

LAW OFFICES
WICKHAM, BRESSLER & GEASA, P.C.
13015 MAIN ROAD, P.O. BOX 1424
MATTITUCK, LONG ISLAND
NEW YORK 11952

ERIC J. BRESSLER
ABIGAIL A. WICKHAM
JANET GEASA

631-298-8353
TELEFAX NO. 631-298-8565
ebressler@wbglawyers.com
August 18, 2023

WILLIAM WICKHAM (06-02)

RECEIVED

AUG 18 2023

VILLAGE OF GREENPORT
CLERK'S DEPARTMENT



AUG 18 2023

VILLAGE OF GREENPORT
BUILDING DEPARTMENT

Hand Delivered

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

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")

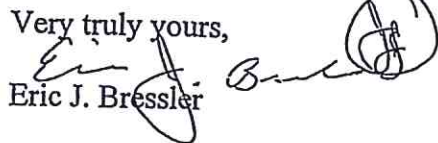
Ladies and Gentlemen:

We are the attorneys for Eric Urban and 1st & Center LLC, and write in furtherance of the application submitted to the ZBA for an appeal from the Notice of Disapproval issued by the Building Department concerning the above referenced matter. The appeal is from the Notice of Disapproval issued by the Building Department dated November 15, 2021, as amended by Amended Notice of Disapproval dated February 11, 2022. Pursuant to the instructions of the Building Department, we enclose six (6) additional sets of the January 14, 2022 application and six (6) additional sets of the April 4, 2022 amended application. All applicable application fees were paid with the original application submission.

Further to the request of the ZBA, the property has been staked, demarcating the division line between the lots, the required side-yard setback line on the south side of Lot 2 near the carriage house, and the required rear-yard setback line of Lot 2.

Please schedule this matter for the September public hearing. Thank you for your attention to this matter.

Very truly yours,


Eric J. Bressler

EJB/cs
Encls.

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VILLAGE OF GREENPORT
BUILDING DEPARTMENT

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Village of Greenport Zoning Board of Appeals
236 Third Street
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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:

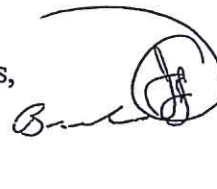
We are the attorneys for Eric Urban and 1st & Center LLC, and write in furtherance of the application submitted to the ZBA for an appeal from the Notice of Disapproval issued by the Building Department concerning the above referenced matter. The appeal is from the Notice of Disapproval issued by the Building Department dated November 15, 2021, as amended by Amended Notice of Disapproval dated February 11, 2022. Pursuant to the instructions of the Building Department, we enclose six (6) additional sets of the January 14, 2022 application and six (6) additional sets of the April 4, 2022 amended application. All applicable application fees were paid with the original application submission.

Further to the request of the ZBA, the property has been staked, demarcating the division line between the lots, the required side-yard setback line on the south side of Lot 2 near the carriage house, and the required rear-yard setback line of Lot 2.

Please schedule this matter for the September public hearing. Thank you for your attention to this matter.

Very truly yours,

Eric J. Bressler



EJB/cs
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ERIC J. BRESSLER
ABIGAIL A. WICKHAM
JANET GEASA

631-298-8353
TELEFAX NO. 631-298-8565
ebressler@wbglawyers.com
January 14, 2022

Hand Delivered

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

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:

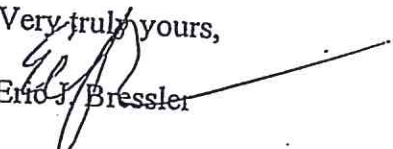
We are the attorneys for Eric Urban and 1st & Center LLC and write concerning the above referenced matter. The appeal is from the Notice of Disapproval issued by the Building Department dated November 15, 2021. Our client seeks a reversal of the Notice of Disapproval.

Accordingly, we enclose the following papers, in six sets, in support of the appeal:

1. Copy of the Notice of Disapproval dated November 15, 2021;
2. Application to the Village of Greenport Zoning Board of Appeals with exhibits;
3. List of acting members of 1st & Center LLC;
4. Environmental Assessment Form;
5. Survey;
6. Site Plan and Building Plan;
7. Check payable to the Village of Greenport in the amount of \$800.00 There is no fee applicable to this application listed in the published fee schedule. The amount enclosed was provided by the Zoning Board of Appeals staff, who advised that an application for an appeal from a notice of disapproval was the same as an application fee for a Use Variance of \$800.00. We reserve the right to a refund, if appropriate.

Please schedule this matter at your next available hearing. Thank you for your attention to this matter.

Very truly yours,


Eric J. Bressler

EJB/cs
Encls.



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]
Mattituck, New York 11952

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.

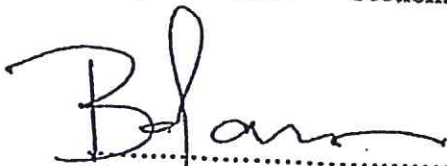
The plans show the conversion of an accessory structure on the lot into a dwelling. There is a limit of one dwelling per lot. This would require a use variance to convert the accessory structure into a second dwelling on the lot.

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 Bolanos - Code Enforcement Official

11/15/2021

.....
Date



ZONING BOARD OF APPEALS APPLICATION

REVERSAL OF NOTICE OF DISAPPROVAL

236 Third Street, Greenport, New York, 11944

(631) 477-0248

www.villageofgreenport.org

Date of Application 01/14/2022

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, Survey/Site Plan and species of lumber and quality of material, where applicable.

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

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

P.O. Box [REDACTED] Bronx NY [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 [REDACTED] Mattituck NY 11952
Mailing Address City/ Town/ Village State Zip

[REDACTED] 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 1.2

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

REVERSAL OF NOTICE OF DISAPPROVAL

236 Third Street, Greenport, New York, 11944.

(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) Subsection: 150-8A(1) and

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 Notice of Disapproval dated November 15, 2021

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: _____

Project Description: Remodel and repair existing carriage house for residential occupancy

For Demolition of Existing Building Areas:

Please describe area being removed:

Nothing will be demolished

New Construction Areas (New Dwelling or New Addition/Extensions) - No exterior expansion

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

REVERSAL OF NOTICE OF DISAPPROVAL

236 Third Street, Greenport, New York, 11944
(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 solid 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: 621 SF

Proposed Increase in Building Coverage: 0 SF

Square Footage of this Lot: 6,814 SF

Percentage of Coverage of this Lot by Building Area: 10.9 %

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

REVERSAL OF NOTICE OF DISAPPROVAL

236 Third Street, Greenport, New York, 11944

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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

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. As a result, the Notice of Disapproval should be reversed and approval to renovate the Carriage House should be granted.

AFFIDAVIT

~~Village of Greenport~~)
~~Town of Southold~~)
County of ~~Suffolk~~) ss Bronx
State of New York)

I swear that to the best of my knowledge and belief that the statements contained in this application, together with the plans and specifications submitted, are true and complete statements of proposed work to be done on the described premises and that all provisions of the Building Code, Zoning Code, and all other laws pertaining to the proposed work shall be complied with, whether specified or not, and that such work and inspections are authorized by the owner. The Village of Greenport is hereby granted permission to enter the property listed as the "Location" for the purposes of inspecting my property for a site visit. I understand that if approved, this Use Variance will be granted and accepted on condition that the provisions of Federal, State and Local rules and regulations, and any additional requirements of the Use Variance are complied with. Any violation of all applicable codes, or deviations from the approved plans may result in the immediate revocation of this Use Variance & legal action taken against me. No responsibility rests upon the Village of Greenport, Code Enforcement, the Fire Marshal or the Fire Department by reason of this application and permit.

Sworn to be before this 12th day
of January 20 22

Signature *Eric Urban*
Owner or Applicant
Eric Urban

Kerry Ann Dinneen
Notary Public, ~~Suffolk~~ County, New York

Bronx

Kerry Ann Dinneen
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02DI6414147
Qualified in Bronx County
Commission Expires February 16, 2025

AFFIDAVIT

Village of Greenport)
Town of Southold)
County of Suffolk Bronx)
State of New York)

I swear that to the best of my knowledge and belief that the statements contained in this application, together with the plans and specifications submitted, are true and complete statements of proposed work to be done on the described premises and that all provisions of the Building Code, Zoning Code, and all other laws pertaining to the proposed work shall be complied with, whether specified or not, and that such work and inspections are authorized by the owner. The Village of Greenport is hereby granted permission to enter the property listed as the "Location" for the purposes of inspecting my property for a site visit. I understand that if approved, this Use Variance will be granted and accepted on condition that the provisions of Federal, State and Local rules and regulations, and any additional requirements of the Use Variance are complied with. Any violation of all applicable codes, or deviations from the approved plans may result in the immediate revocation of this Use Variance & legal action taken against me. No responsibility rests upon the Village of Greenport, Code Enforcement, the Fire Marshal or the Fire Department by reason of this application and permit.

Sworn to be before this 12th day
of January 20 22

1st & Center LLC
Signature By: [Signature]
Owner or Applicant
Eric Urban, Member

[Signature]
Notary Public, Suffolk County, New York

Bronx

Kerry Ann Dinneen
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02DI6414147
Qualified in Bronx County
Commission Expires February 16, 2025

EXHIBIT A

171
170
169
168
67
66
5
4
3
2

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

88	King
89	Senior Higgins
90	J. Higgins
91	W. Fair
92	42
93	41
94	78
95	77
96	Harvey Young
97	P. H. Payne

7	2.4
6	2.3
7.5	2.2
4	2.1
4	2.0
10	1.9

Archives Farming

Isaac Peave

151
150
159
158
157
156
155
154
153

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

98	E. Hildes
99	G. King
100	Pratt
101	D. Hallin
102	Capt. H. Bass
103	W. Jamieson
104	E. Hildes
105	G. W. Harris

Marine Street - Lower S. 11 1/2 E.

Open Hay
T. Linn
J. Ashley
J. Hutchins
J. Hutchins
J. Hutchins
J. Penney
Rein
S. Hebb
P. H. Beckwith
J. H. Tinsley
S. Fithian
J. Lewis
D. Miller

152
151

J. Jamieson

147	149
148	150

106	P. Kerner
107	E. Pannier
108	F. Linn
109	Capt. Clark

File # 9

Filed: Aug. 10, 1838

A Map
of
Greenport Village

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

Scale of Map 100 feet to an inch

Hugh Halsey Master in Chancery



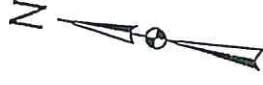


EXHIBIT B

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 Joniah Hulse of South Creek Balford 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 Northern 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. Vansant 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 Joniah Hulse party of the first part does hereby covenant and agree to and with the said party of the second

98 + 99

heirs and assigns that at the time of the
conveying 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. For 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 Kulse J.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 Kulse 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
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. Buchanan
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
has 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. F. 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-
ged that he executed the same. Geo. F. 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 Mrs. 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
hundred (\$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 lot numbers ninety eight (98)
and ninety nine (99) as designated on the map of
the Beebe Estate and bounded as follows viz: Northernly
by Centre St. one hundred and thirty five (135) feet

Easterly by land belonging to the heirs of Henry Wells deceased and by bounds formerly of Rebecca R. Vain Sant, one hundred (100) feet: Southerly by land belonging to heirs of Barnis O. Wells deceased, one hundred and thirty five (135) feet Westerly by Front St. one hundred (100) feet being the same property conveyed by Joram [unclear] of South Creek, Beaufort Co. North Carolina by deed dated the eleventh (11th) day of January in the year 1882 to part in the first part said deed having been recorded in the Suffolk Co. Clerks office in Lib. 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

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. W. J.

Recorded at "April 1882 @ 3 P.M.

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; Northernly 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. Corey 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 personally came and appeared Sarah S. Corey to me known and

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 Kinervia 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. Bayliss 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.

L-1093
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; Northernly 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, 1938 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.

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. Kriatville
Kathleen [Signature]

11093
p 379

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

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 334

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 J. Barth residing at Greenport, Suffolk County, New York

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

(\$ 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 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 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 1838 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

First That said Grace L. Johnsen is covenants as follows:

seized of 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 said Grace L. Johnsen

will forever warrant and the title to said premises.

The 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

Walter Johnson

Grace L. Johnson



State of New York

County of Suffolk

SS:

at

On this 51st 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

Harold J. ...

W. C. ...

Deputy Clerk

RECORDED

FEB 1 1927

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 (\$ 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 1938 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 554, 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 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.

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

In Presence of

Living & Branch



State of New York
County of SUFFOLK

LIBER 2995 PAGE 179

ss.

On this
forty-nine

of *Just*
second

day of *September*
~~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 PM
R. FORD HUGHES
CLERK OF SUFFOLK COUNTY

RECORDED
SEP 20 1 55 PM '49
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 *Sept. 19*
at *Brookh.* N.Y.
in LIBER _____ of DEEDS
PAGE _____ and unexpired

CLERK

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

44. 50

THIS INDENTURE, made the 28th day of October, nineteen hundred and twenty-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 docket of the Surrogate's Court of Suffolk County dated 1872 under file number 375 P 1872, as executor of

FRANK L. BARTH
Greenport, New York.

party of the first part, and WILLIAM URBAN and EDITH URBAN, his wife, both residing at 528 Minniford Avenue, Bronx, New York, N. Y. C.

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 westerly line of Center Street North 83 degrees 10 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 8 degrees 50 minutes 10 seconds West 100.0 feet to the corner at the point of BEGINNING.

REAL ESTATE TRANSFER TAX

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 lawfully, 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.



THE NORTH FORK BANK & TRUST COMPANY
By John O. Ashton
John O. Ashton
Trust Officer

STATE OF NEW YORK, COUNTY OF

On the day of personally came

19

before me

STATE OF NEW YORK, COUNTY OF

On the day of personally came

19

before me

7278 PAGE 55

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

On the 10th day of October, 1972, 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 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 so affixed by order of the board of directors of said corporation, and that he signed it in name thereto by the order

STATE OF NEW YORK, COUNTY OF

On the day of 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 knows

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

Irving L. Price, Jr.

IRVING L. PRICE, JR.

Notary Public in and for the State of New York
My Commission Expires April 11, 1973
452-5814450

Index No. 22-058384
THE NORTH FORK BANK & TRUST COMPANY, as Executor of the Estate of Frank L. Barth

TO

WILLIAM URBAN and EDITH URBAN

Executor's Seal

The land affected by the within instrument is in the Town of Southold, Suffolk County, New York, and is the property of the Company, Recipient of Request of

Lester H. Adams, Esq., Attorney at Law Southold, N.Y.

STANDARD FORM OF NEW YORK BOARD OF SURVEYORS
THE TITLE GUARANTEE COMPANY

17278-CP-54
RECORDS THIS SPACE FOR USE OF RECORDING OFFICE
RECORDED
MAY 9 11 56 AM '72
LESTER H. ADAMS

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

THIS INDENTURE, made the 13th day of June 2003

BETWEEN

WILLIAM URBAN and EDITH URBAN, Husband and Wife, both residing [redacted] City Island, NY 10464,

party of the first part, and

ERIC URBAN, residing at 529 Minneford 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 Amolt 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 7th 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 7th 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 _____

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 _____

(insert the City or other political subdivision) in _____ (and insert the State or County or other place the acknowledgment was taken)

(signature and office of individual taking acknowledgment)

BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS

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

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

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

Eric Urban

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.

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

Table with columns for FEES and Mortgage Amt. Rows include 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, Grand Total, Mortgage Amt., 1. Basic Tax, 2. Additional Tax, Sub Total, Spec./Asslt., 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. Consideration Amount \$ 0. CPF Tax Due \$ 0. Improved, Vacant Land, TD, TD, TD.

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

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

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

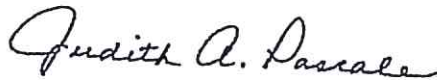
Shelter Island Town Receiver of Taxes
Shelter Island Town Hall
Shelter Island, N.Y. 11964
(631) 749-3338

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

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

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

Notary Public

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

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

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State of New York, County of

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(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

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 Grand Total



Mortgage Amt. 1. Basic Tax 2. Additional Tax Sub Total Spec./Asslt. 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 004.0Q 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 (SPECIFY TYPE OF INSTRUMENT) made TO Eric Urban The premises herein is situated in SUFFOLK COUNTY, NEW YORK. In the TOWN of Southhold In the VILLAGE or HAMLET of Greenport

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(over)

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Riverhead Town Receiver of Taxes
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(631) 727-3200

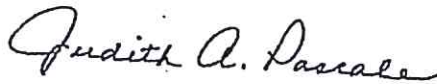
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(631) 360-7610

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 DTB 6/16/21 \$ 857.72

TAX MAP NO.	473801 4-2-1.1	562	Collection will only be received from 8:30 am to 4:30 pm M-F
LOCATION:	440 FIRST ST		
DIMENSIONS:	Front: 0.00	Depth: 0.00	
PROPERTY CLASS	210	Ac: 0.15	
LEVY DESCRIPTION	TOTAL TAX LEVY	TAXABLE VALUE	TAX RATE
VILLAGE TAX	1,107,258.00	4,100	20.920000
			TAX AMOUNT
			857.72

Exemptions

Value	Full Value	Exemptions	Value	Full Value

IMPORTANT: UNPAID TAXES will incur a 5% Penalty for the month of July, and an Additional 4% 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 %

URBAN ERIC
 PO [REDACTED]
 BRONX NY 10464

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

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
 PROPERTY CLASS 312 Depth: 0.00
 Levy Description: Ac: 0.15

LEVY DESCRIPTION	TOTAL TAX LEVY	TAXABLE VALUE	TAX RATE	TAX AMOUNT
VILLAGE TAX	1,107,258.00	2.86	900	20,920,000
				188.28

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: \$102,273
 The Uniform Percentage Value Used to Establish Assessment Was: 88 %

1ST & CENTER LLC
 PO BOX [REDACTED]
 BRONX NY 10464

TOTAL TAX AMT	188.28
TAX AMT	188.28
TOTAL DUE	188.28
DUE DATE	05/01/2021

2021010000568

KEEP THIS STUB FOR YOUR RECORDS

DETACH HERE

DETACH HERE

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
631-705-1803 FAX: 631-705-1804

SUFFOLK COUNTY TAX MAP NUMBER 473801 4.-7-1.1
SCHOOL CODE 239
PROPERTY LOCATION 440 First St
APRICES 0.15
COUNTY AID 318,304,995
TOWN AID 3,178,551
BANK CODE
PROPERTY CODE 210
TOLL SECT 1
PROPERTY TYPE 1 Family Res

IF THE WORD "ARREARS" IS PRINTED HERE SEE NOTICE OF ARREARS ON REVERSE SIDE. ↓

ACCOUNT NUMBER 20
BILL NUMBER 567

PAID CK# 1490 DTD 1/3/22 \$ 2,785.09

11483 ***AUTO**ALL FOR AADC 100
Urban Ed
PO B
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

First Half:	566	\$2,655.18	1/11/2021
Second Half:	566	\$2,655.19	5/26/2021

NOTICE OF ASSESSED VALUE

ASSESSED VALUE	4,100	WHICH IS:	0.88% OF ITS:	100% OF FULL VALUE	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 76.22% FOR SCHOOL 4,245.30

Suffolk County Tax	1.22%	4,100	16.620	0.00%	68.14	
SC Community College	0.13%	4,100	1.771	0.00%	7.26	

TAX LEVIED 1.35% FOR COUNTY 75.40

Southold Town Tax	19.79%	4,100	268.887	0.10%	1,102.44	
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TAX LEVIED 19.79% FOR TOWN 1,102.44

MTA Payroll Tax	0.04%	4,100	.587	-8.80%	2.41	
Out of Cty SCCC	0.04%	4,100	.517	-44.10%	2.12	
NYS Real Prop TaxLaw	1.03%	4,100	13.994	258.70%	57.38	
Solid Waste District	1.53%	4,100	20.766	2.90%	85.14	

TAX LEVIED 2.64% FOR OTHER DISTRICTS 147.05

FIRST HALF TAX	2,785.09	SECOND HALF TAX	2,785.10	TOTAL TAX LEVY	5,570.19
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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.

THIS TAX MAY BE PAID IN ONE OR TWO INSTALLMENTS

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	BILL NO.
2,785.10	567

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.

47380100000004XZ7Z1X1000567210000000002785100055701.99

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
631-765-1803 FAX: 631-76

SUFFOLK COUNTY TAX MAP NUMBER: 473801 4.-7-1.2
SCHOOL CODE: 239
PROPERTY LOCATION: First St
ACRES: 0.15
EXEMPTION: DESCRIPTION: PAID CK# 1491 DTP 1/3/22 \$ 611.36
VALUE: 900
FULL: 900
ACCOUNT NUMBER: 20
BILL NUMBER: 568
PROPERTY CODE: 312
ROLL SECT: 1
PROPERTY TYPE: Vac w/imprv

11484 ***AUTO**ALL FOR AADC 100
1st & Center LLC
PO Box
Bronx, NY 10464-0042

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

2020-2021 TAX PAYMENT INFORMATION

First Half:	567	\$582.84	1/11/2021
Second Half:	567	\$582.85	5/26/2021

NOTICE OF ASSESSED VALUE

ASSESSED VALUE	RATIO	100% OF FULL VALUE
900	0.88%	102,273
WHICH IS: 0.88% OF ITS:		

LEVY DESCRIPTION	LEVY %	TAXABLE VALUE	TAX PER ANNUM	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 City 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%	18.68	

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
----------------	--------	-----------------	--------	----------------	----------

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.-7-1.2

AMOUNT DUE	BILL NO.
611.37	568

PAID BY: ASSESSED OTHER

CHECK HERE IF YOU WANT A RECEIPT

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

47380100000004XZ7Z1X200056821000000000061137001222730

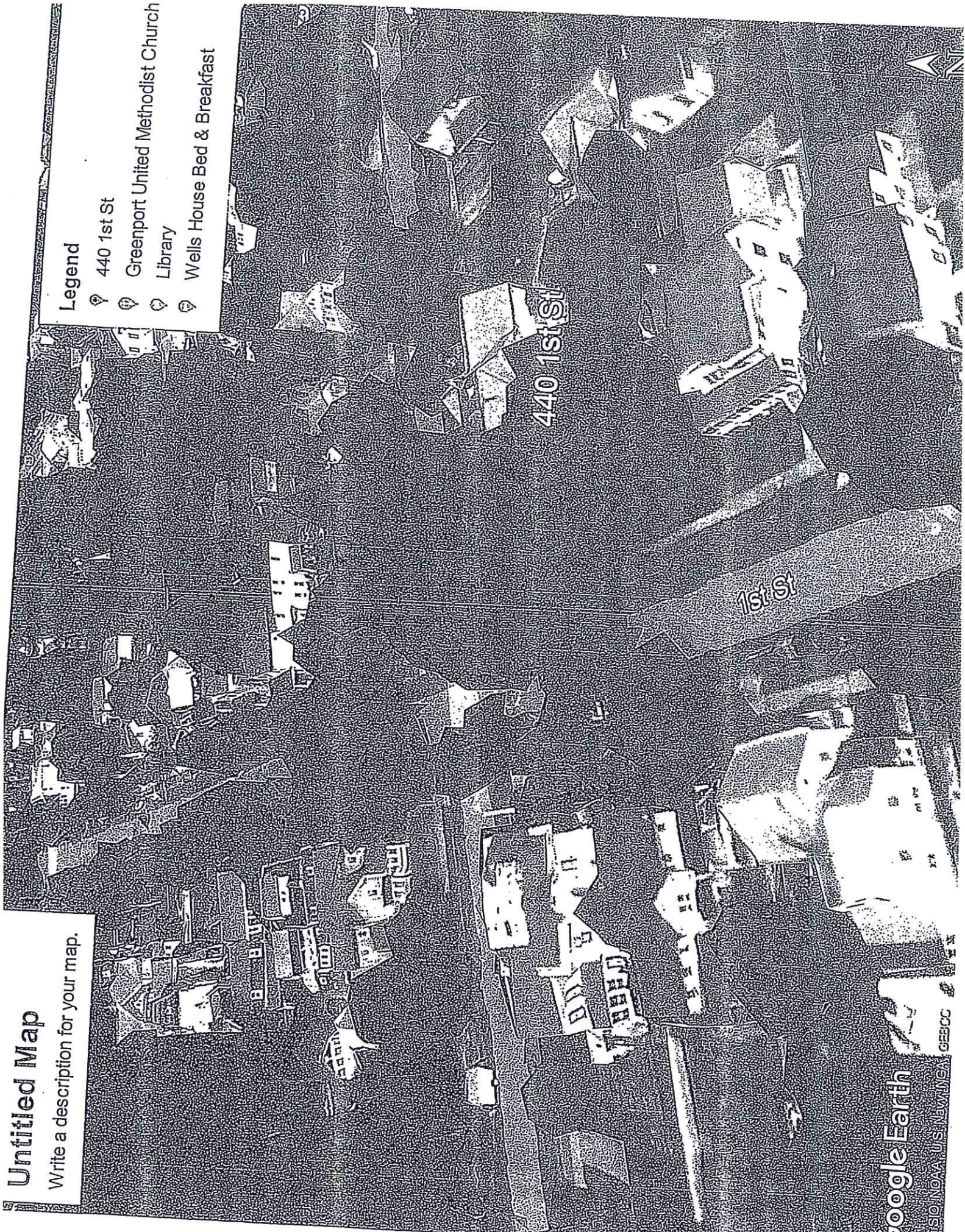
EXHIBIT D

Untitled Map

Write a description for your map.

Legend

- 440 1st St
- Greenport United Methodist Church
- Library
- Wells House Bed & Breakfast

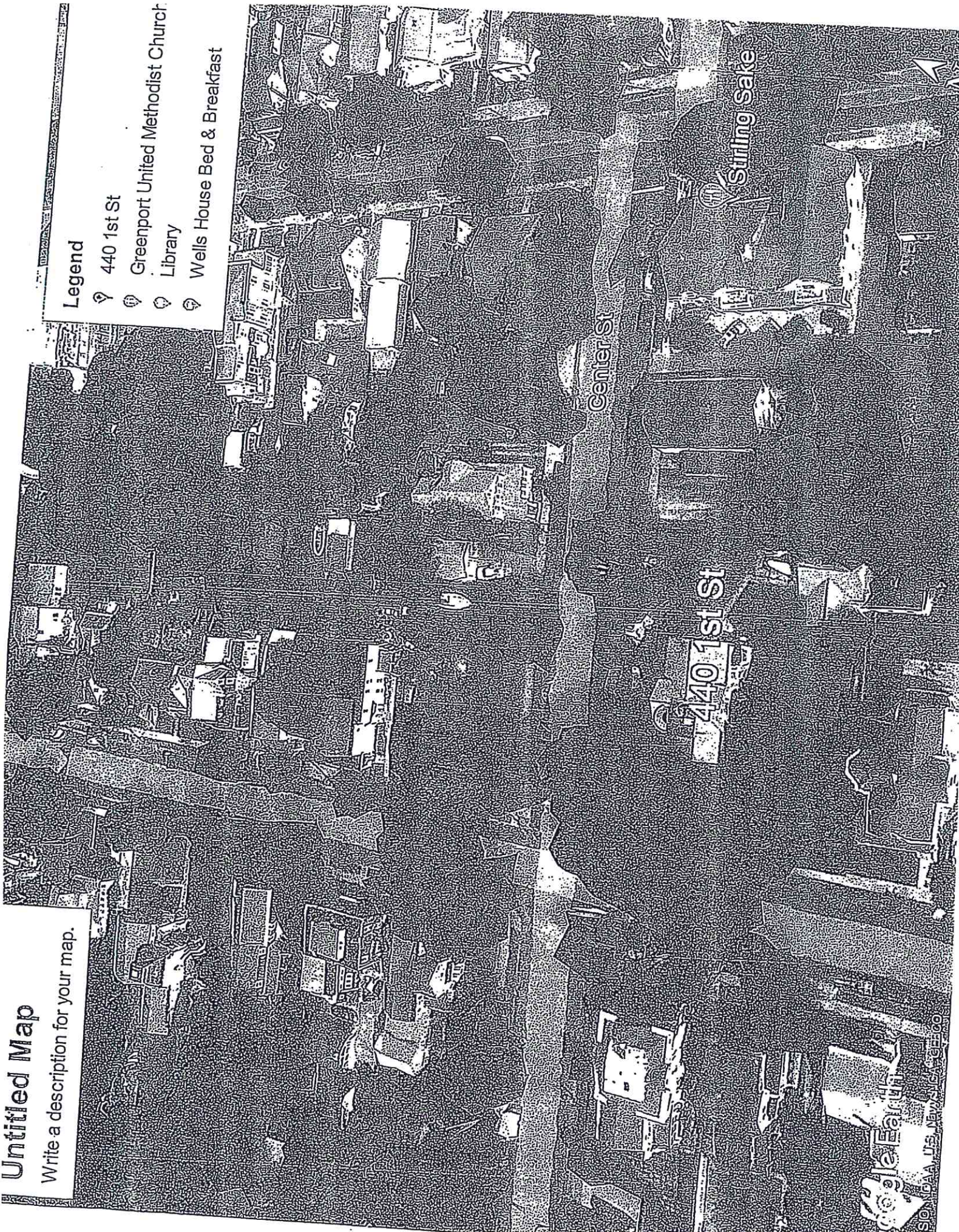


Untitled Map

Write a description for your map.

Legend

- 440 1st St
- Greenport United Methodist Church
- Library
- Wells House Bed & Breakfast



Untitled Map

Write a description for your map.

Legend

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



Google Earth

© 2010 Google
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1ST & CENTER LLC

1ST & CENTER LLC is a single member limited liability company.

The sole member is ERIC URBAN.

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part I - Project Information. The applicant or project sponsor is responsible for the completion of Part I. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part I 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 I. 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 I - 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: P.O. Box [REDACTED]		E-Mail: [REDACTED]	
City/PO: Bronx		State: NY	Zip Code: 10464
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,		NO	YES	N/A
a. A permitted use under the zoning regulations?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?			NO	YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____		NO	YES	
		<input type="checkbox"/>	<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: _____		NO	YES	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____		NO	YES	
		<input type="checkbox"/>	<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?		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:				
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban				
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,		NO	YES	
a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____		<input type="checkbox"/> NO <input type="checkbox"/> YES		

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	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: <u>Eric Urban and 1st & Center LLC</u>		Date: <u>1/12/2022</u>
Signature: <u><i>Eric Urban</i></u>		
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.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
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

SURVEY OF
 LOTS 98 & 99
 MAP OF
 BEEBE ESTATES
 THE INCORPORATED VILLAGE OF
 FILE No. 9 FILED AUGUST 10, 1838
 SITUATE
 GREENPORT
 TOWN OF SOUTHOLD
 SUFFOLK COUNTY, NEW YORK
 S.C. TAX No. 1001-04-07-01
 SCALE 1"=20'
 OCTOBER 22, 2014

AREA DATA

PARCEL 1	6,813 sq. ft. 0.156 ac.
PARCEL 2	6,814 sq. ft. 0.157 ac.
TOTAL	13,627 sq. ft. 0.313 ac.

OWNER & APPLICANT:
 EDC URBAN
 P.O. BOX 830
 GREENPORT N.Y. 11944

I HEREBY CERTIFY THAT THIS MAP WAS MADE
 BY ME FROM ACTUAL SURVEYS COMPLETED
 UNDER MY SUPERVISION AND THAT ALL CORNER
 POSITIONS AND THEIR POSITIONS ARE
 CORRECTLY SHOWN AND ALL DISTANCES
 AND GEOMETRIC DETAILS ARE CORRECT.

N.Y.S. Lic. No. 30487

Nathan Taft Corwin III
 Land Surveyor

The Survey - Suffolk County - Sta. Plan - Continuation of Lot
 PHONE (631) 727-2100
 OFFICES LOCATED AT
 1568 HIGH ROAD
 JAMESPORT, NEW YORK 11947



BY
 THIS IS TO CERTIFY THE SUBMISSION PLAN HAS BEEN APPROVED
 BY THE PLANNING BOARD OF THE TOWN OF SOUTHOLD BY RESOLUTION
 OF JUNE 10, 2014

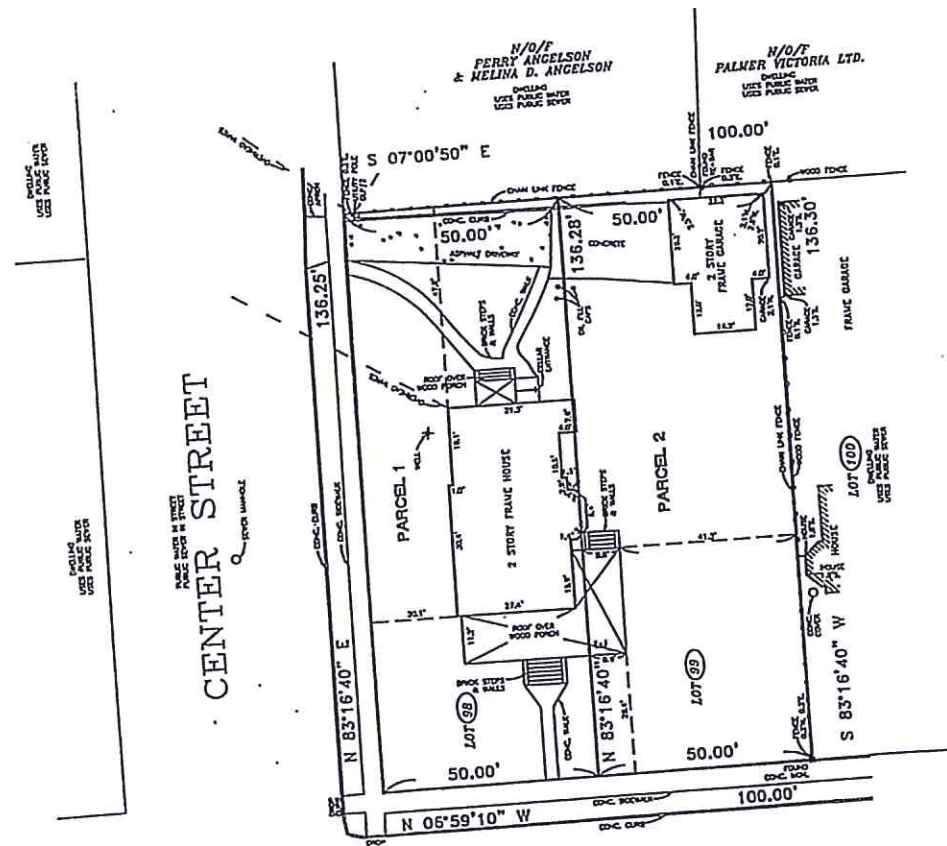
CHURCHILL PLANNING BOARD

IN UNDEVELOPED ALLOCATION OR ZONING
 SECTION 1707 OF THE N.Y.S. STATE
 ZONING LAW.
 THE USES AUTHORIZED ARE SET FORTH IN
 SECTION 1707 OF THE N.Y.S. STATE
 ZONING LAW AND SHALL NOT BE CONSIDERED
 UNLESS THE APPLICANT HAS OBTAINED
 APPROVAL FROM THE TOWN OF SOUTHOLD
 PLANNING BOARD.
 CERTIFICATES DESCRIBED HEREIN SHALL BE
 VALID FOR THE PERIOD OF ONE YEAR FROM THE
 DATE OF ISSUANCE. COMMERCIAL ADVERTISING
 AND SIGNAGE SHALL BE SUBJECT TO THE
 REGULATIONS OF THE TOWN OF SOUTHOLD.
 THESE REGULATIONS ARE NOT TRADITIONAL.

THE PORTIONS OF THIS MAP OF LOT
 98 AND 99 WHICH ARE NOT SHOWN
 ARE NOT SHOWN ARE NOT GUARANTEED.



KEY MAP
 SCALE 1"=800'



FIRST STREET

INCLUDING
 USES PERMITTED
 BY THE ZONING
 LAW

SEE PLAN
 FOR
 DIMENSIONS
 AND
 BEARINGS

SEE PLAN
 FOR
 DIMENSIONS
 AND
 BEARINGS

SEE PLAN
 FOR
 DIMENSIONS
 AND
 BEARINGS

LAW OFFICES
WICKHAM, BRESSLER & GEASA, P.C.
13015 MAIN ROAD, P.O. BOX 1424
MATTITUCK, LONG ISLAND
NEW YORK 11952

WILLIAM WICKHAM (06-02)

ERIC J. BRESSLER
ABIGAIL A. WICKHAM
JANET GEASA

631-298-8353
TELEFAX NO. 631-298-8565
ebressler@wbglawyers.com

April 4, 2022

Hand Delivered

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

**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

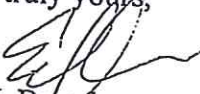
1. Copies of the Notices of Disapproval dated November 15, 2021 and February 11, 2022;
2. Amended Application to the Village of Greenport Zoning Board of Appeals for Area Variance and Reversal of Notice of Disapproval;
3. List of acting members of 1st & Center LLC have previously been provided;
4. Amended 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] ad
Mattituck, New York 11952

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.

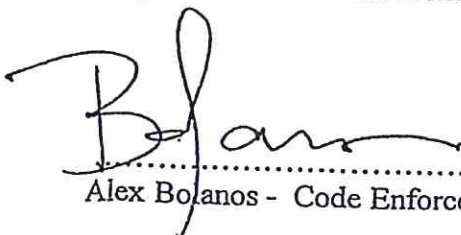
The plans show the conversion of an accessory structure on the lot into a dwelling. There is a limit of one dwelling per lot. This would require a use variance to convert the accessory structure into a second dwelling on the lot.

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 Bolanos - 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]
Mattituck, New York 11952

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 Sole Member of 1st & Center LLC
First Name Last Name Business Name, if applicable

P.O. [REDACTED] Bronx NY 10464
Mailing Address City/ Town/ Village State Zip

[REDACTED] [REDACTED] net
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

[REDACTED] [REDACTED] 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 OF DISAPPROVAL

236 Third Street, Greenport, New York, 11944
(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.

EXHIBIT A

171
170
169
168
67
66
5
4
3
2

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

Front St. & C.

88	83
89	82
90	81
91	80
92	79
93	78
94	77
95	76
96	75
97	74

7	24
6	23
7	22
4	20
10	19
Isaac Reine	
11	15
12	17
1	7
11	14

151
150
159
158
157
156
155
154
153

North Street

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

66

100	E. Harris
101	J. King
102	Pratt
103	D. Harkin
104	Capt. J. Gass
105	W. Jennings
106	E. Walden
107	G. W. Harris

Maerri Street - House 2 1/2 E

Open Hay
T. L. ...
J. Ashley
J. ...
N. ...
J. ...
J. Penney
Reine
S. Hebb
R. H. ...
J. ...
S. ...
J. ...

151
150
J. ...

147	149
148	150
150	
151	

151	150
149	148
147	146

165	164
163	162
161	160

File # 9

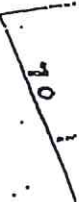
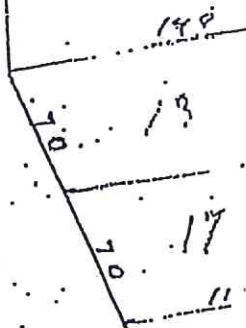
Filed: Aug. 10, 1838

A Map
of
Greenport Village

The Beck Estate is designated on this
Map and numbered with red ink.

Scale of Map 100 feet to an inch

Hugh Haley Master in Chancery



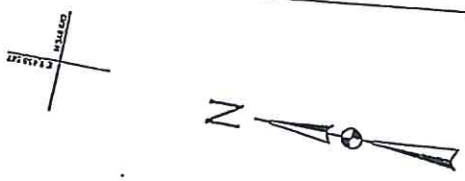


EXHIBIT B

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 Joniah 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 Northern 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. Vansant 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 Joniah Hulse party of the first part does hereby convey 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 maintain 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.
 Dealed and Delivered in the presence of J. N. Harper
 State of North Carolina } Jonah Kulse J.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 Kulse 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. Buchanan
 Clerk of the Superior Court Beaufort County North Carolina
 Recorded 31st January 1882 @ 3 P. M.
 Drville B. 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
has 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. T. 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. T. 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 Wm D. Boley of same place party of
the second part Witnesseth that the said party of
the first part in consideration of the sum of One
00/100 (\$1.00) 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: Northernly
by Centre St. one hundred and thirty five (135) feet

Easterly by land belonging to the heirs of Henry Wells deceased and by bounds formerly of Rebecca R. Voin 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 Swain of South Creek, Beaufort Co. North Carolina by deed dated the eleventh (11th) day of January in the year 1882 to parties in the first part said deed having been recorded in the Suffolk Co. Clerk's office in Lib. 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 consent 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. Brown Esq.

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. Brown 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. J. S.
 Recorded 24th April 1882 at 3 P.M.

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. Corey 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
 Frederick L. Terry

SARAH S. COREY

L.S.

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

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 Kinerva 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

L-1093
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 Green 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, 1898 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

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. Kratzville
Kathleen Dennis

1093
379

(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

Gift Indenture

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

part of the first part, and
Fred W. Griffin residing at Greenport, Suffolk County, New York

Witnesseth that the party of the first part in consideration of Ten (\$10.00) lawful money of the United States, and other good and valuable considerations paid by the party of the second part do hereby grant and release 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 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 49. 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 clerk's 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. Johnson

Wishes that said Grace L. Johnson is covenant as follows

First That said Grace L. Johnson 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 part of the first part will execute or procure any further necessary assurance of the title to said premises;

Fifth That said Grace L. Johnson will forever warrant and defend the title to said premises.

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

In presence of
Hank Mcman

Grace L. Johnson



State of New York

County of Suffolk } ss.

at

On this 51st 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

John J. Johnson

W. C. P. P. P.

Jefferson

RECORDED

FEB 11 1927

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
FRANC 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 Dollars (\$ 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 554, 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 7 of the first part in and to said premises,

To have and to hold the premises herein granted unto the part 7 of the second part, his heirs and assigns forever.

In Witness Whereof, the part 7 of the first part has hereunto set his hand and seal the day and year first above written.

In Presence of

Living & Barch



State of New York
County of Suffolk

LIBER 2995 PAGE 179

ss.

On this
forty-nine

of July
second

day of September
~~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 1:55 P.M.

in LIBER _____ of DEEDS

Page _____ and unexpired

CLERK

FRANK J. McMANN

ATTORNEY AND COUNSELLOR AT LAW
GREENPORT, N. Y.

44.30

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

THIS INDENTURE, made the 28th 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 345 Love Lane, Mattituck, Town of Southold, County of Suffolk and State of New York; Executor of the Estate of Frank L. Barth, having qualified an such Executor by decree of the Surrogate's Court of Suffolk County dated 375 P 1072, 1972 under file number 44.30 as executor of the last will and testament of the late Frank L. Barth, deceased.

FRANK L. BARTH Greenport, New York.

party of the first part, and WILLIAM URBAN and EDITH URBAN, his wife, both residing at 528 Mansford Avenue, Bronx, New York, N.Y.C.

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 southerly side of Center Street and running thence along the said southerly line of Center Street North 83 degrees 18 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 8 degrees 50 minutes 10 seconds West 100.0 feet to the corner at the point of BEGINNING.



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 lawfully, 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 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.



THE NORTH FORK BANK & TRUST COMPANY

By John O. Ashton Trust Officer

STATE OF NEW YORK COUNTY OF

7278 PAGE 55

On the day of personally came

19

before me personally came

19 before me

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he is the Trust Officer of THE NORTH FORK BANK & TRUST COMPANY

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he is the Trust Officer of THE NORTH FORK BANK & TRUST COMPANY

STATE OF NEW YORK COUNTY OF Suffolk

STATE OF NEW YORK COUNTY OF

On the 24th day of October, 1972, before me personally came JOHN O. ASHTON, who being by me duly sworn, did depose and say that he resides at No. 705 Loyal Lane, Mattituck, New York that he is the Trust Officer of THE NORTH FORK BANK & TRUST COMPANY

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

in and which executed the foregoing instrument; that he knows the seal of said corporation; that he is a director of said corporation; that he is a director of said corporation; and that he signed it in name thereto by the order of the board of directors of said corporation

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and did execute the same, and that he, said witness, did subscribe his name as witness thereto

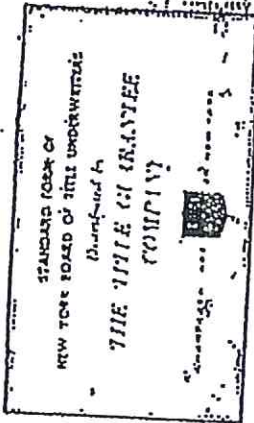
IRVING L. PRICE, JR.
Notary Public
Suffolk County, New York
My Commission Expires April 15, 1974
452-5614450

Index No. 22-058388
THE NORTH FORK BANK & TRUST COMPANY, as Executor of the Estate of Frank L. Barth

TO
WILLIAM URBAN and EDITH URBAN

Exhibit A Book 3
The land affected by the will mentioned in the foregoing instrument is located in the Town of Mattituck, Suffolk County, New York

Lawrence F. Edging, Esq.
Attorney at Law
Southold, N.Y.



17278-CP-54
RECORDED
MAY 9 11 56 AM '72
LESTER H. HENNINGSEN
Suffolk County Clerk

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

THIS INDENTURE, made the 13th day of June 2003

BETWEEN

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

party of the first part, and

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

party of the second part,

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

Two Hundred Thousand (\$200,000) dollars 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, 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 Amolt 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 7th 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 7th 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 _____ 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 _____

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

Recorded at Request of
THE JUDICIAL TITLE INSURANCE AGENCY LLC

RETURN BY MAIL TO:

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

BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS

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

TO

ERIC URBAN

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

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

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
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

Ist & 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 Grand Total



Mortgage Amt. 1. Basic Tax 2. Additional Tax Sub Total Spec./Asslt. 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

Real Property Tax Service Agency Verification

5 Community Preservation Fund 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 (SPECIFY TYPE OF INSTRUMENT) made

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

TO 1st & Center LLC In the TOWN of Southold In the VILLAGE or HAMLET of Greenport

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

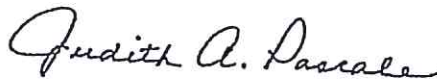
Shelter Island Town Receiver of Taxes
Shelter Island Town Hall
Shelter Island, N.Y. 11964
(631) 749-3338

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

On the 17 day of OCT. in the year 2017

Eric Urban before me, the undersigned, personally appeared in the year 2017 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

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 before me, the undersigned, personally appeared in the year

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 before me, the undersigned, personally appeared in the year

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 before me, the undersigned, personally appeared in the year

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
----------------------------	---------------------------	---------------------------

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./Asslt.	_____
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
---	------------	----------------	-------------	-----------

Real Property Tax Service Agency Verification

5 Community Preservation Fund

Consideration Amount \$	0
CPF Tax Due	\$ 0
Improved	_____
Vacant Land	_____
TD	_____
TD	_____
TD	_____

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

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 Eric Urban

In the TOWN of Southold

In the VILLAGE _____

or HAMLET of Greenport

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

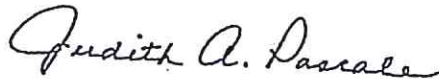
Shelter Island Town Receiver of Taxes
Shelter Island Town Hall
Shelter Island, N.Y. 11964
(631) 749-3338

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.	557
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

552
 Collection will only be received from 8:30 am to 4:30 pm H-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 %

URBAN
 PO
 BRONX NY 10464

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

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
 PROPERTY CLASS 312
 LEVY DESCRIPTION

Depth: 0.00
 Ac: 0.15

563
 Collection will only be received from 8:30 am to 4:30 pm M-F

Exemptions	Value	Full Value Exemptions	Value	Full Value
VILLAGE TAX	1,107,258.00	2.86	900	20,920,000
TOTAL TAX LEVY				
TOTAL TAX VALUE				
TAX RATE				
TAX AMOUNT				188.28

REPORTANT: 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 [REDACTED]
 BRONX NY 10464

2021010000568

KEEP THIS STUB FOR YOUR RECORDS

DETACH HERE

DETACH HERE

EXHIBIT D

Untitled Map

Write a description for your map.

Legend

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



Untitled Map

Write a description for your map.

Legend

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

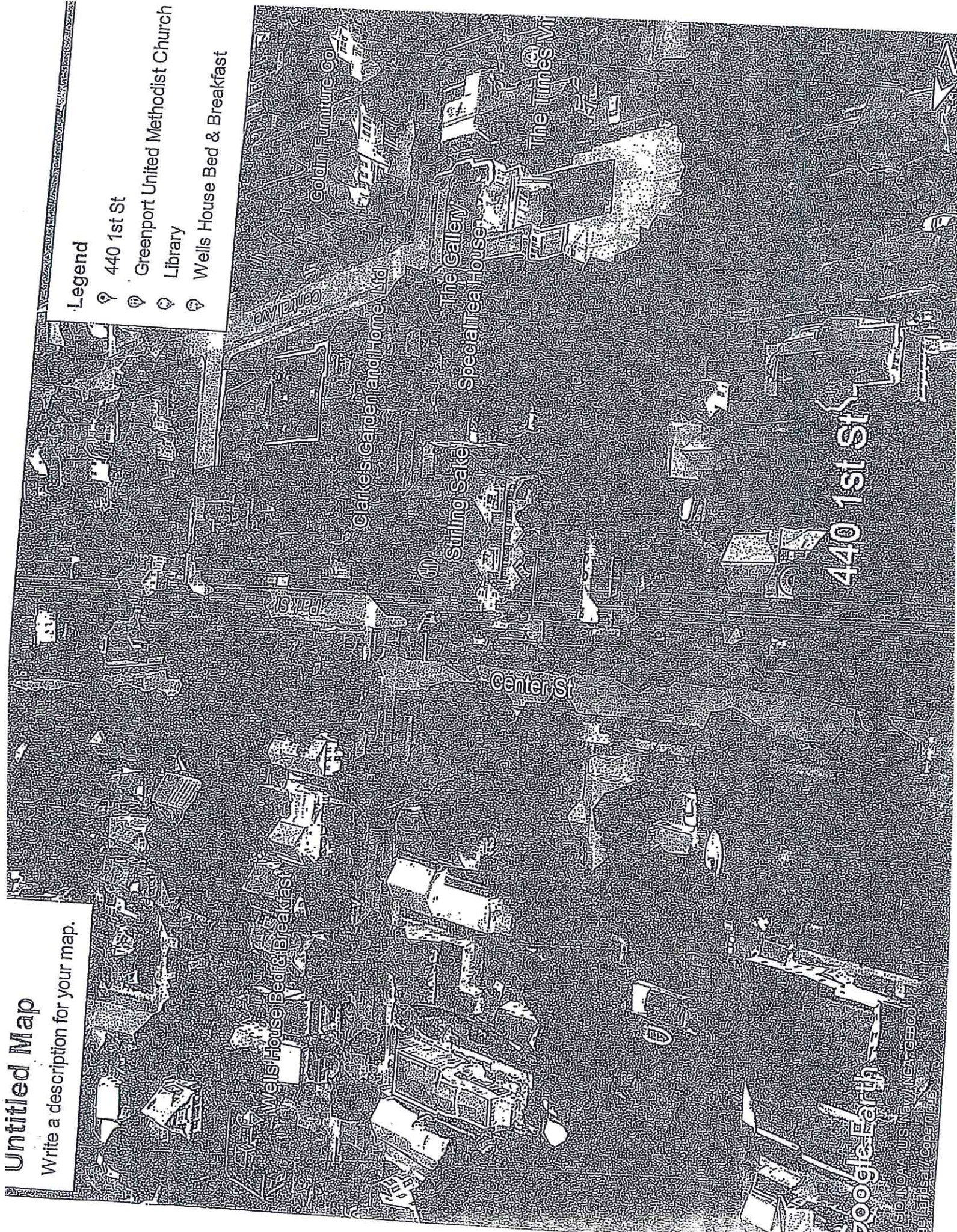


Untitled Map

Write a description for your map.

Legend

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

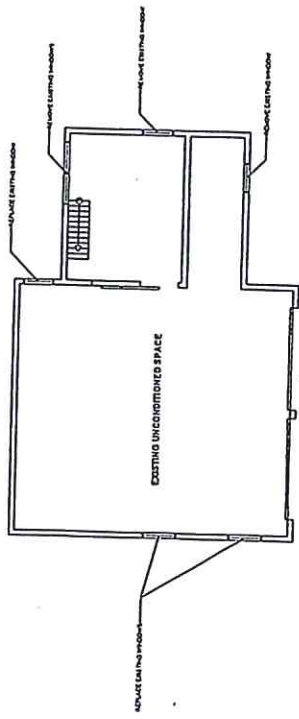


440 1st St

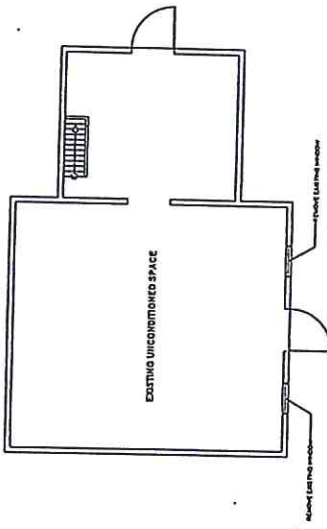
Center St

Google Earth

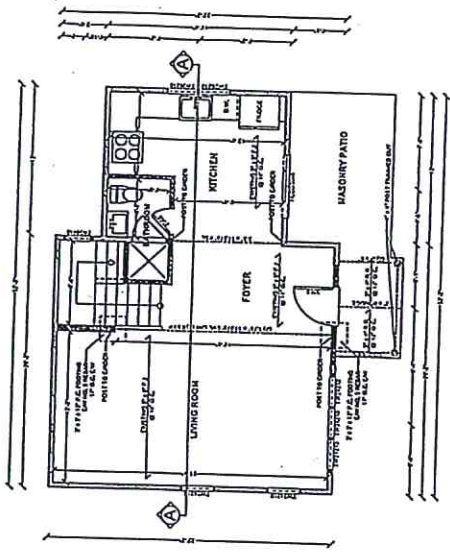
© 2008 Google
All rights reserved.



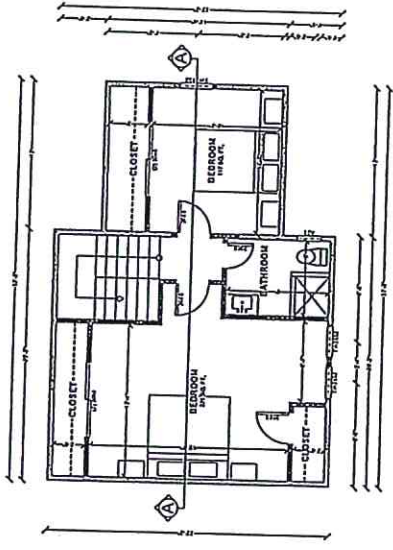
FIRST FLOOR DEMO PLAN



SECOND FLOOR DEMO PLAN



PROPOSED FIRST FLOOR



PROPOSED SECOND FLOOR

LEGEND

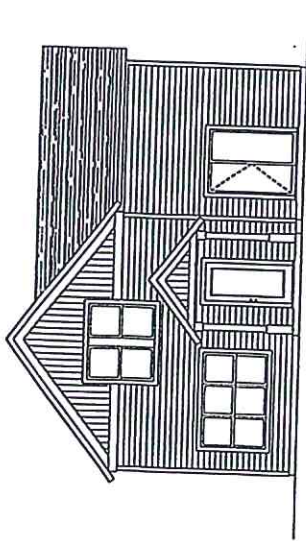
[Symbol]	EXISTING WALL
[Symbol]	NEW WALL
[Symbol]	REMOVE

SCALE:	$\frac{1}{4}'' = 1'-0''$
DWG. NO.	300.01

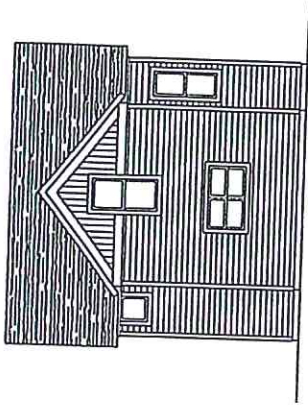
Condon Engineering, P.C.
1755 Sigsbee Road
Mattituck, NY 11952

ERIC URBAN
440 FIRST STREET GREENPORT, NY 11944

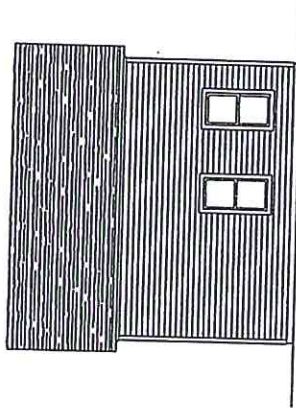
DATE:	OCT. 24, 2019
REVISIONS:	



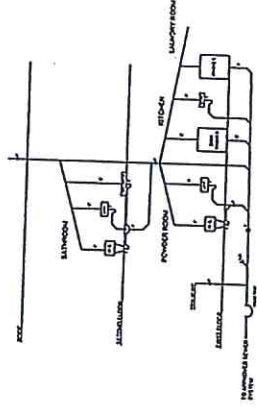
FRONT ELEVATION



WEST ELEVATION



EAST ELEVATION



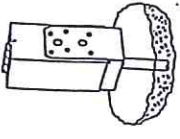
PLUMBING DIAGRAM
1/8" SCALE

DATE:	OCT. 24, 2019
REVISIONS:	

Condon Engineering, P.C.
1755 Sigsbee Road
Mattituck, NY 11952

ERIC URBAN
440 FIRST STREET GREENPORT, NY 11944

SCALE:
 $\frac{3}{4}" = 1'-0"$
DWG. NO.
400.01



SIMPSON POST ANCHOR
AS PER
① SEE NOTES

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	2x8 SIPS	12	LF	1.20	14.40
2	2x4 SIPS	24	LF	0.80	19.20
3	2x6 SIPS	12	LF	1.00	12.00
4	2x10 SIPS	12	LF	1.50	18.00
5	2x12 SIPS	12	LF	1.80	21.60
6	2x14 SIPS	12	LF	2.10	25.20
7	2x16 SIPS	12	LF	2.40	28.80
8	2x18 SIPS	12	LF	2.70	32.40
9	2x20 SIPS	12	LF	3.00	36.00
10	2x22 SIPS	12	LF	3.30	39.60
11	2x24 SIPS	12	LF	3.60	43.20
12	2x26 SIPS	12	LF	3.90	46.80
13	2x28 SIPS	12	LF	4.20	50.40
14	2x30 SIPS	12	LF	4.50	54.00
15	2x32 SIPS	12	LF	4.80	57.60
16	2x34 SIPS	12	LF	5.10	61.20
17	2x36 SIPS	12	LF	5.40	64.80
18	2x38 SIPS	12	LF	5.70	68.40
19	2x40 SIPS	12	LF	6.00	72.00
20	2x42 SIPS	12	LF	6.30	75.60
21	2x44 SIPS	12	LF	6.60	79.20
22	2x46 SIPS	12	LF	6.90	82.80
23	2x48 SIPS	12	LF	7.20	86.40
24	2x50 SIPS	12	LF	7.50	90.00
25	2x52 SIPS	12	LF	7.80	93.60
26	2x54 SIPS	12	LF	8.10	97.20
27	2x56 SIPS	12	LF	8.40	100.80
28	2x58 SIPS	12	LF	8.70	104.40
29	2x60 SIPS	12	LF	9.00	108.00
30	2x62 SIPS	12	LF	9.30	111.60
31	2x64 SIPS	12	LF	9.60	115.20
32	2x66 SIPS	12	LF	9.90	118.80
33	2x68 SIPS	12	LF	10.20	122.40
34	2x70 SIPS	12	LF	10.50	126.00
35	2x72 SIPS	12	LF	10.80	129.60
36	2x74 SIPS	12	LF	11.10	133.20
37	2x76 SIPS	12	LF	11.40	136.80
38	2x78 SIPS	12	LF	11.70	140.40
39	2x80 SIPS	12	LF	12.00	144.00
40	2x82 SIPS	12	LF	12.30	147.60
41	2x84 SIPS	12	LF	12.60	151.20
42	2x86 SIPS	12	LF	12.90	154.80
43	2x88 SIPS	12	LF	13.20	158.40
44	2x90 SIPS	12	LF	13.50	162.00
45	2x92 SIPS	12	LF	13.80	165.60
46	2x94 SIPS	12	LF	14.10	169.20
47	2x96 SIPS	12	LF	14.40	172.80
48	2x98 SIPS	12	LF	14.70	176.40
49	2x100 SIPS	12	LF	15.00	180.00
50	2x102 SIPS	12	LF	15.30	183.60
51	2x104 SIPS	12	LF	15.60	187.20
52	2x106 SIPS	12	LF	15.90	190.80
53	2x108 SIPS	12	LF	16.20	194.40
54	2x110 SIPS	12	LF	16.50	198.00
55	2x112 SIPS	12	LF	16.80	201.60
56	2x114 SIPS	12	LF	17.10	205.20
57	2x116 SIPS	12	LF	17.40	208.80
58	2x118 SIPS	12	LF	17.70	212.40
59	2x120 SIPS	12	LF	18.00	216.00
60	2x122 SIPS	12	LF	18.30	219.60
61	2x124 SIPS	12	LF	18.60	223.20
62	2x126 SIPS	12	LF	18.90	226.80
63	2x128 SIPS	12	LF	19.20	230.40
64	2x130 SIPS	12	LF	19.50	234.00
65	2x132 SIPS	12	LF	19.80	237.60
66	2x134 SIPS	12	LF	20.10	241.20
67	2x136 SIPS	12	LF	20.40	244.80
68	2x138 SIPS	12	LF	20.70	248.40
69	2x140 SIPS	12	LF	21.00	252.00
70	2x142 SIPS	12	LF	21.30	255.60
71	2x144 SIPS	12	LF	21.60	259.20
72	2x146 SIPS	12	LF	21.90	262.80
73	2x148 SIPS	12	LF	22.20	266.40
74	2x150 SIPS	12	LF	22.50	270.00
75	2x152 SIPS	12	LF	22.80	273.60
76	2x154 SIPS	12	LF	23.10	277.20
77	2x156 SIPS	12	LF	23.40	280.80
78	2x158 SIPS	12	LF	23.70	284.40
79	2x160 SIPS	12	LF	24.00	288.00
80	2x162 SIPS	12	LF	24.30	291.60
81	2x164 SIPS	12	LF	24.60	295.20
82	2x166 SIPS	12	LF	24.90	298.80
83	2x168 SIPS	12	LF	25.20	302.40
84	2x170 SIPS	12	LF	25.50	306.00
85	2x172 SIPS	12	LF	25.80	309.60
86	2x174 SIPS	12	LF	26.10	313.20
87	2x176 SIPS	12	LF	26.40	316.80
88	2x178 SIPS	12	LF	26.70	320.40
89	2x180 SIPS	12	LF	27.00	324.00
90	2x182 SIPS	12	LF	27.30	327.60
91	2x184 SIPS	12	LF	27.60	331.20
92	2x186 SIPS	12	LF	27.90	334.80
93	2x188 SIPS	12	LF	28.20	338.40
94	2x190 SIPS	12	LF	28.50	342.00
95	2x192 SIPS	12	LF	28.80	345.60
96	2x194 SIPS	12	LF	29.10	349.20
97	2x196 SIPS	12	LF	29.40	352.80
98	2x198 SIPS	12	LF	29.70	356.40
99	2x200 SIPS	12	LF	30.00	360.00
100	2x202 SIPS	12	LF	30.30	363.60
101	2x204 SIPS	12	LF	30.60	367.20
102	2x206 SIPS	12	LF	30.90	370.80
103	2x208 SIPS	12	LF	31.20	374.40
104	2x210 SIPS	12	LF	31.50	378.00
105	2x212 SIPS	12	LF	31.80	381.60
106	2x214 SIPS	12	LF	32.10	385.20
107	2x216 SIPS	12	LF	32.40	388.80
108	2x218 SIPS	12	LF	32.70	392.40
109	2x220 SIPS	12	LF	33.00	396.00
110	2x222 SIPS	12	LF	33.30	399.60
111	2x224 SIPS	12	LF	33.60	403.20
112	2x226 SIPS	12	LF	33.90	406.80
113	2x228 SIPS	12	LF	34.20	410.40
114	2x230 SIPS	12	LF	34.50	414.00
115	2x232 SIPS	12	LF	34.80	417.60
116	2x234 SIPS	12	LF	35.10	421.20
117	2x236 SIPS	12	LF	35.40	424.80
118	2x238 SIPS	12	LF	35.70	428.40
119	2x240 SIPS	12	LF	36.00	432.00
120	2x242 SIPS	12	LF	36.30	435.60
121	2x244 SIPS	12	LF	36.60	439.20
122	2x246 SIPS	12	LF	36.90	442.80
123	2x248 SIPS	12	LF	37.20	446.40
124	2x250 SIPS	12	LF	37.50	450.00
125	2x252 SIPS	12	LF	37.80	453.60
126	2x254 SIPS	12	LF	38.10	457.20
127	2x256 SIPS	12	LF	38.40	460.80
128	2x258 SIPS	12	LF	38.70	464.40
129	2x260 SIPS	12	LF	39.00	468.00
130	2x262 SIPS	12	LF	39.30	471.60
131	2x264 SIPS	12	LF	39.60	475.20
132	2x266 SIPS	12	LF	39.90	478.80
133	2x268 SIPS	12	LF	40.20	482.40
134	2x270 SIPS	12	LF	40.50	486.00
135	2x272 SIPS	12	LF	40.80	489.60
136	2x274 SIPS	12	LF	41.10	493.20
137	2x276 SIPS	12	LF	41.40	496.80
138	2x278 SIPS	12	LF	41.70	500.40
139	2x280 SIPS	12	LF	42.00	504.00
140	2x282 SIPS	12	LF	42.30	507.60
141	2x284 SIPS	12	LF	42.60	511.20
142	2x286 SIPS	12	LF	42.90	514.80
143	2x288 SIPS	12	LF	43.20	518.40
144	2x290 SIPS	12	LF	43.50	522.00
145	2x292 SIPS	12	LF	43.80	525.60
146	2x294 SIPS	12	LF	44.10	529.20
147	2x296 SIPS	12	LF	44.40	532.80
148	2x298 SIPS	12	LF	44.70	536.40
149	2x300 SIPS	12	LF	45.00	540.00
150	2x302 SIPS	12	LF	45.30	543.60
151	2x304 SIPS	12	LF	45.60	547.20
152	2x306 SIPS	12	LF	45.90	550.80
153	2x308 SIPS	12	LF	46.20	554.40
154	2x310 SIPS	12	LF	46.50	558.00
155	2x312 SIPS	12	LF	46.80	561.60
156	2x314 SIPS	12	LF	47.10	565.20
157	2x316 SIPS	12	LF	47.40	568.80
158	2x318 SIPS	12	LF	47.70	572.40
159	2x320 SIPS	12	LF	48.00	576.00
160	2x322 SIPS	12	LF	48.30	579.60
161	2x324 SIPS	12	LF	48.60	583.20
162	2x326 SIPS	12	LF	48.90	586.80
163	2x328 SIPS	12	LF	49.20	590.40
164	2x330 SIPS	12	LF	49.50	594.00
165	2x332 SIPS	12	LF	49.80	597.60
166	2x334 SIPS	12	LF	50.10	601.20
167	2x336 SIPS	12	LF	50.40	604.80
168	2x338 SIPS	12	LF	50.70	608.40
169	2x340 SIPS	12	LF	51.00	612.00
170	2x342 SIPS	12	LF	51.30	615.60
171	2x344 SIPS	12	LF	51.60	619.20
172	2x346 SIPS	12	LF	51.90	622.80
173	2x348 SIPS	12	LF	52.20	626.40
174	2x350 SIPS	12	LF	52.50	630.00
175	2x352 SIPS	12	LF	52.80	633.60
176	2x354 SIPS	12	LF	53.10	637.20
177	2x356 SIPS	12	LF	53.40	640.80
178	2x358 SIPS	12	LF	53.70	644.40
179	2x360 SIPS	12	LF	54.00	648.00
180	2x362 SIPS	12	LF	54.30	651.60
181	2x364 SIPS	12	LF	54.60	655.20
182	2x366 SIPS	12	LF	54.90	658.80
183	2x368 SIPS	12	LF	55.20	662.40
184	2x370 SIPS	12	LF	55.50	666.00
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188	2x378 SIPS	12	LF	56.70	680.40
189	2x380 SIPS	12	LF	57.00	684.00
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192	2x386 SIPS	12	LF	57.90	694.80
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194	2x390 SIPS	12	LF	58.50	702.00
195	2x392 SIPS	12	LF	58.80	705.60
196	2x394 SIPS	12	LF	59.10	709.20
197	2x396 SIPS	12	LF	59.40	712.80
198	2x398 SIPS	12	LF	59.70	716.40
199	2x400 SIPS	12	LF	60.00	720.00

NOTES:
1. ALL MATERIALS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNALING CODE (NFPA 72).
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL MECHANICAL CODE (NMC) AND THE NATIONAL PLUMBING AND HEATING CODE (NPHC).
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL GAS CODE (NGC) AND THE NATIONAL GAS PIPING CODE (NGPC).
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL SANITARY ENGINEERING CODE (NSPEC) AND THE NATIONAL SANITARY ENGINEERING CODE (NSPEC).
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.

VILLAGE OF GREENPORT
GREENPORT, NEW YORK

NO.	DATE	BY	DESCRIPTION
1	10/24/2019	ERIC URBAN	ISSUED FOR PERMIT
2	10/24/2019	ERIC URBAN	ISSUED FOR PERMIT
3	10/24/2019	ERIC URBAN	