



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 3rd 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

RECEIVED March 27, 2025

APR 01 2025

Central Pine Barrens Joint
Planning & Policy Commission

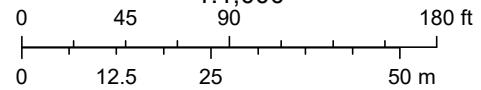
202-18-0657

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



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

1:1,000

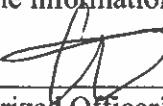
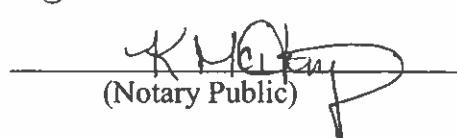


Street Labels

- 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 CommissionSTATE 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 V8 G 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 thatthis 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 TaxMap Number(s) 0200-78100-0100-005.000\$015.000 and thatthis 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.
(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
(Notary Public)Kathleen Rose McHenry
Notary Public, State of New York
Registration No. 01MC0005297
Qualified in Suffolk County
Commission Expires 04/07/20 27

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APR 01 2025

Central Pine Barrens Joint
Planning & Policy Commission

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			
<p>Name of Action or Project: Gerard Road proposed new home</p>			
<p>Project Location (describe, and attach a location map): W/S Gerard Rd., 3,409.40' S/O CR 21 - Yaphank Ave</p>			
<p>Brief Description of Proposed Action: Proposed 2 Story single family residence 54' x 33.7' (irregular), including attached garage; Porch 5' x 21' rear concrete entry stoop & exterior cellar entry</p> <p><i>*Type II Action per Christopher Wrede, Town of Brookhaven Board of Zoning Appeals</i></p>			
<p>Name of Applicant or Sponsor: Beach Expediting / Tracey Schleske</p>		<p>Telephone: 631.599.3246 E-Mail: TLGUage@gmail.com</p>	
<p>Address: PO Box 427</p>			
<p>City/PO: Westhampton</p>		<p>State: NY</p>	<p>Zip Code: 11977</p>
<p>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.</p>			
<p>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: Suffolk County Wastewater, Town BZA, Town Building Dept, PBA</p>			
<p>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</p>			
<p>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</p>			

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: Core Pine Barrens	NO	YES	
		X	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
		X	
			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: On site septic	NO	YES	
	X		
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
		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? 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:	NO	YES	
		X	
		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? Northern Long Eared bat	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	YES
	X	
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	YES
	X	
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	YES
	X	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Tracey Schleske</u>	Date: <u>3.17.25</u>	
Signature: <u>TSchleske</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: <ul style="list-style-type: none"> 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

RECEIVED

APR 01 2025

Central Pine Barrens Joint
Planning & Policy Commission

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

Building Division

One Independence Hill, Farmingville, NY 11738 · Phone 631-451-TOWN (8696) · Fax 631-451-6341



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)**

Building Division

One Independence Hill, Farmingville, NY 11738 • Phone 631-451-TOWN (8696) • Fax 631-451-6341

TOWN OF BROOKHAVEN PLANNING BOARD
Medford, New York

HOUSE NO.: 111
HAMLET: Brookhaven

APPLICATION FOR PLANNING BOARD

BUILDERS JOB NO. Gerard B.L.

Applicant to complete information only within this box.
TYPEWRITTEN OR PRINTED

APPLICANT: V & G Real Estate c/o Andrew Malguarnera

MAILING ADDRESS: 713 Main St.

Port Jefferson, NY 11777

PHONE No.: (631)732-0010

RESPONSIBLE PERSON: X & G Real Estate c/o Andrew Malguarnera

P.B. No. 601940

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. PER: G0142
25' on Hawthorn Ave 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: _____

Provide house corner elevation

MUNICIPAL ACQUISITION:

to be acquired.
 area being studied for acquisition.

PER: _____

Provide calculations for
Rock drywell

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 & separate paperwork, construction

PER: _____
on paper street, Hardship exemption from Pine Barrens regulation

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

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 18th 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 18th day of November, 1910 in the Suffolk County Clerk's Office.

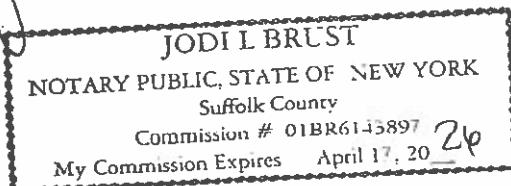
Premises also known as Ann Street, Yaphank, NY
District: 0200 Section 781.00 Block 01.00 Lot 015.000

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

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

Jodi L. Brust

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

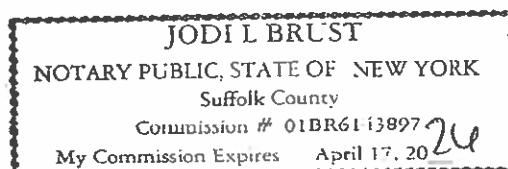
Continued

Caroline Bancroft

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

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

Jodi L. Brust
Notary Public



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

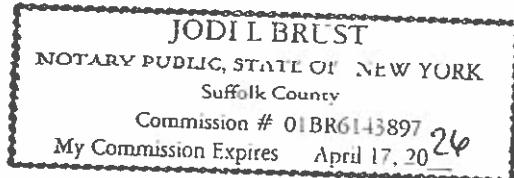
Dated: 03-01-2016
Rec'd: 03-16-2016
Liber: 12856 cp 731

LAST OWNER OF RECORD

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

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

[Signature]
Notary Public



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

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

Diana Glass

NOTE: Covers premises and more, per numerous tax sales

DEED

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To

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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

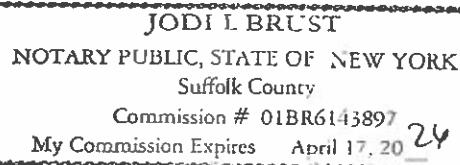
CONTINUED

Caroline Bancroft

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

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

[Signature]
Notary Public



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

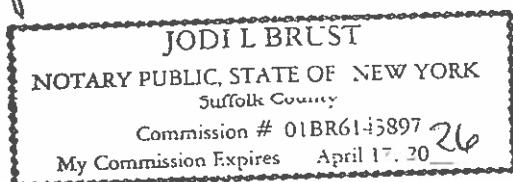
Dated: 03-01-2016
Rec'd: 03-16-2016
Liber: 12856 cp 731

LAST OWNER OF RECORD

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

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

Jodi L. Brust
Notary Public



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

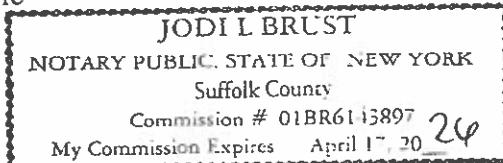
Peter Olish
To
Peteran R. Stasichan and Peter Olish
NOTE: Covers premises and more (no interest stated)

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

[Signature]
Notary Public



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

CHAIN OF TITLEcontinued

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 Liber: 10368 cp 482

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 Dated: 08-10-1987
To Rec'd: 09-28-1987

Anthony Pirrera, Werner Neuburger, Allan Silverman, Al Mizrahi Liber: 10431 cp 507
And Jack Brodbar

NOTE: Warner Neuburger changes Werner Neuburger

DEED

Anthony Pirrera, Werner Neuburger, Allan Silverman, Al Mizrahi Dated: 12-10-1993
And Jack Brodbar Rec'd: 02-16-1994
To Liber: 11664 cp 644

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

NOTE: Covers premises and more

DEED

Anthony Pirrera, Werner Neuburger, Allan Silverman, Jack Dated: 06-11-1965
Brodbar and the Abraham Mizrahi and Esther Mizrahi Trust Rec'd: 06-25-1965
To Liber: 5768 cp 432

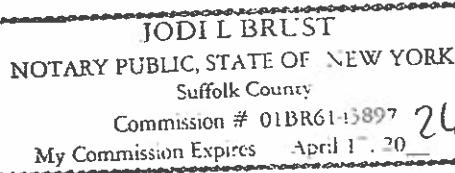
Anthony Pirrera (40% interest) Werner Neuburger (20% interest) Allan Silverman (20% interest) and the Abraham Mizrahi and Esther Mizrahi Trust (20% interest)

NOTE: Covers premises and more

CONTINUED

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

Notary Public



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

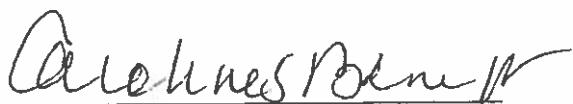
Dated: 08-15-2007
Rec'd: 09-04-2007
Liber: 12520 cp 290

The County of Suffolk
To
Town of Brookhaven

DEED

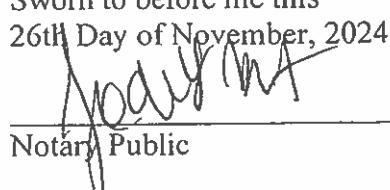
Dated: 06-25-2014
Rec'd: 07-16-2014
Liber: 12780 cp 494

LAST OWNER OF RECORD

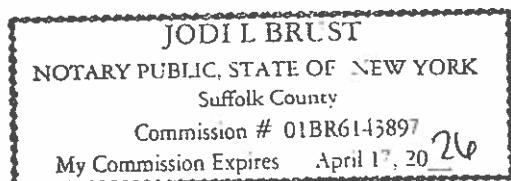


American Dream Abstract, Inc.
By: Caroline S. Bancroft

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



Notary Public



TITLE NO. SS6385-S

PREMISES (STREET) ADJOINING TO THE NORTH:

ANN STREET

PREMISES (STREET) ADJOINING TO THE SOUTH:

STERLING STREET

Caroline Bancroft

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

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

Jodi L. Brust

Notary Public

