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April 4, 2022

RECEIVED

Hand Delivered

Village of Greenport Zoning Board of Appeals
236 Third Street
Greenport, New York 11944

APR 04 2022

VILLAGE OF GREENPORT
BUILDING DEPARTMENT

**Re: Appeal of Eric Urban and 1st & Center LLC from Notice of Disapproval
440 First Street, Greenport, New York 11944
SCTM# 1001-004.00-07.00-001.001 and 1001-004.00-07.00-001.002, ("Premises")**

Ladies and Gentlemen:

We are the attorneys for Eric Urban and 1st & Center LLC and write concerning the above referenced matter seeking reversal of the determination of the Building Inspector, ("Application"), and in furtherance of the issues raised at the hearing on March 15, 2022. These issues are: (1) the form of the Application for reversal, (2) the content of the Environmental Assessment Form and Application, (3) the purported amended notice of disapproval, (4) the nature of the application, and (5) appropriate forum. Each is addressed below.

A. THE FORM OF APPLICATION

As the ZBA has conceded, there is no published form for an appeal seeking a reversal of the determination of the Building Inspector and the omission has not been cured. Thus, the refusal of the ZBA to entertain the Application because it is not an approved form when it has not provided a form for the application is arbitrary and capricious. Indeed, ZBA counsel conceded that the forms needed to be amended, but, to date, no such amendment has occurred. As a result, the ZBA must consider the Application as submitted.

B. ENVIRONMENTAL ASSESSMENT FORM/APPLICATION

The ZBA has requested that information concerning the existence of a prior appeal be reflected in the Application, despite the fact that no determination was reached. This item has been amended. The ZBA has requested that Item 5 in the EAF be amended to reflect the determination by the Building Inspector that the proposed use is not permitted. We decline to do so, as we believe the Building Inspector was in error. We have also amended item 12a of the EAF to reflect the existence of an historic district.

C. PURPORTED AMENDED NOTICE OF DISAPPROVAL

On February 11, 2022 the Building Inspector issued an amended Notice of Disapproval, (“Amended Notice”), which purported to deny the reversal application dated January 14, 2022. The Building Inspector was without power to deny this application to the ZBA. No amendment to the Amended Notice has been provided and we deem the Amended Notice to be a nullity. In the event the ZBA determines otherwise, which it should not, out of an abundance of caution, the Applicant is submitting an amended Application which addresses the additional issues in the “Amended Notice”. We reserve all rights and remedies as to the Amended Notice. The ZBA advised that there is no additional fee for such an application.

D. NATURE OF THE APPLICATION

The Application is, in the first instance, one for reversal of the determination of the Building Inspector. The basis of the relief is that the determination is in error as to the existence of only one lot. The relief sought is not an interpretation as there is no ambiguity in the zoning code for which an interpretation is necessary.

E. APPROPRIATE FORUM

One or more members of the ZBA opined that it lacked jurisdiction to hear the reversal application and/or that the Applicant should “work it out” with the Building Inspector. This analysis is erroneous as appeals from determinations of the Building Inspector are required by law to be made in the first instance to the ZBA, and only the ZBA.

F. ENCLOSURES

Pursuant to the foregoing, we enclose the following papers, in six sets, in support of the amended Application and

1. Copies of the Notices of Disapproval dated November 15, 2021 and February 11, 2022;
2. Amended Application to the Village of Greenport Zoning Board of Appeals for Area Variance and Reversal of Notice of Disapproval;
3. List of acting members of 1st & Center LLC have previously been provided;
4. Amended Environmental Assessment Form;
5. Survey and Site Plan and Building Plan have previously been provided.

G. CONCLUSION

This matter will again be appearing on the calendar on April 19, 2022. At that time, we will again be requesting that the matter be scheduled for a public hearing.

Thank you for your attention to this application.

Very truly yours,



Eric J. Bressler

EJB/cs

Encl. – Amended Application

cc – Robert Connelly, Esq.

Eric Urban



Village of Greenport Building Department
236 Third Street, Greenport, New York 11944
OFFICE: 631.477.0248 / FAX: 631.477.1877

NOTICE OF DISAPPROVAL

Date: November 15, 2021

To: Eric Urban
[REDACTED]

PLEASE TAKE NOTICE that your application dated March 4, 2020 for renovations to an accessory structure/carriage house at property located at 440 First Street, in the R-2 District, is returned herewith and disapproved on the following grounds:

1. One dwelling per lot.

150-8A (1), 150-7A(1)

Permitted Uses: One-family detached dwellings, not to exceed one dwelling on each lot.

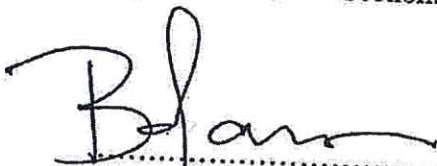
The plans show the conversion of an accessory structure on the lot into a dwelling. There is a limit of one dwelling per lot. This would require a use variance to convert the accessory structure into a second dwelling on the lot.

This application is therefore denied, requiring the above-mentioned use variance.

Please be advised that this property is located within the Historic District. In addition to the use variance, A Certificate of Appropriateness from the Historic Preservation Commission must be obtained PRIOR to the issuance of a Building Permit.

The premise to which this application applies to is located at:
440 First Street, Greenport, New York 11944. This property is located in the R-2 District. This property is located within the Historic District.

Map: 1001 Section: 4 Block: 7 Lot: 1


.....
Alex Bojanos - Code Enforcement Official

11/15/2021

.....
Date



Village of Greenport Building Department

236 Third Street, Greenport, New York 11944

OFFICE: 631.477.0248 / FAX: 631.477.1877

AMENDED NOTICE OF DISAPPROVAL

Date: February 11, 2022

To: Eric Urban
[REDACTED]

PLEASE TAKE NOTICE that your application dated January 14, 2022, for renovations to an accessory structure/carriage house at property located at 440 First Street, in the R-2 District, is returned herewith and disapproved on the following grounds:

1. 150-8A (1), 150-7A (1) R-2 One- and Two-Family Residence District.

In an R-2 One- and Two-Family Residence District, no building or premises shall be used, and no building or part of a building shall be erected or altered which is arranged, intended, or designed to be used, in whole or in part, for any purpose except for the following:

Permitted Uses: One-family detached dwellings, not to exceed one dwelling on each lot.

2. Rear Yard Setback Requirements.

150-12 District Regulations

R-2 District: Minimum Rear Yard Requirement: 30 feet.

The plans show the rear yard of the setback of 2.5 feet.

This would require an area variance 27.5 feet

3. Side Yard Setback Requirements.

150-12 District Regulations

One-Family dwelling: Side Yard Setback: 10-feet. (R-2)

The plans show the front yard setback of 2.1 feet This would require an area variance of 7.9 feet.

4. Off Street Parking Requirements.

150-12 District Regulations

One-Family dwelling: Off Street Parking. (R-2)

The plans show no off-street parking. This would require a variance for 2 off street parking

The plans show the conversion of an accessory structure on the lot into a dwelling. There is a limit of one dwelling per lot. This would require a use variance to convert the accessory structure into a second dwelling on the lot.

This application is therefore denied, requiring the above-mentioned use variance.

Please be advised that this property is located within the Historic District. In addition to the use variance, A Certificate of Appropriateness from the Historic Preservation Commission must be obtained PRIOR to the issuance of a Building Permit.

The premise to which this application applies to is located at:
440 First Street, Greenport, New York 11944. This property is located in the R-2 District. This property is located within the Historic District.

Map: 1001 Section: 4 Block: 7 Lot: 1

.....
Alex Bolanos
Code Enforcement Official

Date : 02/11/2022



ZONING BOARD OF APPEALS APPLICATION

AREA VARIANCE

AND REVERSAL OF NOTICE OF DISAPPROVAL

236 Third Street, Greenport, New York, 11944
(631) 477-0248

www.villageofgreenport.org

Date of Application 01/14/2022 and 04/04/2022

All information below is to be completed by the applicant. This completed application is to be accompanied by the Notice of Disapproval, Copies of Covenants and/or Restrictions, where applicable, Environmental Assessment Form, building plans showing elevations, setbacks, floor plans, room dimensions, details of footings and foundation, and species of lumber and quality of material, where applicable.

THE OWNER OF THE PROPERTY IS: (PLEASE PRINT CLEARLY)

Eric	Urban,	Individually and	
First Name	Last Name	Sole Member of	1st & Center LLC
		Business Name, if applicable	

[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Mailing Address	City/ Town/ Village	State	Zip

[REDACTED]	[REDACTED]
Phone #	E-Mail Address

CONTACT PERSON (if different from owner)

The person to receive all correspondence:

Eric J. Bressler	Wickham, Bressler & Geasa, P.C.
First Name	Last Name
	Business Name, if applicable

P.O. Box 1424	Mattituck	NY	11952
Mailing Address	City/ Town/ Village	State	Zip

(631) 298-8353	ebressler@wbglawyers.com
Phone #	E-Mail Address

IF ANYONE OTHER THAN THE OWNER COMPLETES THIS APPLICATION, WRITTEN CONSENT FROM THE OWNER MUST BE SUBMITTED WITH THIS APPLICATION.

Location:

Suffolk County Tax Map Number: 1001 Section: 4 Block: 7 Lot 1.1 & 1.2

Street Address: 440 First Street Greenport, New York, 11944

Zoning District: WC R1 R2 PD CR CG

Is property located within the Historic District? Yes No



ZONING BOARD OF APPEALS APPLICATION

AREA VARIANCE

AND REVERSAL OF NOTICE

236 Third Street, Greenport, New York, 11944

OF DISAPPROVAL

(631) 477-0248

www.villageofgreenport.org

The Code Official reviewed and denied an application dated 03/04/2020 for a Building Permit for the location specified on this application.

Provisions of the Zoning Code appealed:

(Indicate Article, Section and Subsection of Zoning Code by numbers)

Article: IV Section: 150 - 7A(1), 8A(1) Subsection: _____
and 12

Type of appeal made for:

A Variance to the Zoning Code or Zoning Map.

An interpretation of the Village Code Article: _____ Section: _____ Subsection: _____

Reversal of Notices of Disapproval dated November 15, 2021 and February 11, 2022

Has a prior appeal been made at any time with respect to this property? Yes No I Don't Know

If yes, please provide the date appeal was made: August, 2016, later withdrawn

Project Description:

For Demolition of Existing Building Areas:

Please describe area being removed:

Nothing will be demolished

New Construction Areas (New Dwelling or New Addition/Extensions)

Dimensions of First Floor (Addition/Extension): _____

Dimensions of Second Floor: _____

Height (from finished grade to top of ridge): _____ - Feet, _____ - Inches

Is basement or lowest floor area being constructed? Yes No

If yes, please provide height (above ground) measured from natural existing grade to first floor:

_____ - Feet, _____ - Inches.



ZONING BOARD OF APPEALS APPLICATION

AREA VARIANCE AND REVERSAL OF NOTICE

236 Third Street, Greenport, New York, 11944 OF DISAPPROVAL

(631) 477-0248

www.villageofgreenport.org

Project Description: (CONTINUED)

Proposed Construction Description: (Alteration or Structural Changes)

Number of floors BEFORE alterations: 2

Describe General Characteristics BEFORE alterations:

The 120 year old building is sold and in good health. It is a two-story frame structure with a stone foundation.

The structure needs paint and window replacement.

Number of floors AFTER Alterations: 2

Describe General Characteristics AFTER alterations:

With minor exterior changes, the building will have the garage doors replaced with new energy efficient windows throughout. The interior renovations include two (2) second floor bedrooms with a bathroom. First floor has a living room, kitchen and a bathroom. The footprint for the building is 621 sq. ft. The livable floor space is 1,242 sq. ft.

Calculations of Building Areas and Lot Coverage:

Existing Square Footage of Building(s) on this property: 2003 SF if lots 1.1 and 1.2 are one lot rather than 2. 621 sq. ft. for lot 1.2

Proposed Increase in Building Coverage: 0 SF

Square Footage of this Lot: 13,627 SF if lots 1.1 and 1.2 are one lot rather than 2. 6,814 sq. ft. for lot 1.2

Percentage of Coverage of this Lot by Building Area: 14.8 % if lots 1.1 and 1.2 are one lot. 10.9% for lot 1.2

Purpose of New Construction:

Please describe:

Without increasing the footprint, the new construction would upgrade the existing structure to conform with the current building codes for residential use.



ZONING BOARD OF APPEALS APPLICATION

AREA VARIANCE AND A REVERSAL OF NOTICE

236 Third Street, Greenport, New York, 11944 OF DISAPPROVAL

(631) 477-0248

www.villageofgreenport.org

Area Variance Reasons for Appeal:

Please answer in detail. *Additional sheets may be submitted with preparers signature.*

Will an undesirable change occur in the characteristics of the neighborhood or will a detriment to nearby properties be created by the granting of this area variance?

No, since the location of the carriage house is consistent with other similar structures in the area.

Can the benefit sought by the Applicant be achieved by another method, feasible for the Applicant to pursue, other than an Area Variance?

No, since moving the carriage house would be prohibitively expense.

Is the requested Area Variance substantial?

Yes, mathematically, but not when compared to other similarly situated properties with similar structures.

Will the requested Area Variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?

No, since teh location of the carriage house is consistent with other similar structures in the area.

Was the alleged difficulty self-created, which consideration shall be relevant to the decision of the Zoning Board of Appeals, but shall not necessarily preclude the granting of the Area Variance?

Yes, since Applicant acquired the property with the carriage house in its current location.

Are there Covenants or Restrictions concerning this land? [] Yes [X] No

If yes, please furnish copies.

ZONING BOARD OF APPEALS APPLICATION

REVERSAL OF NOTICE OF DISAPPROVAL

BASIS FOR REVERSAL

1. This Appeal is from the disapproval of the Village of Greenport Building Department dated November 15, 2021 of an application, ("Application") to renovate a carriage house for residential purposes on Lot 98 on the map entitled Map of Beebe Estates situated at The Incorporated Village of Greenport File No. 9 Filed August 10, 1838, ("Filed Map"), and designated as Suffolk County Tax Map #1001-004.00-07.00-001.002, ("Lot 2"). Copies of Filed Map and Tax Map are attached as Exhibit A. The stated basis for the disapproval was that Lot 2 was part of a larger lot which already contained a residence.
2. Lot 2 is owned by 1st and Center LLC. Notwithstanding such Application, the Notice of Disapproval is issued to Eric Urban and references Tax Lot No. 001.000, a lot not reflected on the Tax Map, which presumably encompasses Lot 2 and the adjoining lot, Tax Lot 001.001, shown as Lot 99 on the map entitled Map of Beebe Estates situated at The Incorporated Village of Greenport File No. 9 Filed August 10, 1838, ("Lot 1").
3. Lots 1 and 2 are in a R-2 zone. Greenport Village Code §150-7(A)(1) permits single family residences in an R-2 zone. Greenport Village Code §150-(8)(2), not cited in the Notice of Disapproval permits two family residences in a R-2 zone.
4. The lots were conveyed as separate lots 98 and 99 on the Filed Map from 1882 until October 25, 1972, when the North Fork Bank & Trust Company, as Executor of the Frank L. Barth Estate, conveyed to William and Edith Urban, and thereafter in the conveyance from the Urbans to Eric Urban. On October 17, 2017, there were separate deeds to the current owners, again defined as separate lots, #98 and #99, on the Filed Map. Copies of deeds are attached as Exhibit B. Lot 98 and Lot 99 were never merged.
5. The Village of Greenport Zoning Ordinance contains no provision for merger of adjacent lots by virtue of common ownership. Conversely, the Village of Greenport Zoning Ordinance Section 118-115 prohibits merger or combining of lots except under certain circumstances with approval from the Zoning Board of Appeals. Further, Lots 1 and 2 each have separate tax bills. Copies of the separate tax bills are attached as Exhibit C. Thus, the Village of Greenport has treated Lot 1 and Lot 2 as separate lots.
6. The Notice of Disapproval was erroneous in that it apparently considered Tax Map Lots 001.001 and 001.002 (Filed Map lots 98 and 99) as one lot, when, in fact, they were and are two separate lots. The proposed conversion of the Carriage House on Lot 2 is in accordance with §150-7(A)(1), 8(A)(1).
7. Reversal will result two residential units on two separate lots on the Filed Map. This result is entirely consistent with the character of the neighborhood where there are numerous residential units on single lots which are of comparable size on the Filed Map. Google Earth maps of the area are attached as Exhibit D. Numerous properties similarly situated have been similarly deemed separate lots. As a result, the Notice of Disapproval should be reversed and approval to renovate the Carriage House should be granted.

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: RENOVATION OF CARRIAGE HOUSE FOR RESIDENTIAL USE			
Project Location (describe, and attach a location map): 440 First Street, Greenport, New York 11944			
Brief Description of Proposed Action: Renovation of existing Carriage House and conversion to residential use.			
Name of Applicant or Sponsor: Eric Urban and 1st & Center LLC		Telephone: [REDACTED]	
Address: [REDACTED]		E-Mail: [REDACTED]	
City/PO: [REDACTED]		State: [REDACTED]	Zip Code: [REDACTED]
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"/>
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: Building Permit from Building Dept. and Certificate of Appropriateness from Historic Preservation Commission			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		1 lot _____ acres .135 acres	
b. Total acreage to be physically disturbed?		0 _____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		2 lots _____ acres .27 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, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	NO <input type="checkbox"/>	YES <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: _____	<input checked="" type="checkbox"/>	NO <input type="checkbox"/>	YES <input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	NO <input type="checkbox"/>	YES <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: _____	<input type="checkbox"/>	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	<input type="checkbox"/>	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? In Historic District b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	NO <input type="checkbox"/>	YES <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? 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"/>	NO <input type="checkbox"/>	YES <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?	<input checked="" type="checkbox"/>	NO <input type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	NO <input type="checkbox"/>	YES <input type="checkbox"/>
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 type="checkbox"/> NO <input type="checkbox"/> YES 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	<input checked="" type="checkbox"/>	NO <input type="checkbox"/>	YES <input type="checkbox"/>

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
	<input checked="" type="checkbox"/>	<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	YES
	<input checked="" type="checkbox"/>	<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	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Eric Urban and 1st & Center LLC Date: 1/12/2022

Signature: *Eric Urban*
Eric Urban, Individually and as sole member

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? b. public / private wastewater treatment utilities?	<input type="checkbox"/> <input type="checkbox"/>	<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.

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)

PRINT

EXHIBIT A

171
170
169
168
167
166
165
164
163
162

128	123
129	122
130	121
131	120
132	119
133	118
134	117
135	116
136	115
137	114

Front Street

88	Senior Higgins
89	J. Higgins
90	W. Nail
91	2
92	41
93	95
94	79
95	77
96	Harvey Young
97	P. H. Payne

1	2.4
2	2.5
3	2.2
4	2.1
5	2.0
6	1.9
7	1.8
8	1.7
9	1.6
10	1.5
11	1.4
12	1.3
13	1.2
14	1.1

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151
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158
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160
161

Street

Front Street

138	113
139	112
140	111
141	110
142	109
143	108
144	107
145	106
146	105

60

98	E. Harris
99	J. King
100	Pratt
101	
102	D. Hadden
103	Capt. H. Lane
104	W. Jamieson
105	E. Walden
106	G. W. Harris

Marri Street - Bourse S. 11 1/2 E

Open Hay
T. L. ...
J. Ashley
H. ...
J. ...
J. Penney
Rene
Z. Hebb
P. H. Beckwith
J. ...
S. ...
J. ...
D. Miller

Open Hay

Open Hay

South

151
152
153
154
155
156
157
158
159
160
161

Street

147	149
148	150
151	152
153	154
155	156
157	158
159	160
161	162

Open Park

163	164
165	166
167	168
169	170
171	172
173	174
175	176
177	178
179	180
181	182
183	184
185	186
187	188
189	190
191	192
193	194
195	196
197	198
199	200

File # 9

Filed: Aug. 10, 1838

A Map
of
Greenport Village

The Beebe Estate is designated on the
Map and numbered with red ink.

Scale of Map 100 feet to an inch

Hugh Halsey Master in Chancery





EXHIBIT B

year one thousand eight hundred and eighty two before me the subscriber personally appeared Phoebe F. Tuttle and William P. Tuttle to me personally known to be the same persons described in and who executed the within instrument and they acknowledged that they executed the same. Elias P. Tuttle Notary Public

Recorded 31 January 1882 @ 1 P. M.

Orville B. Hokerly Clerk

This Indenture made this 11th day of January in the year of our Lord one thousand eight hundred and eighty two Between Jonah Hulse of South Creek Sanford County State of North Carolina party of the first part and William F. Brown of Green Port Suffolk County State of New York party of the second part. Witnesseth That the said party of the first part, in consideration of the sum of Thirteen hundred and fifty Dollars (\$1350⁰⁰), to him duly paid has sold and by these presents does grant and convey to the said party of the second part his heirs and assigns. All that tract or parcel of land situate in the village of Greenport County of Suffolk and State of New York being lots numbered ninety eight and ninety nine as designated on the map of the Beebe Estate and bounded as follows Northernly by Centre Street, one hundred and thirty five feet Easterly by the land belonging to the heirs of Henry Wells (deceased) and by lands formerly of Rebecca R. Yandant one hundred feet Southernly by land belonging to the heirs of Daniel O. Wells deceased one hundred and thirty five feet Westerly by First Street one hundred feet with the appurtenances, and all the estate title and interest therein of the said party of the first part. And the said Jonah Hulse party of the first part does hereby covenant and agree to and with the said party of the second

heirs and assigns that at the time of the
executing and delivery of this presents he is the
lawful owner and is well seized of the premises above
conveyed, free and clear from all incumbrances of
every name and nature, legal or equitable and that
the premises thus conveyed in the quiet and peaceable
possession of the said party of the second part his heirs
and assigns and will forever warrant and defend
against any person whomsoever lawfully claiming
the same or any part thereof. In witness whereof the
party of the first part has hereunto set his hand
and seal the day and year first above written.

Sealed and Delivered in the presence of J. N. Harper
State of North Carolina } Jonah Hulse I.S.
County of Beaufort } S.S. I.S.
State of North Carolina }

On this 11th day of January
in the year one thousand eight hundred and eighty
two before me the subscriber personally appeared
Jonah Hulse of Beaufort County State of North Carolina
to me personally known to be the same person described
in and who executed the within instrument and he
acknowledged that he executed the same. J. N. Harper
Justice of Peace.

North Carolina Beaufort County Superior Court Jan
14th 1882 - This is to certify that J. N. Harper is a
Justice of the Peace in and for said County of Beau-
fort and whose signature as appearing on the fore-
going instrument is genuine.

Witness my hand and official seal. G. E. Buckman
Clerk of the Superior Court Beaufort County North Carolina

Recorded 31st January 1882 @ 3 P. M.
Drville C. Hesterly Clerk

and convey the same, by virtue of the said execution
and the law relating thereto. In Witness whereof, the
said Robert L. Petty Esq. Sheriff of the County of Suffolk
hath hereunto set his hand and seal the day and
year first above written. Robt L. Petty Sheriff
of Suffolk County N.Y. — Sealed and delivered in the
presence of Geo. J. Reeve — State of New York, Town
of Riverhead County of Suffolk Co. On the twenty fourth
day of April in the year one thousand eight hundred
and eighty two before me personally came Robert L. Petty
Esq. (Sheriff) known to me to be the individual described
in and who executed the above conveyance and acknowl-
edged that he executed the same. Geo. J. Reeve Notary
Public Suffolk Co. N.Y.

Recorded 24th April 1882 @ 2 P. M.
Orville B. McKerly Clerk

This Indenture made the day of April 10. in the
year one thousand eight hundred and eighty two
Between William F. Brown of Greenport in the
County of Suffolk and State of New York party of the
first part and M^{rs} D. Corey of same place party of
the second part Witnesseth That the said party of
the first part in consideration of the sum of One
 $\frac{00}{100}$ (\$1 $\frac{00}{100}$) Dollars to him duly paid before the delivery
hereof, has bargained and sold and by these presents
does grant and convey to the said party of the second
part his heirs and assigns for ever. All that certain
piece or parcel of land situate lying and being in
the village of Greenport County of Suffolk and State
of New York, being lots numbered ninety eight (98)
and ninety nine (99) as designated on the map of
the Beebe Estate and bounded as follows viz: Northerly
by Centre St. one hundred and thirty five (135) feet

Easterly by land belonging to the heirs of Henry Wells deceased and by lands formerly of Rebecca R. Vain Sant, one hundred (100) feet; Southerly by land belonging to heirs of Garret O. Wells deceased, one hundred and thirty five (135) feet Westerly by First St. one hundred (100) feet being the same property conveyed by Jonathan Edwin of South Creek, Beaufort Co. North Carolina by deed dated the eleventh (11th) day of January in the year 1882; the parts of the first part said deed having been recorded in the Superior Co. Clerks office in Liber 261 of Deeds page 318 Jan 31/82 at 3 o'clock With the appurtenances and all the estate, right, title and interest dower and right of dower of the said party of the first part therein. And the said party of the first part, does hereby covenant and agree to and with the said party of the second part, that at the time of the delivery hereof the said party of the first part was the lawful owner of the premises above granted, and seized thereof in fee simple, absolute and that he will warrant and defend the said premises in the quiet and peaceable possession of the said party of the second part his heirs and assigns forever. In Witness whereof the said party of the first part, has hereunto set his hand and seal the day and year first above written. Wm. J. Johnson, Esq.

Witness my hand and seal in the presence of B. P. Adams State of New York Village of Greenport County of Suffolk Co: On the Tenth day of April in the year one thousand eight hundred and eighty two before me personally came William J. Johnson to me known and known to me to be the individual described in and who executed the foregoing instrument and acknowledged that he executed the same - Barclay P. Adams Notary Public. T. S.

Recorded 24th April 1882 @ 3 P. M.
 John A. Clerk, Clerk

THIS INDENTURE, made the 31st. day of March in the year nineteen hundred and ten,
 BETWEEN SARAH S. COREY of the Village of Greenport, in the Town of Southold, County
 of Suffolk and State of New York, party of the first part and ADOLF JOHNSEN of the
 same place party of the second part WITNESSETH, that the said parties of the first
 part in consideration of other good and valuable considerations and one and no/100
 Dollars, lawful money of the United States, paid by the party of the second part,
 doth hereby grant and release unto the said party of the second part his heirs and
 assigns forever. All that certain tract or parcel of land, situate, lying and being
 in the Village of Greenport, Town of Southold, County of Suffolk and State of New
 York, bounded and described as follows; Northerly by Centre Street one hundred thirty
 five (135) feet; Easterly by land now or late of the heirs of Henry Wells, deceased,
 and by land late of Van Sant one hundred (100) feet; Southerly by land now or late
 of the heirs of Daniel O. Wells, deceased, one hundred thirty five (135) feet and
 westerly by First Street one hundred (100) feet; Being known as lots #'s 98 and 99
 as designated on the Map of the Beebe Estate filed in the office of the Clerk of
 Suffolk County August 10th 1838 as Map Number 9. Being and intended to be the same
 to be the same premises conveyed to William D. Corsey in his lifetime by deed recorded
 in the office of the Clerk of the County of Suffolk in Liber 263 of Deeds at page
 472. TOGETHER with the appurtenances and all the estate and rights of the said
 party of the first part in and to said premises. TO HAVE AND TO HOLD the above
 granted premises unto the said party of the second part his heirs and assigns
 forever. AND the said Sarah S. Corey the party of the first part doth covenant with
 the said party of the second part as follows; FIRST. That she, the said Sarah S.
 Corey the party of the first part is seized of the said premises in fee simple and
 hath good right to convey the same. SECOND. That the party of the second part
 shall quietly enjoy the said premises. THIRD. That the said premises are free
 from incumbrances. FOURTH. That she, the said Sarah S. Corey, the party of the first
 part will execute or procure any further necessary assurance of the title to said
 premises. FIFTH. That she, the said Sarah S. Corey the party of the first part will
 forever warrant the title to said premises. IN WITNESS WHEREOF, the said party of
 the first part hath hereunto set her hand and seal the day and year first above
 written.

In presence of : SARAH S. COREY L.S.
 Frederick L. Terry ;

State of New York, County of Suffolk, ss.; On this thirty first day
 of March in the year of our Lord one thousand nine hundred and ten before me person-
 ally came and appeared Sarah S. Corey to me known and known to me to be the individ-

that she executed the same. Frederick L. Terry, Notary Public.

Recorded 31 March 1910 @ 4 P.M.

Wm. F. Flanagan, Clerk.

THIS INDENTURE, made the 23rd day of March in the year nineteen hundred and ten, BETWEEN EDNA EMANUEL of Salt Lake City Utah, party of the first part and C. ANTHONY WOLFE, of the Village of Northport, County of Suffolk State of New York, party of the second part, WITNESSETH, that the said party of the first part in consideration of certain valuable consideration and one (\$1.00) Dollars, lawful money of the United States paid by the party of the second part does hereby grant and release unto the said party of the second part his heirs and assigns forever. All that certain tract or lot of land situated in the Village of Northport, Town of Huntington: County of Suffolk, State of New York, bounded on the west by Bayview Avenue, North by land of W. Brookings, late of William J. Mills, East by land of Edna Emanuel, late of Ida A. Smith, and of J. S. Lewis, and land of one Fosdick late of Ida A. Smith and of J. S. Lewis and south by land of Minerva Lewis being fifty (50) feet wide front and rear and one hundred thirty (130) feet deep and being the same premises conveyed by Willard N. Baylis to Edna Emanuel by deed dated July 20th 1909 and recorded in the Suffolk County Clerk's Office Liber 694 of Deeds page 325 on the 23rd day of July 1909. 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 above granted premises unto the said party of the second part his heirs and assigns forever. AND the said party of the first part does covenant with the said party of the second part as follows; FIRST. That the party of the first part is seized of the said premises in fee simple and has good right to convey the same. SECOND. That the party of the second part shall quietly enjoy the said premises. THIRD. That the said premises are free from incumbrances. FOURTH. That the party of the first part will execute or procure any further necessary assurance of the title to said premises. FIFTH. That the party of the first part will forever warrant the title to said premises. IN WITNESS WHEREOF, the said party of the first part has hereunto set hand and seal the day and year first above written.

In presence of : EDNA EMANUEL L.S.

C. H. Abbott.

L1093
P378

THIS INDENTURE, made the 24th day of December in the year nineteen hundred and thirteen BETWEEN ADOLF JOHNSEN of the Village of Greenport in the Town of Southold, County of Suffolk and State of New York, party of the first part, and GRACE L. JOHNSEN, his wife, residing on the east side of First Street in the Village of Greenport, Town, County and State aforesaid, party of the second part, WITNESSETH, that the said party of the first part, in consideration of other good and valuable considerations and one and no/100 Dollar, lawful money of the United States, paid by the party of the second part, doth hereby grant and release unto the said party of the second part, her heirs and assigns forever,

ALL that certain tract or parcel of land, situate, lying and being in the Village of Greenport, Town of Southold, County of Suffolk and State of New York, bounded and described as follows: Northerly by Centre Street one hundred thirty-five (135) feet; Easternly by land now or late of the heirs of Henry Wells, deceased, and by land late of Van Sant one hundred (100) feet; Southerly by land now or late of the heirs of Daniel O. Wells, deceased, one hundred thirty-five (135) feet and westerly by First Street one hundred (100) feet. Being known as lots #'s 98 and 99 as designated on the Map of the Beebe Estate, filed in the office of the Clerk of Suffolk County August 10th, 1838 as Map Number 9. Being and intended to be the same premises conveyed to said party of the first part by Adolf Johnsen by Sarah S. Corey by deed duly recorded in the Office of the Clerk of the County of Suffolk on the 31st day of March 1910 in Liber 717 of Deeds at page 523.

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 above granted premises unto the said party of the second part, her heirs and assigns forever. AND the said Adolf Johnsen, the party of the first part doth covenant with the said party of the second part as follows: FIRST. That he, the said Adolf Johnsen, the party of the first part is seized of the said premises in fee simple, and hath good right to convey the same. SECOND. That the party of the second part shall quietly enjoy the said premises. THIRD. That the said premises are free from incumbrances. FOURTH. That he, the said Adolf Johnsen the party of the first part will execute or procure any further necessary assurance of the title to said premises. FIFTH. That he, the said Adolf Johnsen, the party of the first part will forever WARRANT the title to said premises. IN WITNESS WHEREOF, the said party of the first part hath hereunto set his hand and seal the day and year first above written.

In presence of
Mary E. Barker

ADOLF JOHNSEN L.S.

1093

State of New York, County of Suffolk SS: On this 24th day of December in the year one thousand nine hundred and thirteen before me personally came and appeared Adolf Johnsen to me known and known to me to be the person described in, and who executed the within Instrument, and duly acknowledged to me that he executed the same. Mary E. Barker Notary Public.

Recorded 3rd March 1924 @ 10:00 A.M.

Compared by:

Dorothy H. Kratville
Kathleen Dennis

11093
0379

(50 cents U.S.I.R.S. CAN.)

THIS INDENTURE WITNESSETH, That J.A.HOOD, Richmond, Indiana, of Wayne County, in the State of Indiana, CONVEY AND WARRANT to M.E.SHREEVE, Indianapolis, Indiana, of Marion County, in the State of Indiana, for the sum of One Dollar (\$1.00) and other considerations, the following real estate in Suffolk County, in the State of New York, to-wit:

Lots No. 5 (Five) No. 6 (six) and No. 7 (Seven) Block No. Three (3) of a certain map entitled "Section Three of Westhampton Beach Park" filed in the office of the County Clerk of Suffolk County on the 4th day of May, 1909, under the number "326" being a portion of the lands represented by a certain map entitled "Map of Westhampton Beach Park, as surveyed by J.S.Raynor" filed with the County Clerk of the said Suffolk County on the first day of April, 1908, under the number of "364" excepting however all right, title and interest in and to the streets and roads as laid down on the aforesaid map, and reserving to the party of the first part the right to change and modify the lines of all of said streets and roads except such as lie in front of and immediately adjoin the hereby conveyed premises.

IN WITNESS WHEREOF, the said J.A.Hood and Mary E. Hood (his wife) have hereunto set their hands and seals this 8th day of June 1923.

J.A.HOOD L.S.

MARY E. HOOD L.S.

State of Indiana, Marion County SS: Before me, a Notary Public in and for said County, this 8th day of June, 1923 personally appeared J.A.Hood and Mary E. Hood (his wife) and acknowledged the execution of the annexed deed. WITNESS my hand and notarial seal. L.S. Genevieve McNeal My commission expires Mar. 9, 1925.

State of Indiana, Marion County, SCT: I, the undersigned, Clerk of the County of Marion, in the State of Indiana, and also Clerk of the Circuit Court, within and for said County and State, the same being a Court of Record, and

LIBER 1249 PAGE 34

This Indenture

Made the 31st day of January Nineteen Hundred and
twenty-seven
Between Grace L. Johnson residing at Greenport, Suffolk
County, New York

part y of the first part, and
Fred D. Barth residing at Greenport, Suffolk County, New York

Witnesseth that the part y of the first part, in consideration of

Ten Dollar
(\$ 10.00) lawful money of the United States, and other good and
valuable considerations paid by the part y of the second part

do es hereby grant and release unto the part y of the second part,
his heirs and assigns forever, all that certain piece or parcel of
land together with all buildings and improvements thereon situate in
the Village of Greenport, County of Suffolk and State of New York bound-
ed as follows: On the north by Centre Street, on the east by land
formerly of G. Thomas Black; on the south by land formerly of William
W. Griffin and on the west by First Street.

Said premises being 100 feet wide front and rear and 135 feet deep
and being known as lot # 98 and # 99 as designated on the map of the
Beebe Estate filed at the office of the clerk of Suffolk County on
August 10th, 1858 as map # 9. Being and intended to be the same premises
conveyed to the party of the first part by Adolf Johnson by deed dated
the 24th day of December 1913 and recorded in the Suffolk County clerks
office on the 3rd day of March 1924 in liber 1095 of deeds page 378
thereof.

Together with the appurtenances and all the estate and rights of the part of the first part in and to said premises,

To have and to hold the premises herein granted unto the part of the second part, his heirs and assigns forever.

And said Grace L. Johnsen

covenant as follows.

First That said Grace L. Johnsen is

seized of said premises in fee simple, and has a good right to convey the same;

Second That the party of the second part shall quietly enjoy the said premises;

Third That the said premises are free from incumbrances;

Fourth That the party of the first part will execute or procure any further necessary assurance of the title to said premises;

Fifth That said Grace L. Johnsen

will forever warrant the title to said premises.

In Witness Whereof, the party of the first part has hereunto set her hand and seal the day and year first above written.

In presence of

Frank Mcmenamin

Grace L. Johnsen



State of New York

County of Suffolk

SS:

at

On this 31st day of January Nineteen Hundred and twenty-seven before me, the subscriber personally appeared Grace L. Johnson

to me personally known and known to me to be the same person described in and who executed the within Instrument; and she acknowledged to me that she executed the same

Frank J. Mendenhall

Notary Public

Suffolk County

RECORDED

FEB 1 1927

F.S.
FRED. S. PULVER
CLERK

This Indenture

Made the second day of July Nineteen Hundred and forty-nine

Between IRVING H. BARTH residing in the Village of Greenport, Town of Southold, Suffolk County, New York,

part y of the first part, and FRANK L. BARTH residing in the Village of Greenport, Town of Southold, Suffolk County, New York,

Witnesseth, that the party of the first part, in consideration of Ten and 00/100ths ----- Dollar s

(\$ 10.00) lawful money of the United States, and other good and valuable considerations paid by the party of the second part, does hereby remise, release, and quitclaim unto the party of the second part,

his heirs and assigns forever, all that certain piece or parcel of land together with all buildings and improvements thereon, situate in the Village of Greenport, County of Suffolk and State of New York, bounded as follows: On the north by Centre Street, on the east by land formerly of G. Thomas Black, on the south by land formerly of William W. Griffin and on the west by First Street. Said premises being 100 feet wide front and rear and 155 feet deep and being known as Lot No. 98 and 99 as designated on the Map of the Beebe Estate filed in the Office of the Clerk of Suffolk County on August 10th 1838 as Map No. 9.

BEING all the right, title and interest of the grantor of, in and to the premises conveyed by Grace L. Johnsen to Fred E. Barth by Deed dated January 31st 1927 and recorded in the Suffolk County Clerk's Office on February 1st 1927 in Liber 1249 of Deeds at Page 534, and being premises of which Fred E. Barth died seized and possessed.

Together with the appurtenances and all the estate and rights of the part 3 of the first part in and to said premises,

To have and to hold the premises herein granted unto the part 3 of the second part, his heirs and assigns forever.

In Witness Whereof, the part 3 of the first part has hereunto set his hand and seal the day and year first above written.

In Presence of

Living & Burch



State of New York
County of SUFFOLK

LIBER 2995 PAGE 179

ss..

On this 21st
second day of July
forty-nine

September
day of July Nineteen Hundred and
before me, the subscriber, personally appeared

IRVING H. BARTH

to me personally known and known to me to be the same person described
in and who executed the within Instrument, and he
acknowledged to me that he executed the same

Frank J. McMann

Notary Public, Suffolk County

Frank J. McMann, Notary Public
Suffolk County, N. Y. No. 1318
Commission Expires March 30, 1950

RECORDED

SEP 20 1949

1:55 P.M.
R. FORD HUGHES
CLERK OF SUFFOLK COUNTY

QUIT CLAIM

IRVING H. BARTH

TO

FRANK L. BARTH

Filed, July 2nd 1949

STATE OF NEW YORK

County of _____ ss.

RECORDED ON THE

day of July 1949

at Brook N.Y.

in LIBER 2995 of DEEDS

at PAGE 179 and examined

CLERK

FRANK J. MCMANN
ATTORNEY AND COUNSELLOR AT LAW
GREENPORT, N. Y.

3

44.00

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 25th day of October, nineteen hundred and seventy-two

BETWEEN THE NORTH FORK BANK & TRUST COMPANY, a domestic banking corporation having its principal place of business at 245 Love Lane, Mattituck, Town of Southold, County of Suffolk and State of New York; Executor of the Estate of Frank L. Barth, having qualified as such Executor by decree of the Surrogate's Court of Suffolk County dated 1072 under file number 375 P 1072, as executor of the last will and testament of FRANK L. BARTH, late of Greenport, New York, party of the first part, and WILLIAM URBAN and EDITH URBAN, his wife, both residing at 529 Minorsford Avenue, Bronx, New York, party of the second part,

WITNESSETH, that the party of the first part, by virtue of the power and authority given to and by said last will and testament, and in consideration of Forty thousand (\$40,000.00) dollars, paid by the party of the second part, do 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;

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Village of Greenport, Town of Southold, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the easterly side of First Street and the westerly side of Center Street and running thence along the said southerly line of Center Street North 03 degrees 16 minutes 40 seconds East 130.25 feet to land of Barth Realty; running along the said land of Barth Realty and land of Amott South 7 degrees 00 minutes 50 seconds East 100.0 feet to other land of Urban, running thence along said other land of Urban South 83 degrees 10 minutes 40 seconds West 130.30 feet to the said easterly side of First Street; running thence along the said easterly line of First Street North 0 degrees 50 minutes 10 seconds West 100.0 feet to the corner at the point of BEGINNING.

REAL ESTATE TRANSFER TAX STATE OF NEW YORK

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 also all the estate which the said decedent had at the time of decedent's death in said premises, and also the estate therein, which the party of the first part has or has power to convey or dispose of, whether individually, or by virtue of said will or otherwise; 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 incumbered 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 this day and year first above written.

IN PRESENCE OF

THE NORTH FORK BANK & TRUST COMPANY

By John O. Ashton
John O. Ashton
Trust Officer

STATE OF NEW YORK, COUNTY OF

STATE OF NEW YORK, COUNTY OF

On the day of 19 before me personally came

On the day of 19 before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.

STATE OF NEW YORK, COUNTY OF Suffolk

STATE OF NEW YORK, COUNTY OF

On the 30th day of October, 1972, before me personally came JOHN O. ASHTON, to me known, who, being by me duly sworn, did depose and say that he resides at No. 705 Love Lane, Mattituck, New York

On the day of 19 before me personally came the subscribing witness to the foregoing instrument, with whom I am personally acquainted who being by me duly sworn, did depose and say that he resides at No.

that he is the Trust Officer of THE NORTH FORK BANK & TRUST COMPANY, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was affixed by order of the board of directors of said corporation, and that he signed it in name thereto by the order

that he knows to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and executed the same, and that he, said witness, at the same time subscribed his name as witness thereto

Irving L. Price, Jr.

IRVING L. PRICE, JR.
Notary Public in and for the State of New York
By Commission Expires April 12, 1974
#52-5674450

Trust No. 22-105-3682
THE NORTH FORK BANK & TRUST COMPANY, as Executor of the Estate of Frank L. Barth

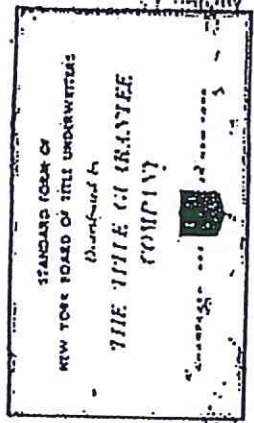
TO

WILLIAM URBAN and EDITH URBAN

Executor & Heir

The land affected by the within instrument is in Section 10, Town of Southold, Land Map of the County of Suffolk, recorded at Request of

Lefferts P. Edsop, Esq., Attorney at Law, Southold, N.Y.



17278-CP54
RECEIVED
NOV 9 11 56 AM '72
LESTER H. HARRINGTON
SUFFOLK COUNTY CLERK
RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 1st day of June 2003

BETWEEN

WILLIAM URBAN and EDITH URBAN, Husband and Wife, both residing at 529 Minnieford Avenue, City Island, NY 10464,

party of the first part, and

ERIC URBAN, residing at 529 Minnieford Avenue, City Island, NY 10464,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

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, Two Hundred Thousand (\$200,000) dollars

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

Village of Greenport, Town of Southold, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the easterly side of First Street and the southerly side of Center Street and running thence along the said southerly line of Center Street north 83 degrees 16 minutes 40 seconds East 136.25 feet to land of Barth Realty; running along the said land of Barth Realty and land of Amott South 7 degrees 00 minutes 50 seconds East 100.0 feet to other land of Urban; running thence along said other land of Urban South 83 degrees 16 minutes 40 seconds West 136.30 feet to the said easterly line of First Street; running thence along the said easterly line of First Street North 6 degrees 59 minutes 10 seconds West 100.0 feet to the corner at the point of BEGINNING.

BEING the same premises conveyed to the parties of the first part by deed dated October 25, 1972, and recorded with the Suffolk County Clerk on November 8, 1972 in Liber 7278 Page 54.

BEING the same premises also known as 440 1st Street, Greenport, New York, 11944.

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" when ever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

William Urban

WILLIAM URBAN

Edith Urban

EDITH URBAN

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE IN NEW YORK STATE

State of New York, County of Westchester ss:

On the 1st day of June in the year 2003 before me, the undersigned, personally appeared WILLIAM URBAN personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Mary P. Coakley
(signature and office of individual taking acknowledgment)
MARY P. COAKLEY
Notary Public, State of New York
No. 01CO5062134
Qualified in Westchester County
Commission Expires June 24, 2007

State of New York, County of Westchester ss:

On the 1st day of June in the year 2003 before me, the undersigned, personally appeared EDITH URBAN personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Mary P. Coakley
(signature and office of individual taking acknowledgment)
MARY P. COAKLEY
Notary Public, State of New York
No. 01CO5062134
Qualified in Westchester County
Commission Expires June 24, 2007

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE OUTSIDE NEW YORK STATE

State (or District of Columbia, Territory, or Foreign Country) of

On the _____ day of _____ in the year _____

before me, the undersigned, personally appeared

ss:

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the

_____ in _____
(insert the City or other political subdivision)

_____ (and insert the State or Country or other place the acknowledgment was taken)

(signature and office of individual taking acknowledgment)

DISTRICT
SECTION 1001-4-7-1
BLOCK
LOT
COUNTY OR TOWN SUFFOLK/GREENPORT
STREET ADDRESS 440 1ST STREET

BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS

Title No. _____
WILLIAM and EDITH URBAN, as Husband and Wife

TO

ERIC URBAN

Recorded at Request of
THE JUDICIAL TITLE INSURANCE AGENCY LLC

RETURN BY MAIL TO:

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS
Distributed by
THE JUDICIAL TITLE INSURANCE AGENCY LLC
550 MAMARONECK AVENUE
HARRISON, NY 10528
914-381-6700 • 800-281-TITLE

STERN KEISER PANKEN & WOHL, LLP
ATT: KELLEY MIKULAK
1025 WESTCHESTER AVENUE, STE 305
WHITE PLAINS, NY 10604

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

CONFIRMATION AND CORRECTION DEED

NY 005 - Bargain and Sale Deed with Covenant against Grantor's Acts Individual or Corporation (Single Sheet) (NYBTU 8002)

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 17 day of October, in the year 2017
BETWEEN
Eric Urban
440 First Street
Greenport, NY 11944

party of the first part, and
1st & Center LLC, a Delaware Limited Liability Company
440 First Street
Greenport, NY 11944

party of the second part,
WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration 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,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Village of Greenport, Town of Southold, County of Suffolk and State of New York shown as Lot 99 on Map of Beebe Estates situate The Incorporated Village of Greenport File No. 9 Filed August 10, 1838 in the Suffolk County Clerk's Office.

Confirmation and
This/Correction Deed is to correct that this parcel is an individual lot pursuant to the Village of Greenport Code Section 118-15 which states that Owners of lots or an owner of lots in the Village of Greenport shall be prohibited from combining or merging two or more of those lots.


BEING AND INTENDED TO BE part of the premises conveyed by Deed dated June 1, 2003 and recorded July 16, 2003 in Liber 12261 page 389 in the Suffolk County Clerk's Office.

TOGETHER with all right, title and interest, if any, of the party of the first part of, 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 incumbered 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 year first above written.

IN PRESENCE OF:


Eric Urban

USE ACKNOWLEDGMENT FORM BELOW WITHIN NEW YORK STATE ONLY:

State of New York, County of Suffolk

) ss.:

On the 17 day of OCT. in the year 2017

before me, the undersigned, personally appeared Eric Urban

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Margaret C. Rutkowski

MARGARET C. RUTKOWSKI Notary Public, State of New York Notary Public No. 4982528

Qualified in Suffolk County Commission Expires June 3, 2019

ACKNOWLEDGMENT FORM FOR USE WITHIN NEW YORK STATE ONLY: (New York Subscribing Witness Acknowledgment Certificate)

State of New York, County of

) ss.:

On the day of in the year before me, the undersigned, personally appeared

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in

(if the place of residence is in a city, include the street and street number, if any, thereof); that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto.

USE ACKNOWLEDGMENT FORM BELOW WITHIN NEW YORK STATE ONLY:

State of New York, County of

) ss.:

On the day of in the year before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

ACKNOWLEDGMENT FORM FOR USE OUTSIDE NEW YORK STATE ONLY: (Out of State or Foreign General Acknowledgment Certificate)

(Complete Venue with State, Country, Province or Municipality)) ss.:

On the day of in the year before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/ their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the

(Insert the city or other political subdivision and the state or country or other place the acknowledgment was taken).

BARGAIN & SALE DEED WITH COVENANTS AGAINST GRANTOR'S ACTS

TITLE No.

Eric Urban

TO

1st & Center LLC, a Delaware Limited Liability Company

DISTRICT 1001 SECTION 004.00 BLOCK 07.00 LOT p/o 001.000 COUNTY OR TOWN Suffolk

RECORDED AT REQUEST OF Fidelity National Title Insurance Company RETURN BY MAIL TO

Patricia C. Moore, Esq. 51020 Main Road Southold, NY 11971



RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

1 2

Number of pages

This document will be public record. Please remove all Social Security Numbers prior to recording.

Deed / Mortgage Instrument	Deed / Mortgage Tax Stamp	Recording / Filing Stamps
----------------------------	---------------------------	---------------------------

FEES	
Page / Filing Fee	_____
Handling	20. 00
TP-584	_____
Notation	_____
EA-52 17 (County)	_____
EA-5217 (State)	_____
R.P.T.S.A.	_____
Comm. of Ed.	5. 00
Affidavit	_____
Certified Copy	_____
NYS Surcharge	15. 00
Other	_____
Sub Total	_____
Sub Total	_____
Grand Total	_____



Mortgage Amt.	_____
1. Basic Tax	_____
2. Additional Tax	_____
Sub Total	_____
Spec./Assit.	_____
or	_____
Spec./Add.	_____
TOT. MTG. TAX	_____
Dual Town	_____
Dual County	_____
Held for Appointment	_____
Transfer Tax	_____
Mansion Tax	_____
The property covered by this mortgage is or will be improved by a one or two family dwelling only.	
YES _____ or NO _____	
If NO, see appropriate tax clause on page # _____ of this instrument.	

4 Dist. 1001 Section 004.00 Block 07.00 Lot p/o 1

5 Community Preservation Fund

Real Property Tax Service Agency Verification

Consideration Amount \$ 0

CPF Tax Due \$ 0

6 Satisfactions/Discharges/Releases List Property Owners Mailing Address
RECORD & RETURN TO:
 Patricia C. Moore, Esq.
 51020 Main Road
 Southold, NY 11971

Improved _____
 Vacant Land _____
 TD _____
 TD _____
 TD _____

Mail to: Judith A. Pascale, Suffolk County Clerk
 310 Center Drive, Riverhead, NY 11901
 www.suffolkcountyny.gov/clerk

7 Title Company Information
 Co. Name Peconic Bay Title Insurance Agency
 Title # _____

8 **Suffolk County Recording & Endorsement Page**

This page forms part of the attached Confirmation and Correction Deed made by: Eric Urban (SPECIFY TYPE OF INSTRUMENT)

The premises herein is situated in SUFFOLK COUNTY, NEW YORK.

TO In the TOWN of Southold
 In the VILLAGE
 or HAMLET of Greenport

1st & Center LLC

BOXES 6 THRU 8 MUST BE TYPED OR PRINTED IN BLACK INK ONLY PRIOR TO RECORDING OR FILING.

(over)

IMPORTANT NOTICE

If the document you've just recorded is your SATISFACTION OF MORTGAGE, please be aware of the following:

If a portion of your monthly mortgage payment included your property taxes, *you will now need to contact your local Town Tax Receiver so that you may be billed directly for all future property tax statements.

Local property taxes are payable twice a year: on or before January 10th and on or before May 31st. Failure to make payments in a timely fashion could result in a penalty.

Please contact your local Town Tax Receiver with any questions regarding property tax payment.

Babylon Town Receiver of Taxes
200 East Sunrise Highway
North Lindenhurst, N.Y. 11757
(631) 957-3004

Brookhaven Town Receiver of Taxes
One Independence Hill
Farmingville, N.Y. 11738
(631) 451-9009

East Hampton Town Receiver of Taxes
300 Pantigo Place
East Hampton, N.Y. 11937
(631) 324-2770

Huntington Town Receiver of Taxes
100 Main Street
Huntington, N.Y. 11743
(631) 351-3217

Islip Town Receiver of Taxes
40 Nassau Avenue
Islip, N.Y. 11751
(631) 224-5580

Riverhead Town Receiver of Taxes
200 Howell Avenue
Riverhead, N.Y. 11901
(631) 727-3200

Shelter Island Town Receiver of Taxes
Shelter Island Town Hall
Shelter Island, N.Y. 11964
(631) 749-3338

Smithtown Town Receiver of Taxes
99 West Main Street
Smithtown, N.Y. 11787
(631) 360-7610

Southampton Town Receiver of Taxes
116 Hampton Road
Southampton, N.Y. 11968
(631) 283-6514

Southold Town Receiver of Taxes
53095 Main Street
Southold, N.Y. 11971
(631) 765-1803

Sincerely,



Judith A. Pascale
Suffolk County Clerk

dw
2/99

CONFIRMATION AND CORRECTION DEED

NY 005 - Bargain and Sale Deed with Covenant against Grantor's Acts Individual or Corporation (Single Sheet) (NYBTU 8002)

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 17 day of October, in the year 2017
BETWEEN
Eric Urban
440 First Street
Greenport, NY 11944

party of the first part, and
Eric Urban
440 First Street
Greenport, NY 11944

party of the second part,
WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration 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,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Village of Greenport, Town of Southold, County of Suffolk and State of New York shown as Lot 98 on Map of Beebe Estates situate The Incorporated Village of Greenport File No. 9 Filed August 10, 1838 in the Suffolk County Clerk's Office.

Confirmation and
This Correction Deed is to correct that this parcel is an individual lot pursuant to the Village of Greenport Code Section 118-15 which states that Owners of lots or an owner of lots in the Village of Greenport shall be prohibited from combining or merging two or more of those lots.

BEING AND INTENDED TO BE part of the premises conveyed by Deed dated June 1, 2003 and recorded July 16, 2003 in Liber 12261 page 389 in the Suffolk County Clerk's Office.

TOGETHER with all right, title and interest, if any, of the party of the first part of, 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 incumbered 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 year first above written.

IN PRESENCE OF:


Eric Urban

USE ACKNOWLEDGMENT FORM BELOW WITHIN NEW YORK STATE ONLY:

State of New York, County of Suffolk) ss.:

On the 17 day of OCT. in the year 2017 before me, the undersigned, personally appeared Eric Urban

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

MARGARET C. RUTKOWSKI Notary Public, State of New York No. 4982528 Qualified in Suffolk County Commission Expires June 3, 2019

USE ACKNOWLEDGMENT FORM BELOW WITHIN NEW YORK STATE ONLY:

State of New York, County of) ss.:

On the day of in the year before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

ACKNOWLEDGMENT FORM FOR USE WITHIN NEW YORK STATE ONLY: (New York Subscribing Witness Acknowledgment Certificate)

State of New York, County of) ss.:

On the day of in the year before me, the undersigned, personally appeared

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in

(if the place of residence is in a city, include the street and street number, if any, thereof); that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto.

ACKNOWLEDGMENT FORM FOR USE OUTSIDE NEW YORK STATE ONLY: (Out of State or Foreign General Acknowledgment Certificate)

(Complete Venue with State, Country, Province or Municipality)) ss.:

On the day of in the year before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/ their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the

(Insert the city or other political subdivision and the state or country or other place the acknowledgment was taken).

BARGAIN & SALE DEED WITH COVENANTS AGAINST GRANTOR'S ACTS

TITLE NO. _____

Eric Urban

TO

Eric Urban

DISTRICT 1001 SECTION 004.00 BLOCK 07.00 LOT p/o 001.000 COUNTY OR TOWN Suffolk

RECORDED AT REQUEST OF Fidelity National Title Insurance Company RETURN BY MAIL TO

Patricia C. Moore, Esq. 51020 Main Road Southold, NY 11971



RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

1 2

Number of pages

This document will be public record. Please remove all Social Security Numbers prior to recording.

Deed / Mortgage Instrument	Deed / Mortgage Tax Stamp	Recording / Filing Stamps
3		

FEES

Page / Filing Fee	_____	
Handling	20. 00	
TP-584	_____	
Notation	_____	
EA-52 17 (County)	_____	Sub Total _____
EA-5217 (State)	_____	
R.P.T.S.A.	_____	
Comm. of Ed.	5. 00	
Affidavit	_____	
Certified Copy	_____	
NYS Surcharge	15. 00	Sub Total _____
Other	_____	Grand Total _____



Mortgage Amt.	_____
1. Basic Tax	_____
2. Additional Tax	_____
Sub Total	_____
Spec./Assit.	_____
or	
Spec./Add.	_____
TOT. MTG. TAX	_____
Dual Town _____ Dual County _____	
Held for Appointment	_____
Transfer Tax	_____
Mansion Tax	_____

The property covered by this mortgage is or will be improved by a one or two family dwelling only. YES _____ or NO _____. If NO, see appropriate tax clause on page # _____ of this instrument.

4	Dist. 1001	Section 004.00	Block 07.00	Lot p/o 1	5	Community Preservation Fund
---	------------	----------------	-------------	-----------	---	-----------------------------

Real Property Tax Service Agency Verification

Consideration Amount \$	0
CPF Tax Due \$	0

6 Satisfactions/Discharges/Releases List Property Owners Mailing Address
RECORD & RETURN TO:
 Patricia C. Moore, Esq.
 51020 Main Road
 Southold, NY 11971

Improved	_____
Vacant Land	_____
TD	_____
TD	_____
TD	_____

Mail to: Judith A. Pascale, Suffolk County Clerk
310 Center Drive, Riverhead, NY 11901-
www.suffolkcountyny.gov/clerk

7	Title Company Information
Co. Name	Peconic Bay Title Insurance Agency
Title #	_____

8 Suffolk County Recording & Endorsement Page

This page forms part of the attached Confirmation and Correction Deed by: Eric Urban made

(SPECIFY TYPE OF INSTRUMENT)

The premises herein is situated in SUFFOLK COUNTY, NEW YORK.

TO

In the TOWN of Southold

In the VILLAGE

or HAMLET of Greenport

Eric Urban

Eric Urban

BOXES 6 THRU 8 MUST BE TYPED OR PRINTED IN BLACK INK ONLY PRIOR TO RECORDING OR FILING.

(over)

IMPORTANT NOTICE

If the document you've just recorded is your SATISFACTION OF MORTGAGE, please be aware of the following:

If a portion of your monthly mortgage payment included your property taxes, *you will now need to contact your local Town Tax Receiver so that you may be billed directly for all future property tax statements.

Local property taxes are payable twice a year: on or before January 10th and on or before May 31st. Failure to make payments in a timely fashion could result in a penalty.

Please contact your local Town Tax Receiver with any questions regarding property tax payment.

Babylon Town Receiver of Taxes
200 East Sunrise Highway
North Lindenhurst, N.Y. 11757
(631) 957-3004

Brookhaven Town Receiver of Taxes
One Independence Hill
Farmingville, N.Y. 11738
(631) 451-9009

East Hampton Town Receiver of Taxes
300 Pantigo Place
East Hampton, N.Y. 11937
(631) 324-2770

Huntington Town Receiver of Taxes
100 Main Street
Huntington, N.Y. 11743
(631) 351-3217

Islip Town Receiver of Taxes
40 Nassau Avenue
Islip, N.Y. 11751
(631) 224-5580

Riverhead Town Receiver of Taxes
200 Howell Avenue
Riverhead, N.Y. 11901
(631) 727-3200

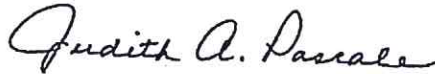
Shelter Island Town Receiver of Taxes
Shelter Island Town Hall
Shelter Island, N.Y. 11964
(631) 749-3338

Smithtown Town Receiver of Taxes
99 West Main Street
Smithtown, N.Y. 11787
(631) 360-7610

Southampton Town Receiver of Taxes
116 Hampton Road
Southampton, N.Y. 11968
(631) 283-6514

Southold Town Receiver of Taxes
53095 Main Street
Southold, N.Y. 11971
(631) 765-1803

Sincerely,



Judith A. Pascale
Suffolk County Clerk

dw
2/99

EXHIBIT C

Make Checks Payable To:
 VILLAGE OF GREENPORT
 236 THIRD STREET
 GREENPORT, NEW YORK 11944

PAID CK # 1462 DTD 6/16/21 \$ 857.72

TOTAL ASSESSED VALUE 4,100
 STATE AID CNTY. VILLAGE 23,542
 TAX YR. 2021/2022
 FISCAL YR. 06/01/2021 - 05/31/2022
 WARRANT DATE 06/01/2021
 BANK CODE
 BILL NO. 567
 ROLL SECTION 1
 PER ASSESSMENT ROLL

TAX MAP NO. 473801 4.-7-1.1
 LOCATION: 440 FIRST ST
 DIMENSIONS: Front: 0.00
 PROPERTY CLASS 210
 Depth: 0.00
 Ac: 0.15

562
 Collection will only be received from 8:30 am to 4:30 pm M-F

LEVY DESCRIPTION	TOTAL TAX LEVY	PROPERTY CLASS	TAXABLE VALUE	TAX RATE	TAX AMOUNT
VILLAGE TAX	1,107,258.00		4,100	20.920000	857.72
Exemptions	Value	Full Value Exemptions	Value	Full Value	

IMPORTANT: UNPAID TAXES will accrue a 5% Penalty for the month of July, and an Additional 1% Penalty per month starting August.

The Assessor Estimated Full Market Value of this Property As of:
 July 1, 2019 Was: \$465,909
 The Uniform Percentage Value Used to Establish Assessment Was: .88 %

TOTAL TAX AMT 857.72
 TAX AMT 857.72
 TOTAL DUE 857.72
 DUE DATE 06/01/2021

URBAN ERIC
 PO BOX 42
 BRONX NY 10464

2021010000567

DETACH HERE

KEEP THIS STUB FOR YOUR RECORDS

DETACH HERE

Make Checks Payable To:
 VILLAGE OF GREENPORT
 236 THIRD STREET
 GREENPORT, NEW YORK 11944

PAID CK# 1463 DTB 6/16/21 \$188.28

TOTAL ASSESSED VALUE	900
STATE AID CNTY -	VILLAGE 23,542
TAX YR.	2021/2022
FISCAL YR.	06/01/2021 - 05/31/2022
WARRANT DATE	06/01/2021
BANK CODE	568
BILL NO.	568
ROLL SECTION	1
PER ASSESSMENT ROLL	

TAX MAP NO. 473801 4-7-12
 LOCATION: 440 FIRST ST
 DIMENSIONS: Front: 0.00 Depth: 0.00 Ac: 0.15
 PROPERTY CLASS 312
 563 Collection will only be received from 8:30 am to 4:30 pm 14-F

LEVY DESCRIPTION	TOTAL TAX LEVY	TAXABLE VALUE	TAX RATE	TAX AMOUNT
VILLAGE TAX	1,107,268.00	900	20.920000	188.28

IMPORTANT: UNPAID TAXES will accrue a 5% Penalty for the month of July, and an Additional 1% Penalty per month starting August.

The Assessor Estimated Full Market Value of this Property As of:
 July 1, 2019 Was: \$102,273
 The Uniform Percentage Value Used to Establish Assessment Was: 88 %

TOTAL TAX AMT 188.28
 TAX AMT 188.28
 TOTAL DUE 188.28
 DUE DATE 06/01/2021

1ST & CENTER LLC
 PO BOX 42
 BRONX NY 10464

2021010000568

DETACH HERE

KEEP THIS STUB FOR YOUR RECORDS

DETACH HERE

01/13/2022 11:47AM FAX

OFFICE ADDRESS:
63096 ROUTE 26 - P.O. BOX 1409
SOUTHOLD, NY 11971-0499

TOWN OF SOUTHOLD CONSOLIDATED REAL PROPERTY TAX BILL


DECEMBER 1, 2021 - NOVEMBER 30, 2022 - TAXES BECOME A LIEN DECEMBER 1, 2021

0004/0004

OFFICE HOURS & PHONE
MON-FRI 8:00 AM TO 4:00 PM
631-765-1803 FAX: 631-765-5111

SUFFOLK COUNTY TAX MAP NUMBER 473801 4.-7-1.1	SCHOOL CODE 239	IF THE WORD "ARRFARS" IS PRINTED HERE SEE NOTICE OF ARREARS ON REVERSE SIDE. ↓	ACCOUNT NUMBER 20	BILL NUMBER 567
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PROPERTY LOCATION 440 First St	ACRES 0.15	EASEMENT, DESCRIPTION PAID CK# 1490 DTD 1/3/22 \$ 2,785.09	VALUE	FULL	PURPOSE
COUNTY AID 318,304,995	TOWN AID 3,178,551	BANK CODE			
PROPERTY CODE 210	ROLL SECT 1	PROPERTY TYPE 1 Family Res			

11483 ***AUTO**ALL FOR AADC 100

 Urban Eric
 PO Box 42
 Bronx, NY 10464-0042

WARRANT DATE 12/7/2021	LAND ASSESSMENT 600	TOTAL ASSESSMENT 4,100
OWNER AS OF TAXABLE STATUS DATE ON MARCH 1, 2021 Urban, Eric		

2020-2021 TAX PAYMENT INFORMATION			NOTICE OF ASSESSED VALUE		
First Half: 566	\$2,655.18	1/11/2021	ASSESSED VALUE	RATIO	100% OF FULL VALUE
Second Half: 566	\$2,855.19	5/26/2021	4,100	WHICH IS: 0.88%	OF ITS: 465,909

LEVY DESCRIPTION	LEVY %	TAXABLE VALUE	TAX RATE PER \$1,000	LEVY CHANGE FROM PRIOR YEAR	TAX AMOUNT	TOTAL TAX AMOUNT
Greenport School	73.67%	4,100	1,000.834	1.80%	4,103.42	
Greenport Library	2.55%	4,100	34.606	100.00%	141.88	

TAX LEVIED		FOR SCHOOL		
Suffolk County Tax	1.22%	4,100	16.620	0.00%
SC Community College	0.13%	4,100	1.771	0.00%
				4,245.30

TAX LEVIED		FOR COUNTY		
Southold Town Tax	19.79%	4,100	268.887	0.10%
				75.40

TAX LEVIED		FOR TOWN		
MTA Payroll Tax	0.04%	4,100	.587	-8.80%
Out of Cty SCCC	0.04%	4,100	.517	-44.10%
NYS Real Prop TaxLaw	1.03%	4,100	13.994	258.70%
Solid Waste District	1.53%	4,100	20.766	2.90%
				1,102.44

TAX LEVIED		FOR OTHER DISTRICTS		
				147.05

FIRST HALF TAX 2,785.09	SECOND HALF TAX 2,785.10	TOTAL TAX LEVY 5,570.19
DUE DEC. 1, 2021 PAYABLE WITHOUT PENALTY TO JAN. 10, 2022 SEE REVERSE SIDE FOR PENALTY SCHEDULE.		DUE DEC. 1, 2021 PAYABLE WITHOUT PENALTY TO MAY 31, 2022. SEE REVERSE SIDE FOR PENALTY SCHEDULE AND COUNTY COMPTROLLER'S NOTICE.
THIS TAX MAY BE PAID IN ONE OR TWO INSTALLMENTS		

SECOND HALF ~ SOUTHOLD TAX LEVY • 2021-2022
 DETACH STUB AND RETURN WITH SECOND HALF PAYMENT ~ RETURN BOTH STUBS FOR PAYMENT OF TOTAL TAX, MAKE CHECK PAYABLE TO: KELLY J. FOGARTY, RECEIVER OF TAXES AND WRITE BILL NO. AND TAX MAP NO. ON FACE OF THE CHECK.

SUFFOLK COUNTY TAX MAP NUMBER
473801 4.-7-1.1

SECOND HALF TAXES BECOME A LIEN DEC. 1, 2021, PAYABLE WITHOUT PENALTY TO MAY 31, 2022

PAID BY: ASSESSED OTHER

AMOUNT DUE 2,785.10	BILL NO. 567
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CHECK HERE IF YOU WANT A RECEIPT

Urban Eric

The following bank branches located within the Town of Southold accept payments during regular business hours:
 Dime Bank, People's United.

47380100000004XZ721X1000567210000000000278510005570199

01/13/2022 11:47AM FAX

OFFICE ADDRESS:
63095 ROUTE 25 - P.O. BOX 1409
SOUTHOLD, NY 11971-0499

TOWN OF SOUTHOLD CONSOLIDATED REAL PROPERTY TAX BILL


DECEMBER 1, 2021 - NOVEMBER 30, 2022 - TAXES BECOME A LIEN DECEMBER 1, 2021

0003/0004

OFFICE HOURS & PHONE
MON-FRI 8:00 AM TO 4:00 PM
631-765-1803 FAX: 631-765-5111

SUFFOLK COUNTY TAX MAP NUMBER 473801 4.-7-1.2		SCHOOL CODE 239	IF THE WORD "ARREARS" IS PRINTED HERE SEE NOTICE OF ARREARS ON REVERSE SIDE. ↓	ACCOUNT NUMBER 20	BILL NUMBER 568
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PROPERTY LOCATION First St		ACRES 0.15	EXEMPTION: DESCRIPTION	VALUE	FULL	PURPOSE
COUNTY AID 318,304,995	TOWN AID 3,178,551	BANK CODE	PAID CK # 1491 DTP 1/3/22 \$ 611.36			
PROPERTY CODE 312	ROLL SECT 1	PROPERTY TYPE Vac w/imprv				

11484 ****AUTO**ALL FOR AADC 100

 1st & Center LLC
 PO Box 42
 Bronx, NY 10464-0042

WARRANT DATE 12/7/2021	LAND ASSESSMENT 600	TOTAL ASSESSMENT 900
OWNER AS OF TAXABLE STATUS DATE ON MARCH 1, 2021 1st & Center LLC,		

2020-2021 TAX PAYMENT INFORMATION				NOTICE OF ASSESSED VALUE			
First Half:	567	\$582.84	1/11/2021	ASSESSED VALUE	RATIO	100% OF FULL VALUE	
Second Half:	567	\$582.85	5/26/2021	900	0.88%	102,273	

LEVY DESCRIPTION	LEVY %	TAXABLE VALUE	TAX RATE PER \$100	LEVY CHANGE FROM PRIOR YEAR	TAX AMOUNT	TOTAL TAX AMOUNT
Greenport School	73.67%	900	1,000.834	1.80%	900.75	
Greenport Library	2.55%	900	34.606	100.00%	31.15	

TAX LEVIED		76.22%	FOR SCHOOL		931.90
Suffolk County Tax	1.22%	900	16.620	0.00%	14.96
SC Community College	0.13%	900	1.771	0.00%	1.59

TAX LEVIED		1.35%	FOR COUNTY		16.55
Southold Town Tax	19.79%	900	268.887	0.10%	242.00

TAX LEVIED		19.79%	FOR TOWN		242.00
MTA Payroll Tax	0.04%	900	.587	-8.80%	.53
Out of Cty SCCC	0.04%	900	.517	-44.10%	.47
NYS Real Prop TaxLaw	1.03%	900	13.994	258.70%	12.59
Solid Waste District	1.53%	900	20.766	2.90%	18.69

TAX LEVIED		2.64%	FOR OTHER DISTRICTS		32.28
FIRST HALF TAX	611.36	SECOND HALF TAX	611.37	TOTAL TAX LEVY	1,222.73

DUE DEC. 1, 2021 PAYABLE WITHOUT PENALTY TO JAN. 10, 2022 SEE REVERSE SIDE FOR PENALTY SCHEDULE.
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SUFFOLK COUNTY TAX MAP NUMBER
473801 4.-7-1.2

SECOND HALF TAXES BECOME A LIEN DEC. 1, 2021, PAYABLE WITHOUT PENALTY TO MAY 31, 2022

PAID BY: ASSESSED OTHER

AMOUNT DUE 611.37	BILL NO. 568
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CHECK HERE IF YOU WANT A RECEIPT

1st & Center LLC

The following bank branches located within the Town of Southold accept payments during regular business hours:
 Dime Bank, People's United.

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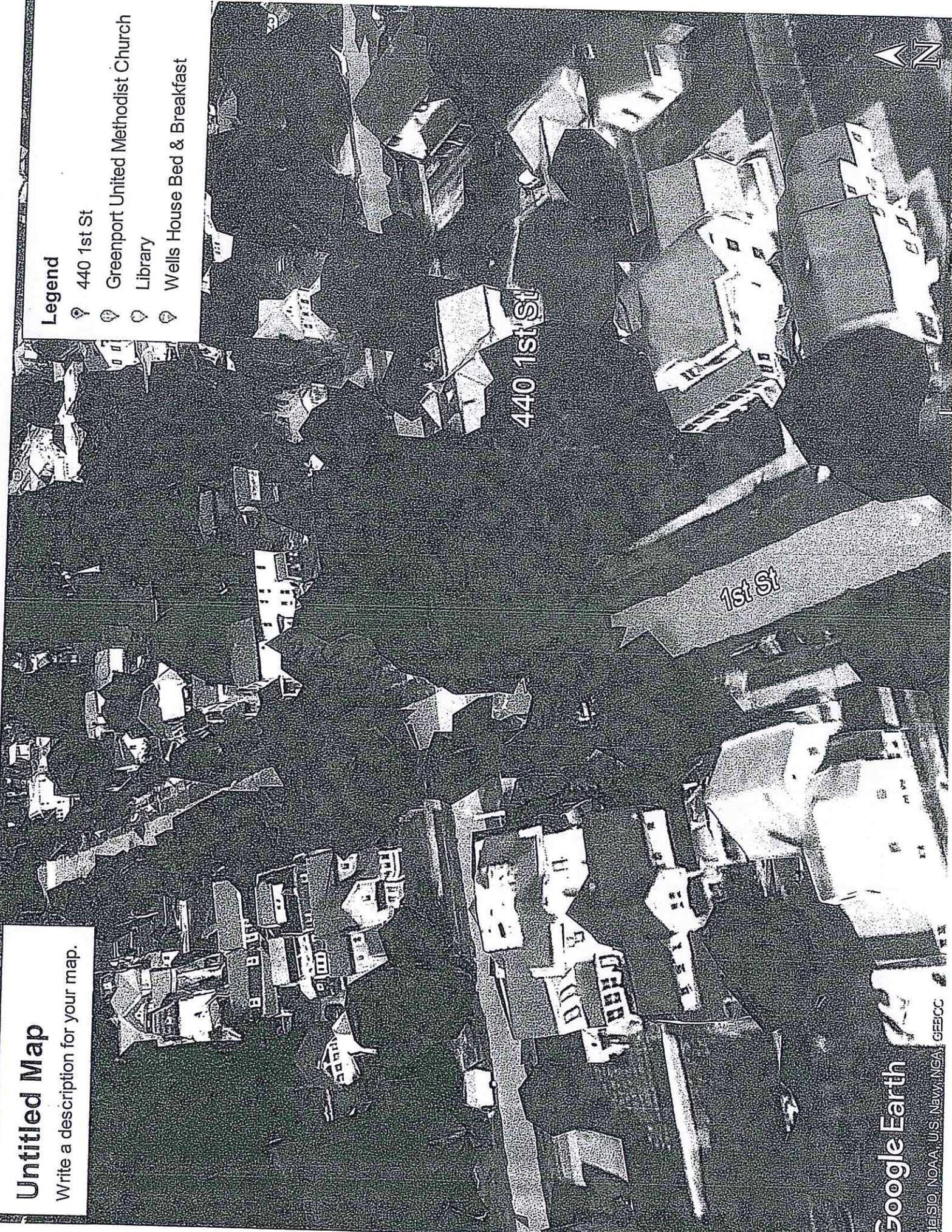
EXHIBIT D

Untitled Map

Write a description for your map.

Legend

- 📍 440 1st St
- 🏛️ Greenport United Methodist Church
- 📖 Library
- 🍳 Wells House Bed & Breakfast

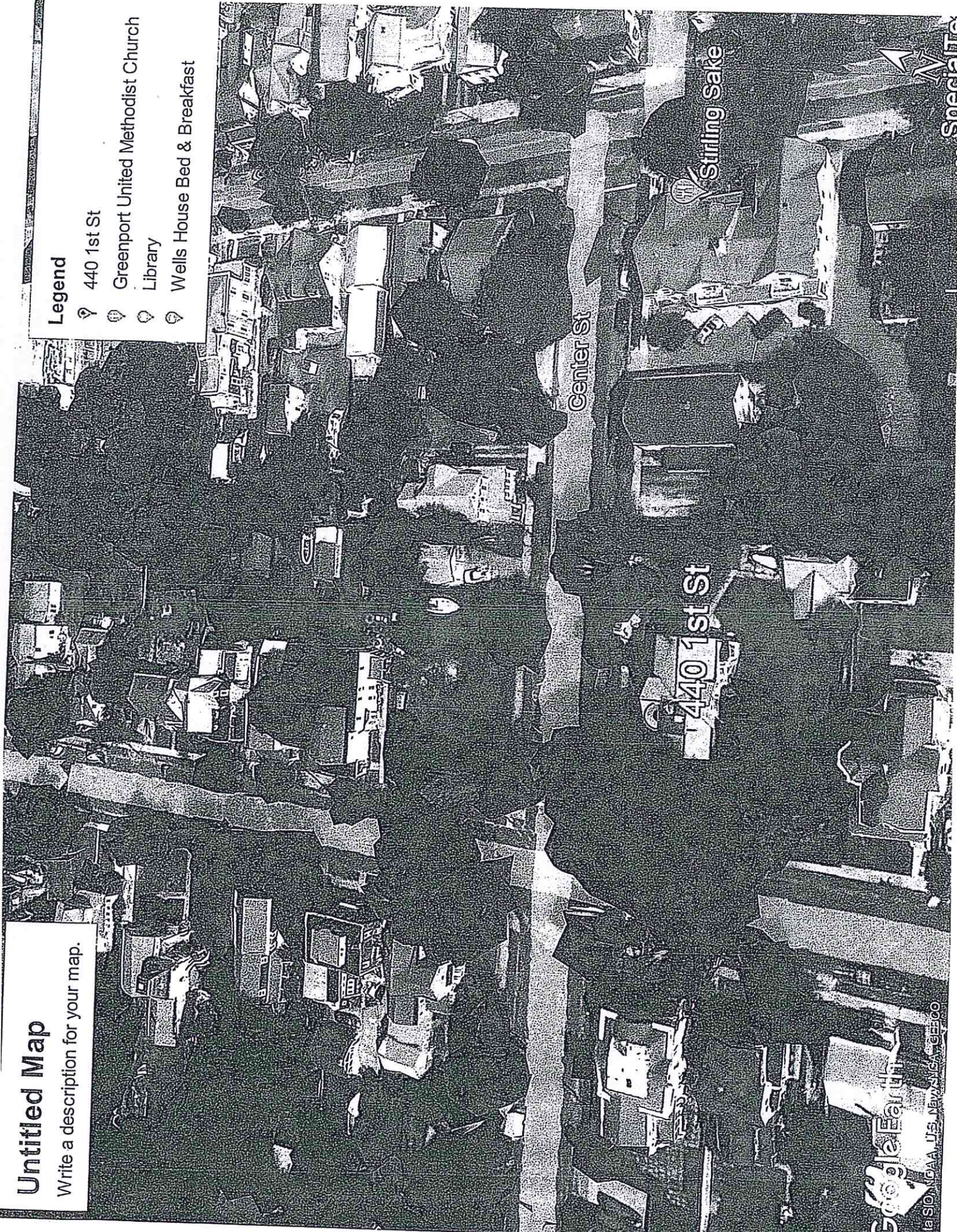


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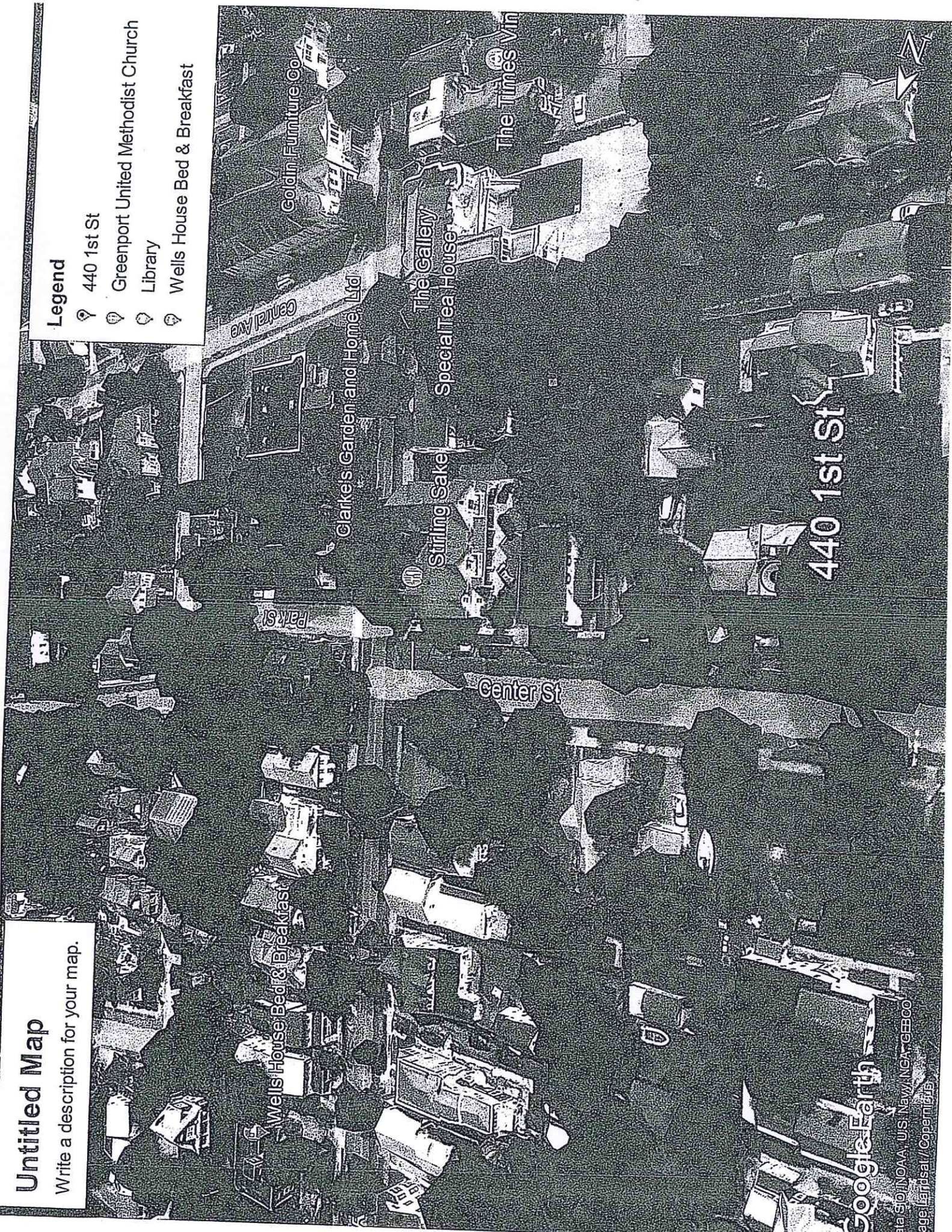


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- 📖 Library
- 🍽️ Wells House Bed & Breakfast



Google Earth

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