREA = 1,305 SQ FT  
GARAGE AREA = 414 SQ FT  
PROPOSED DWELLING IS TO CONTAIN 4 BEDROOMS  
PROPOSED SANITARY-1250 GAL. SEPTIC TANK WITH A 8" DIA. X 12' DEEP LEACHING POOL  
PROPOSED CLEARING 15,000 / 37,992 = 39.4%  
SCTM: DIST. 0200, SECT. 781, BLOCK 1, LOTS 5 & 15

TOTAL PARCEL AREA = 37,992 SQ. FT. +/-

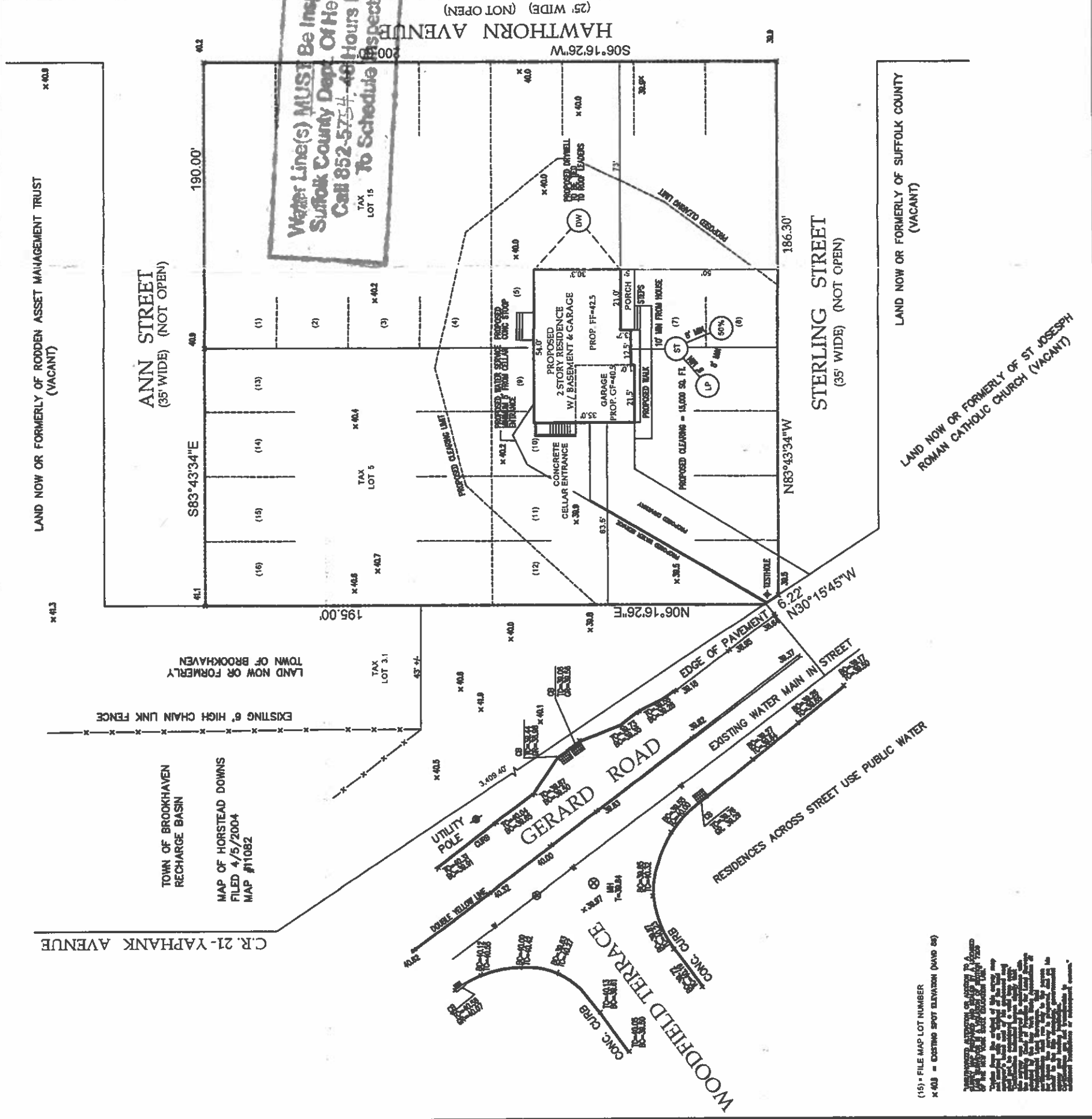
RECEIVED  
APR 01 2025

PLOT PLAN  
MAP OF ORIENT PARK-PLATE N, SECTION 3  
FILE MAP No. 49, FILED 3/18/1910

SITUATED IN  
YAPHANK

TOWN OF BROOKHAVEN, SUFFOLK COUNTY, NEW YORK

O'Connor - Petito, L.L.C.  
Land Surveying  
Civil Engineering  
27 Forest Avenue  
Locust Valley, NY 11560  
(516) 676-3260



(15) = FILE MAP LOT NUMBER  
x 40.3 = EXISTING SPOT ELEVATION (DAND 04)

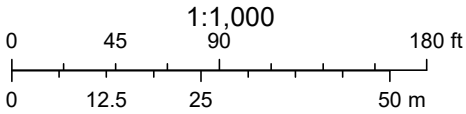


V & G Realty (200-781-1-5 & -15)



4/1/2025, 2:38:39 PM

- Street Labels
- Pine Barren Core
- Tax Parcels



**OWNER'S AFFIDAVIT**

*(Use this form if property is owned by a corporation)*

**RECEIVED**

APR 01 2025

Central Pine Barrens Joint  
Planning & Policy Commission

STATE OF New York

COUNTY OF Suffolk ) ss:

I, Vitalino Vaz, being duly sworn, deposes and says that I am the  
(Authorized Officer's Name)  
member of the V8G Realty corporation  
(Official Title) (Landowner's Name)

located at 463orn Blvd, Suite D, Yaphank NY 11980,  
(Landowner's Address)

in the County of Suffolk, State of New York, and that

this corporation is the owner in fee of the property located at WLS Gerard Rd  
(Property Address)  
3409.40' S/b CR 21, Yaphank which is also designated as Suffolk County Tax

Map Number(s) 0200-781.00-01.00-005.000 & 015.000 and that

this corporation has been the owner of this property continuously since 2016,  
(Date)

and that I have authorized Beach Expediting (Tracy Schleske)  
(Applicant's Name)

to make a permit application to the Central Pine Barrens Joint Planning and Policy Commission

for this property. I make this Statement knowing that the Central Pine Barrens Joint Planning

and Policy Commission will rely upon the truth of the information contained herein.

[Signature]  
(Authorized Officer's Signature)

Vitalino Vaz  
(Officer's Name - Please Print)

3.31.25  
(Date)

Sworn to before me this  
31 day of March 2025

[Signature]  
(Notary Public)

Kathleen Rose McHenry  
Notary Public, State of New York  
Registration No. 01MC0005297  
Qualified in Suffolk County  
Commission Expires 04/07/20 27



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.

<b>Part 1 - Project and Sponsor Information</b>							
Name of Action or Project: <b>Gerard Road proposed new home</b>							
Project Location (describe, and attach a location map): <b>W/S Gerard Rd., 3,409.40' S/O CR 21 - Yaphank Ave</b>							
Brief Description of Proposed Action: <b>Proposed 2 Story single family residence 54' x 33.7' (irregular), including attached garage; Porch 5' x 21' rear concrete entry stoop &amp; exterior cellar entry</b>  <b>*Type II Action per Christopher Wrede, Town of Brookhaven Board of Zoning Appeals</b>							
Name of Applicant or Sponsor: <b>Beach Expediting / Tracey Schleske</b>		Telephone: <b>631.599.3246</b> E-Mail: <b>TLGUage@gmail.com</b>					
Address: <b>PO Box 427</b>							
City/PO: <b>Westhampton</b>		State: <b>NY</b>	Zip Code: <b>11977</b>				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"><tr><td style="width: 50%; padding: 2px;"><b>NO</b></td><td style="width: 50%; padding: 2px;"><b>YES</b></td></tr><tr><td style="text-align: center; padding: 2px;"><b>X</b></td><td style="padding: 2px;"></td></tr></table>	<b>NO</b>	<b>YES</b>	<b>X</b>	
<b>NO</b>	<b>YES</b>						
<b>X</b>							
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:			<table border="1" style="width: 100%; border-collapse: collapse;"><tr><td style="width: 50%; padding: 2px;"><b>NO</b></td><td style="width: 50%; padding: 2px;"><b>YES</b></td></tr><tr><td style="padding: 2px;"></td><td style="text-align: center; padding: 2px;"><b>X</b></td></tr></table>	<b>NO</b>	<b>YES</b>		<b>X</b>
<b>NO</b>	<b>YES</b>						
	<b>X</b>						
<b>Suffolk County Wastewater, Town BZA, Town Building Dept, PBA</b>							
3.a. Total acreage of the site of the proposed action?		<u>37,992 sq ft</u> acres					
b. Total acreage to be physically disturbed?		<u>15,000 sq ft</u> acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>37,992 sq ft</u> acres					
4. Check all land uses that occur on, adjoining and near the proposed action. <div style="display: flex; flex-wrap: wrap; padding: 5px;"><div style="width: 25%;"><input type="checkbox"/> Urban</div><div style="width: 25%;"><input type="checkbox"/> Rural (non-agriculture)</div><div style="width: 25%;"><input type="checkbox"/> Industrial</div><div style="width: 25%;"><input type="checkbox"/> Commercial</div><div style="width: 25%;"><input checked="" type="checkbox"/> Residential (suburban)</div><div style="width: 25%;"><input type="checkbox"/> Forest</div><div style="width: 25%;"><input type="checkbox"/> Agriculture</div><div style="width: 25%;"><input type="checkbox"/> Aquatic</div><div style="width: 25%;"><input type="checkbox"/> Other (specify): _____</div><div style="width: 25%;"><input type="checkbox"/> Parkland</div></div>							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
		X	
b. Consistent with the adopted comprehensive plan?		X	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
			X
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: <u>Core Pine Barrens</u>	NO	YES	
			X
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	X		
b. Are public transportation service(s) available at or near the site of the proposed action?			X
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	X		
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	
	X		
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water:	NO	YES	
			X
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: <u>On site septic</u>	NO	YES	
	X		
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	X		
b. Is the proposed action located in an archeological sensitive area?			X
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	
	X		
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:			
	X		
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 checked="" 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? <u>Northern Long Eared bat</u>	NO	YES	
			X
16. Is the project site located in the 100 year flood plain?	NO	YES	
	X		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
			X
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input checked="" 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 X	YES
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 X	YES
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 X	YES
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor name: <u>Tracey Schleske</u> Date: <u>3.17.25</u> Signature: <u>Tracey Schleske</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?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
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?		
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?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	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?		
11. Will the proposed action create a hazard to environmental resources or human health?		

**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.

- ☐ 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.
- ☐ 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.

\_\_\_\_\_  
Name of Lead Agency

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (if different from Responsible Officer)





Town of Brookhaven  
Long Island



**DENIAL - BZA006104**

Please note that although some data has been pre-populated for your convenience, the owner/applicant must verify that all information is correct. All questions must be confirmed. Any changes must be clearly printed.

SCTM Number: 0200781000100005000

PROPERTY OWNER: V&G REALTY PROPERTIES, LLC

c/o Tracey Schleske

P.O. Box 427

Westhampton, NY 11977

Property Location : 0 E GERARD RD, BROOKHAVEN

Distance: ' of

Denied Date: 10/09/2024

Denied by: NP

Zoning: A1

A1

**Description of Work:**

Proposed single family, two story 35' x 54' irreg. including attached garage 35' x 21.5' with 5' x 21' front covered porch with steps, 5' x 15' exterior basement entrance to unfinished basement, 5' x 10' rear entry deck with steps.

**\*\*\* BUILDING REVIEW INFORMATION \*\*\***

**Description**

ART XIV 85-177 - 37,992 SF (40,000 req)

Relief of Town Law 280A

BZA006104



Town of Brookhaven  
Long Island

**DENIAL - BZA006104**

**THIS DENIAL IS VALID FOR 180 DAYS FROM DENIED DATE ABOVE**

**DATE:** October 09, 2024  
**TO:** Board of Zoning Appeals  
**FROM:** Department of Planning, Environmental, Land Management - Building Division  
**RE:** Building Permit Application Record Number: BZA006104 for Proposed single family, two story 35' x 54' irreg. including attached garage 35' x 21.5' with 5' x 21' front covered porch with steps, 5' x 15' exterior basement entrance to unfinished basement, 5' x 10' rear entry deck with steps.

1. The subject parcel, as reflected on the survey submitted to the Board of Zoning Appeals, is known as Tax Map Number **0200-78100-0100-005000**
2. The subject parcel consists of **37992** square feet.
3. The relevant zoning date for the purpose of confirming the applicant's claim of single and separate ownership for this parcel is : ( **12/27/1988 to** )

**TOWN OF BROOKHAVEN PLANNING BOARD**  
Medford, New York

**APPLICATION FOR PLANNING BOARD**

BUILDERS JOB NO. Gerard St.

HOUSE No.:  
HAMLET: Yaphank

Applicant to complete information only within this box. <b>TYPEWRITTEN OR PRINTED</b>	
APPLICANT:	<u>V &amp; G Real Estate c/o Andrew Malguarnera</u>
MAILING ADDRESS:	<u>713 Main St.</u>
	<u>Port Jefferson, NY 11777</u>
PHONE No.:	<u>(631) 732-0010</u>
RESPONSIBLE PERSON:	<u>Andrew Malguarnera</u>

P.B. No. 61940

DATE: 4/15/19

TO: APPLICANT

FROM: PLANNING BOARD

A review of your survey for a building permit application indicated non-compliance. If necessary, please contact the appropriate department as indicated below:

**PLANNING BOARD USE ONLY**

ACCESS: Section 280A of N.Y.S. Town Law

- ☒ Application does not demonstrate access to a suitably improved highway.  
☒ Access not suitably improved.  
☒ Request 15' on Sterling widening.  
25' on Hawthorn Ave

PER: G. Ortiz

Road Improvement required for Sterling Street.

GRADING ORDINANCE: Chapter 35 Town of Brookhaven Ordinance

- ☐ Submit site grading plan to the Planning Board for Review.

PER: \_\_\_\_\_

MUNICIPAL ACQUISITION:

- ☐ to be acquired. provide house corner elevation  
☐ area being studied for acquisition. provide calculations for roof drywell

PER: \_\_\_\_\_

SUBDIVISION REGULATIONS:

- ☐ submit land division application.

PER: \_\_\_\_\_

OTHER: (specify) \_\_\_\_\_

PER: \_\_\_\_\_

**DEPT. OF ENVIRONMENTAL PROTECTION**

WETLANDS: Chapter 81 Town of Brookhaven Ordinance

- ☐ Required further review and/or application.

OTHER: (specify) Single's separate paperwork, construction

PER: \_\_\_\_\_

on paper street, Hardship exemption from Pine Barrens reg. 100

**HIGHWAY DEPARTMENT USE ONLY**

☐ Maintained

- ☐ Improved - jurisdiction other than Town.  
☐ Paper street - should be improved to Town specifications.  
☐ Non-existing or dirt road.  
☐ Pending development.

☐ Work Permit not required

- ☐ Work permit required for apron, curb cut, continuation of curb, sidewalk (circle one)

☐ No apparent grade problem

- ☐ Property lower than road.  
☐ Property higher than road.  
☐ Request topo map.



*First American Title*

November 26, 2024

The Town of Brookhaven  
1 Independence Hill  
Farmingville, NY 11738

RE: Title No: SS6385-S  
Premises: Ann Street, Yaphank  
Tax Map No.: 0200-781.00-01.00-005.000 and 015.000

Dear Sir or Madam:

Please be advised that American Dream Abstract, Inc. is a duly constituted and authorized agent of First American Title Insurance Company. As such agent, said Company can act fully on our behalf and in our stead and has the authority to prepare and issue Certificate and Report of Titles, omit title exceptions, collect title insurance premiums and issue Title Insurance Policies and Endorsements thereto.

If you have any questions in this regard, please feel free to call me at any time.

Very truly yours,

Patricia A. LaPorta, Esq.  
New York State Counsel  
Agency Division

PAL/wvp

cc: American Dream Abstract, Inc.  
180 East Main Street, Suite 100  
Patchogue, New York 11772  
Phone No. 631-776-1710

666 Third Avenue, 5th Floor, New York, NY 10017

TEL 212.381-6600 • FAX 212.922.0881

[www.firstam.com](http://www.firstam.com)



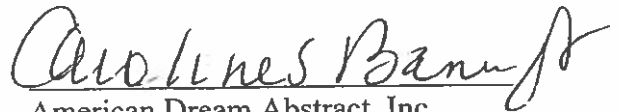
SCHEDULE "A"

ALL that certain plot, piece or parcel of land situate lying and being in the town of Brookhaven, County of Suffolk and State of New York, known as and by Lots 9 to 16 inclusive on a certain map entitled, "Map of Orient Park, Plate N, Map No. 49, Sec. 3, filed on the 18<sup>th</sup> day of November, 1910 in the Suffolk County Clerk's Office.

Premises also known as Ann Street, Yaphank, NY  
District: 0200 Section 781.00 Block 01.00 Lot 005.000

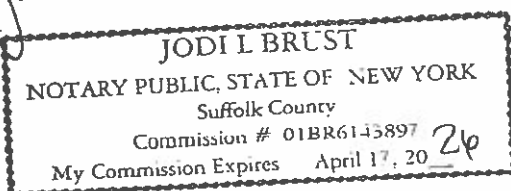
ALL that certain plot, piece or parcel of land situate lying and being in the town of Brookhaven, County of Suffolk and State of New York, known as and by Lots 1 to 8 inclusive on a certain map entitled, "Map of Orient Park, Plate N, Map No. 49, Sec. 3, filed on the 18<sup>th</sup> day of November, 1910 in the Suffolk County Clerk's Office.

Premises also known as Ann Street, Yaphank, NY  
District: 0200 Section 781.00 Block 01.00 Lot 015.000

  
American Dream Abstract, Inc.  
By: Caroline S. Bancroft

Sworn to before me this  
26th Day of November, 2024

  
\_\_\_\_\_  
Notary Public



CHAIN OF TITLE

Henry P. Tuthill as the County Treasurer  
To

County of Suffolk

**NOTE: Covers part of premises, Lots 5-8**

**DEED**

Dated: 03-01-1916

Rec'd: 03-04-1916

Liber: 924 cp 7 (77)

Milton L. Burns, as the County Treasurer  
To

County of Suffolk

**NOTE: Covers part of premises, Lots 3, 4, 9-16**

**DEED**

Dated: 11-02-1944

Rec'd: 11-02-1944

Liber: 2408 cp 61 (113)

County of Suffolk, Milton L. Burns, as the County Treasurer  
To

Diana Glass

**NOTE: Covers premises and more, per numerous tax sales**

**DEED**

Dated: 11-04-1955

Rec'd: 11-16-1955

Liber: 4018 cp 300

Henry D. Claussen, deputy County Treasurer  
To

County of Suffolk

**NOTE: Sold 11/1963. Taxes levied 1962-1963, assessed to D. Glass**

**DEED**

Dated: 01-30-1967

Rec'd: 01-30-1967

Liber: 6108 cp 053

County of Suffolk by Chester F. Jacobs, as County Treasurer  
To

August H. Lowe Donald E. Lowe

**NOTE: Covers premises and more, per tax sale 11/18/1963**

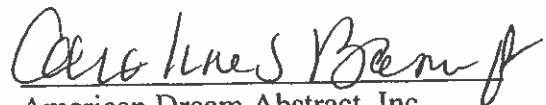
**DEED**

Dated: 08-07-1969

Rec'd: 08-08-1969

Liber: 6601 cp 093

Continued

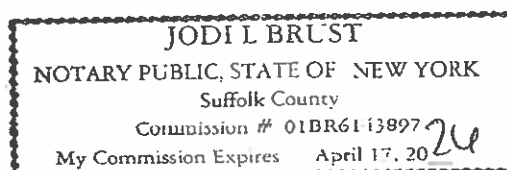


American Dream Abstract, Inc.

By: Caroline S. Bancroft

Sworn to before me this  
26th Day of November 2024

  
Notary Public



TITLE NO. SS6385-S

SUBJECT PREMISES:

SCTM: 0200-781.00-01.00-005.000

**CHAIN OF TITLE**

**continued**

August H. Lowe Donald E. Lowe  
To  
Nancy E. Lowe and Carol L. Lowe

**DEED**

Dated: 09-28-1988  
Rec'd: 11-18-1988  
Liber: 10739 cp 059

Nancy E. Lowe and Carol L. Lowe  
To  
Jerome Kass

**DEED**

Dated: 03-08-2006  
Rec'd: 04-03-2006  
Liber: 12443 cp 585

Jerome Kass and Autumn Glenn LLC  
To  
V&G Realty Properties, LLC  
**NOTE: Lots 005.000 and 015.000**

**DEED**

Dated: 03-01-2016  
Rec'd: 03-16-2016  
Liber: 12856 cp 731

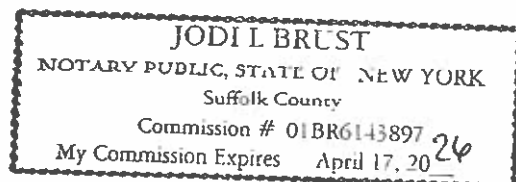
**LAST OWNER OF RECORD**

*Caroline S. Bancroft*

American Dream Abstract, Inc.  
By: Caroline S. Bancroft

Sworn to before me this  
26th Day of November, 2024

*Jodi L. Brust*  
\_\_\_\_\_  
Notary Public



TITLE NO. SS6385-S

SUBJECT PREMISES:

SCTM: 0200-781.00-01.00-015.000

CHAIN OF TITLE

Henry P. Tuthill, as the County Treasurer  
To  
County of Suffolk  
**NOTE: Covers part of premises, Lot 5-8**

**DEED**

Dated: 03-01-1916  
Rec'd: 03-04-1916  
Liber: 924 cp 01 (77)

Milton L. Burns, as the County Treasurer  
To  
County of Suffolk  
**NOTE: Covers part of premises, Lots 3, 4, 9-16**

**DEED**

Dated: 11-02-1944  
Rec'd: 11-02-1944  
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To  
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**NOTE: Covers premises and more, per numerous tax sales**

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To  
County of Suffolk  
**NOTE: Sold 11/1963. Taxes levied 1962-1963, assessed to D. Glass**

**DEED**

Dated: 01-30-1967  
Rec'd: 01-30-1967  
Liber: 6108 cp 053

County of Suffolk by Chester F. Jacobs, as County Treasurer  
To  
August H. Lowe Donald E. Lowe  
**NOTE: Covers premises and more, per tax sale 11/18/1963**

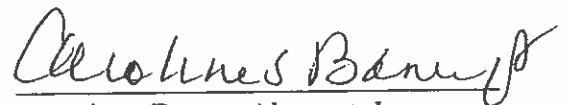
**DEED**

Dated: 08-07-1969  
Rec'd: 08-08-1969  
Liber: 6601 cp 093

CONTINUED

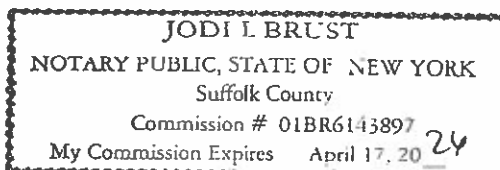
Sworn to before me this  
26th Day of November, 2024

Notary Public



American Dream Abstract, Inc.

By: Caroline S. Bancroft





TITLE NO. SS6385-S

SUBJECT PREMISES:

SCTM: 0200-781.00-01.00-015.000

**CHAIN OF TITLE**  
**continued**

August H. Lowe Donald E. Lowe  
To  
Autumn Glenn, LLC

**DEED**

Dated: 03-08-2006  
Rec'd: 04-03-2006  
Liber: 12443 cp 586

Jerome Kass and Autumn Glenn LLC  
To  
V&G Realty Properties, LLC  
**NOTE: Lots 005.000 and 015.000**

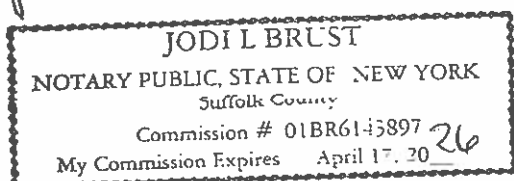
**DEED**

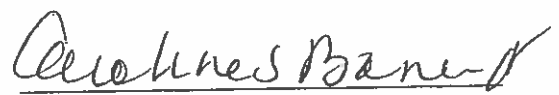
Dated: 03-01-2016  
Rec'd: 03-16-2016  
Liber: 12856 cp 731

**LAST OWNER OF RECORD**

Sworn to before me this  
26th Day of November, 2024

  
Notary Public



  
American Dream Abstract, Inc.  
By: Caroline S. Bancroft

CHAIN OF TITLE

William Frederick Walker  
To  
Sam Golberg

**DEED**

Dated: 07-25-1953  
Rec'd: 08-10-1953  
Liber: 3560 cp 213

Sam Golberg  
To  
Ruth Goldberg

**DEED**

Dated: 02-06-1963  
Rec'd: 02-13-1963  
Liber: 5306 cp 431

Ruth Goldberg  
To  
Norman J. Bogart

**DEED**

Dated: 01-03-1964  
Rec'd: 01-17-1964  
Liber: 5484 cp 023

Norman J. Bogart  
To  
Sam Goldberg

**DEED**

Dated: 03-27-1965  
Rec'd: 03-31-1965  
Liber: 5721 cp 599

Sam Goldberg  
To  
Peter Olish (20% interest) Adam Bildzukewicz (40% interest)  
John W. Aluskewicz (40% interest)  
**NOTE: Covers premises and more**

**DEED**

Dated: 06-11-1965  
Rec'd: 06-25-1965  
Liber: 5768 cp 432

Peter Olish  
To  
Peteran R. Stasichan and Peter Olish  
**NOTE: Covers premises and more (no interest stated)**

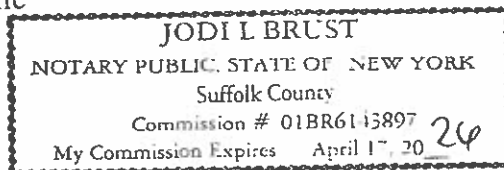
**DEED**

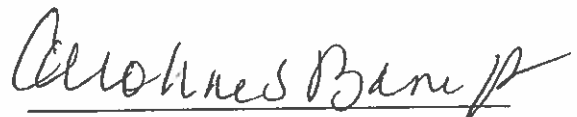
Dated: 03-07-1985  
Rec'd: 04-15-1985  
Liber: 9771 cp 341

**CONTINUED**

Sworn to before me this  
26th Day of November, 2024

  
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By: Caroline S. Bancroft

PREMISES ADJOINING TO WEST:

SCTM: 0200-781.00-01.00-003.001

**CHAIN OF TITLE****continued**Adam Bildzukeqicz, John W. Alubkewicz, Peter Olish  
And Peteran R. Stasichen

To

Carmine Notaro

**NOTE: Covers premises and more****DEED**

Dated: 06-04-1987

Rec'd: 06-25-1987

Liber: 10350 cp 048

Carmine Notaro

To

Anthony Pirrera, Warner Neuburger, Allan Silverman, Al Mizrahi

**NOTE: Covers premises and more****DEED**

Dated: 07-07-1987

Rec'd: 07-20-1987

Liber: 10368 cp 482

Anthony Pirrera, Werner Neuburger, Allan Silverman, Al Mizrahi

To

Anthony Pirrera, Werner Neuburger, Allan Silverman, Al Mizrahi

And Jack Brodbar

**NOTE: Warner Neuburger changes Werner Neuburger****DEED**

Dated: 08-10-1987

Rec'd: 09-28-1987

Liber: 10431 cp 507

Anthony Pirrera, Werner Neuburger, Allan Silverman, Al Mizrahi

And Jack Brodbar

To

Anthony Pirrera, Werner Neuburger, Allan Silverman, Jack Brodbar and the Abraham Mizrahi  
and Esther Mizrahi Trust**NOTE: Covers premises and more****DEED**

Dated: 12-10-1993

Rec'd: 02-16-1994

Liber: 11664 cp 644

Anthony Pirrera, Werner Neuburger, Allan Silverman, Jack  
Brodbar and the Abraham Mizrahi and Esther Mizrahi Trust

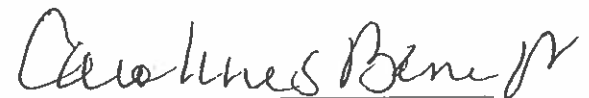
To

Anthony Pirrera (40% interest) Werner Neuburger (20% interest) Allan Silverman (20% interest)  
and the Abraham Mizrahi and Esther Mizrahi Trust (20% interest)**NOTE: Covers premises and more****CONTINUED****DEED**

Dated: 06-11-1965

Rec'd: 06-25-1965

Liber: 5768 cp 432



American Dream Abstract, Inc.

By: Caroline S. Bancroft

Sworn to before me this  
26th Day of November, 2024

Notary Public

JODI L BRUST  
 NOTARY PUBLIC, STATE OF NEW YORK  
 Suffolk County  
 Commission # 01BR61-15897  
 My Commission Expires April 1<sup>st</sup>, 2024

PREMISES ADJOINING TO WEST:

SCTM: 0200-781.00-01.00-003.001

**CHAIN OF TITLE**

**continued**

Angie M. Carpenter as the County Treasurer  
To  
The County of Suffolk  
**NOTE: Tax sale for taxes levied in 04/2005**

**DEED**

Dated: 08-15-2007  
Rec'd: 09-04-2007  
Liber: 12520 cp 290

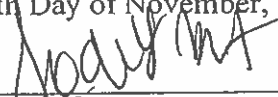
The County of Suffolk  
To  
Town of Brookhaven

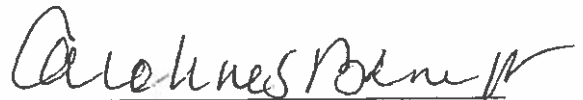
**DEED**

Dated: 06-25-2014  
Rec'd: 07-16-2014  
Liber: 12780 cp 494

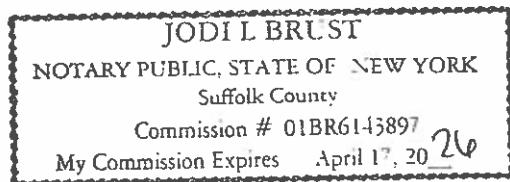
**LAST OWNER OF RECORD**

Sworn to before me this  
26th Day of November, 2024

  
\_\_\_\_\_  
Notary Public



American Dream Abstract, Inc.  
By: Caroline S. Bancroft





TITLE NO. SS6385-S

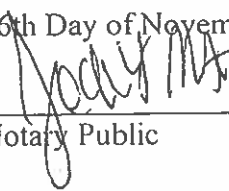
PREMISES (STREET) ADJOINING TO THE NORTH:

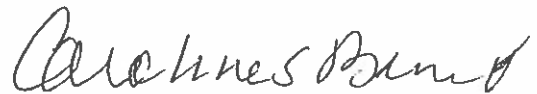
ANN STREET

PREMISES (STREET) ADJOINING TO THE SOUTH:

STERLING STREET

Sworn to before me this  
26th Day of November, 2024

  
\_\_\_\_\_  
Notary Public



American Dream Abstract, Inc.  
By: Caroline S. Bancroft

