TOWN OF SHELTER ISLAND

38 NORTH FERRY ROAD - P.O. BOX 1549
SHELTER ISLAND, NEW YORK 11964-1549

DOROTHY S. OGAR
TOWN CLERK
REGISTRAR OF VITAL STATISTICS
FREEDOM OF INFORMATION OFFICER
RECORDS ACCESS OFFICER

townclerk@shelterislandtown.us

ADMINISTRATIVE (631)-749-1166
FAX NUMBER (631)-749-3436

APPLICATION FOR SPECIAL PERMIT

(Please read instructions at end of this application.)

Name of Project Isar River Trust

Property Address 149 North Ram Island Road

Property Tax Map Number 0700-010.000-001-014.000

Proposed Special Permit type (circle one): SFLA Commercial

Owner:

Name Isar River Trust

Address: 149 North Ram Island Road
Shelter Island, NY

Telephone Number(s) c/o Karen Hoeg, Esq.
(631) 727-2180 Ext. 269

Email khoeg@suffolklaw.com

Agent: Brandes Maselli Architects, LLC

Name Donato Maselli RA

Address: 4 Claremont Road
Berardsville, NJ 07924

Telephone Number(s) (908) 337-6968

Email donato@brandesmaselli.com

Zoning District AA

Description of Project Finish existing basement and convert to habitable space with living area, bedroom, bathroom, gym, game room

Current use(s) of site Single family home

Proposed use(s) of site Single family home

Land uses on premises adjacent to subject property single family homes

SFLA of adjacent properties (if this is SFLA special permit) 145 Ram Island Dr - 3,767
151 Ram Island Dr. 1,780

Total area of site (square feet) 88,042 sf

BUILDINGS

Are all buildings and structures shown on the current survey? x yes _____ no

EXISTING BUILDING AREA COVERAGE

SFLA 6200 FOOTPRINT 5283 PERCENT LOT 6%

PROPOSED BUILDING AREA COVERAGE

SFLA 1837 FOOTPRINT 5283 PERCENT LOT 6%

HEIGHT OF PROPOSED BUILDING(S) (above mean original grade) MAIN - 2 1/2 - 32' - 11 1/2

FEET 32' 11 1/2" STORIES 2 1/2 House GARAGE 1 1/2

25' 10' 1 1/2 Garage

RESIDENTIAL BUILDINGS: number and type

Existing 2

Proposed NONE

NON-RESIDENTIAL BUILDINGS: TOTAL FLOOR AREA AND TOTAL SALES AREA

Existing NONE

Proposed NONE

List accessory structures proposed. If any of these structures will be finished, please indicate the SFLA of that structure:

none

For commercial special permit, list proposed use N/A

(per categories listed in the Town Code)

UTILITIES

The site will be served by the following utilities:

Water District or Company- PSEG-LONG ISLAND

SIGNS (FOR COMMERCIAL SPECIAL PERMIT)

Are there any existing free-standing or attached signs?

_____ yes _____ no (all signs must be indicated on plan with submission)

Have sign permits been obtained for all existing signs?

_____ yes _____ no

Are free-standing or attached signs proposed? _____ yes _____ no

Plans indicating location, size, colors and materials of all proposed signs must be submitted on plan with submission. A Sign Permit from the Building Department must be obtained for all signs.

PARKING (FOR COMMERCIAL SPECIAL PERMIT)
Number of off-street parking spaces required as calculated using the Schedule of Off-Street Parking Space Requirements listed in the Town Code
N/A _____.

Number of existing parking spaces _____.

Number of handicap parking spaces provided (must be at least 5% of total parking spaces provided.)_____.

Number of truck loading spaces _____.

Is a parking waiver requested? _____ yes _____ no. If yes, for how many spaces? _____
Note: a formal letter requesting waiver must be submitted separately along with this application.

PARKING (FOR RESIDENTIAL SPECIAL PERMIT)
Applicant must submit a parking plan for parking construction vehicles off-the residential streets during project construction. The parking plan should identify on-site parking locations, proposed enforcement mechanism, changing locations and conditions during project construction period. The plan should include a map identifying locations and a written narrative describing the plan and enforcement mechanism. SEE ATTACHED PLAN - EXISTING DRIVEWAY

SURROUNDING SFLA (FOR SFLA SPECIAL PERMIT)
Please list the SFLA of all adjacent properties, including those across the street:

Address	SFLA
145 Ram Island Drive	3,767
151 Ram Island Drive	1,780
128 Ram Island Drive	5,592
130 Ram Island Drive	4,212
132 Ram Island Drive	2,806

FINDINGS
The law requires the Town Board to analyze these questions in reviewing a request for special permit. Please answer the following questions and give reasons:

A. General suitability:

Is the proposed use the most appropriate use of this land? [✔] Yes _____ No

Will the use be detrimental to surrounding property values? [ ] Yes ___x___ No

Will the use cause an overcrowding of land or undue concentration of population?

_____ Yes ___x___ No

B. Location:

Is the site suitable for the location of such use in the Town? ___x___ Yes _____ No

Is the proposal harmonious with the character of the existing and probable development of uses in the vicinity? ___x___ Yes _____ No

Is it the proposed use accessible for fire and other emergency apparatus? ___x___ Yes ____ No

Is the proposed use unreasonably near a church, school, theater, recreational area or other place of public assembly? _____ Yes ___x___ No

Will the proposed use interfere with established uses in the neighborhood? ____ Yes ___x___ No

C. Public services:

Are the driveways and sidewalks adequate to assure the public safety and avoid traffic congestion? ___X___ Yes _____ No

D. Environmental concerns:

Are there adequate facilities for the treatment, removal or discharge of sewage, refuse or other effluent from this use? ___x___ Yes _____ No

Will the proposed use cause odors, dust, light or noise, and if so, how can the impact be minimized? _____ Yes ___x___ No

Will the proposed use impact the aquifer and other important natural resources, and if so, how can they be protected? _____ Yes ___x___ No

E. Site development:

Is the lot big enough for the proposed use and its reasonable anticipated operation and expansion? ___x___ Yes _____ No

Is there is enough off-street parking for employees or visitors and is parking laid out in a convenient and safe way? ___x___ Yes _____ No

What buffers and screening are necessary to protect adjacent properties and land uses?

the street frontage and side yards are all screened and buffered with mature plantings

F. For SFLA special permits

Will the new structure be compatible with the size and nature of other homes in the neighborhood? ___X___ Yes _____ No

Why and how?

there is no new structure proposed. This is a basement renovation. Existing foot print of home remains unchanged.

How do you intend to deal with stormwater runoff in light of the significant amount of impermeable area being created?

no such areas are being created; drywell system in place.

I affirm that the above statements are true to the best of my knowledge.

Dated: November 2, 2022

Applicant

Rev. 6/2015

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information
Isar River Trust

Name of Action or Project:

Project Location (describe, and attach a location map):
149 North Ram Island Road, Shelter Island, NY

Brief Description of Proposed Action:

FINISH EXISTING BASEMENT AND CONVERT TO CONDITIONED HABITAT WITH LIVING AREA, BEDROOM, BATHROOM, GYM, GAME ROOM

Name of Applicant or Sponsor:	Telephone: (631) 727-2180 Ext. 269
Karen A. Hoeg, Esq.	E-Mail: khoeg@suffolklaw.com

Address:
33 West Second Street

City/PO:	State:	Zip Code:
Riverhead	NY	11901

	NO	YES
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.	✓	
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Suffolk County Department of Health Services		✓

3.a. Total acreage of the site of the proposed action? 2.02 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? 2.02 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ✓ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

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

	NO	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:	☑	☐
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:	☑	☐
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:	☑	☐

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

Applicant/sponsor name: Karen A. Hoeg Date: 11/2/2022

Signature:

DISCLOSURE
CERTIFICATION
To be Signed by Applicant(s)

STATE OF NEW YORK)
COUNTY OF SUFFOLK) SS.:
Karen A. Hoeg, being by me duly sworn, deposes and says:

1. I am interested in an application for a special permit from the Town Board of the Town of Shelter Island.

2. I reside at 33 West Second Street, Riverhead, NY 11901.

3. The nature of my interest in the aforesaid application is as follows (owner, employee, representative, etc.):

attorney / agent

4. It is my understanding that the Town Board of the Town of Shelter Island has determined that public policy requires a full, frank and complete disclosure of all persons having an interest, direct or indirect, in all applications to the Town Board and other agencies of the Town, to insure that no question of conflict of interest or favoritism may arise.

5. To the best of my knowledge, information and belief, no Town of Shelter Island officer or employee involved in this application process has an interest in this application, except as set forth below (specify any financial interest, familial relationship, etc.):

Signature(s) Karen A. Hoeg

Sworn to before me this
18th day of November, 2022

Notary Public

DONNA BLOUNT
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01BL6390857
Qualified in Suffolk County
My Commission Expires April 22, 2023

INSTRUCTIONS FOR SPECIAL PERMIT

This form is an application for a Special Permit. It must be **fully** completed, either typed or printed in ink, and meet all requirements set forth below. The completed application, along with the requirements listed below, shall be submitted to the Town Clerk.

This application must be accompanied by each of the following. Check off all items submitted. If the application is incomplete, you will be notified. Incomplete applications will not be processed further until requested corrections are made.

Upon receipt of a complete application, the Town Board will set a public hearing on the matter. Once the public hearing has been set, applicant must mail, by certified mail, the Notice to Adjacent Property Owners to the owners of record of every property which abuts and every property which is within 200 feet of the property involved in the application. In addition, on or before commencement of the public hearing, the applicant must file a radius map prepared by a professional and an affidavit with postal receipts annexed thereto confirming mailing of said notices.

Items to be submitted at time of Application

[ ] FEE (cash or check) Special permit application fees for one-family dwellings are as follows:

6,000 SFLA to 8,499 SFLA	$7,500.00
8,500 SFLA	$10,000.00
SFLA greater than 8,500	$10,000.00 plust $1.00 per square foot for each square foot for each square foot over 8,500 SFLA

An application to amend a previously issued special permit will have an application fee equal to $2.00 per additional SFLA included in the proposed amendment.

Special permit application fee for other than SFLA is $250.00.

12 paper and a pdf copy emailed to townclerk@shelterislandtown.us

[ ] Completed application

[ ] Current Survey of existing property, showing

- Allowable main building envelope
- Allowable accessory building envelope
- Proposed drywells for buildings and pool

[ ] Copy of current deed

[ ] Plan of proposed changes, including elevations

[ ] Short Environmental Assessment Form

[ ] Exterior lighting plans (if applicable)

[ ] Letter of Disapproval from Building Department

[ ] Copies of other permits received (DEC, Health Department, etc)

[ ] Applications for a SFLA special permit should provide a contractor parking plan, identifying places on the property where contractors will be parked at various phases of the project. An alternate is to indicate a suitable remote location for contractor vehicles to park with provision for transporting them to the site. Parking on adjacent residential streets is discouraged.

Town of Shelter Island
Building Department
38 N. Ferry Rd. PO Box 970
Shelter Island, N.Y.

Reed Karen: Senior Building Inspector
Brett Poleshuk: Building Inspector

(631) 749-0772

Notice of Disapproval

TO: Name of Owner: Joseph Siegelbaum

Name of Applicant: Rich Reinhardt

Applicant's Address: P.O. Box 1844, Bridgehampton, NY 11932

Email: rich@reinhardtbuilders.com

Date: July 1, 2022

Location of the property: 149 North Ram Island Drive

County Tax Map No. 0700 Section 10 Block 01 Lot 14

Zone: AA

Please take notice that your Building Permit application dated May 31, 2022 requesting a permit to:

Finish the existing Basement and convert it to conditioned, habitable living area with gym, bedrooms, bathrooms, storage Billiard Room, Bar etc . . . [Note: the conversion was completed without Building Permits or Suffolk County Department of Health Services].

Is returned herewith and disapproved on the following grounds:

Shelter Island Town Code **section 133-7 F. (1)** Lists for "Permitted Residential Uses requiring a special permit by the Town Board": "One-family dwellings and accessory structures with a SFLA 6000 square feet or above."

And furthermore, under **section 133-7 C. (1) (a)** Lists for Permitted Residential Uses "One-family dwellings with a SFLA under 6000 square feet."

The Proposed Finished Basement would create a total Square Foot Living Area for the primary and accessory habitable structures on the property of 9260 square feet, where up to 6000 is allowed without a Town Board Special Permit for area.

You must apply to the Town Board Clerk for a Town Board Special Permit.

This denial letter is valid for one year from the date of issuance.

Authorized Signature: _____

Reed Karen,

Senior Building Inspector

Note to Applicant: Any change or deviation to the above referenced application may require further review by the Shelter Island Building Department.

BRANDES MASELLI
ARCHITECTS LLC

Siegelbaum Residence
149 North Ram Island Drive
Shelter Island, NY

7 July, 2022

Re: Square Foot Livable Area (SFLA) Calculations
Property located at 149 North Ram Island Drive, Shelter Island, NY

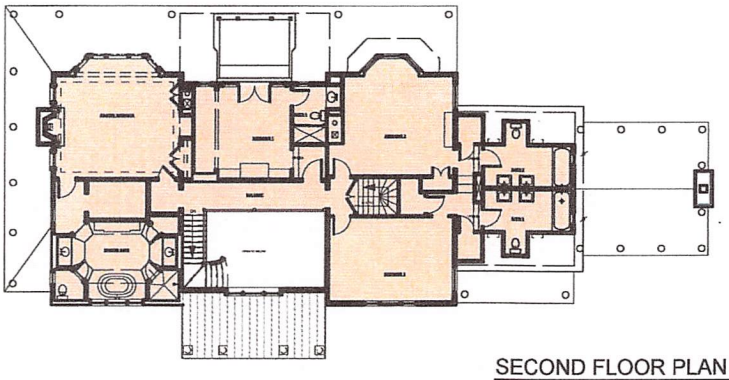
Per SFLA set of drawings dated 7 July, 2022:

Main House		5,012 SF
- 1st Floor	2,819 sf	
- 2nd Floor	2,193 sf	
Garage		1,188 SF
- Ground Floor	465 sf	
- Loft	723 sf	
SUB-TOTAL SFLA (Main House and Garage, 1st & 2nd Floors)		**6,200 SF**
Main House – Basement Renovation		1,837 SF
- Basement	1,837 sf	
TOTAL SFLA (with Basement)		**8,037 SF**

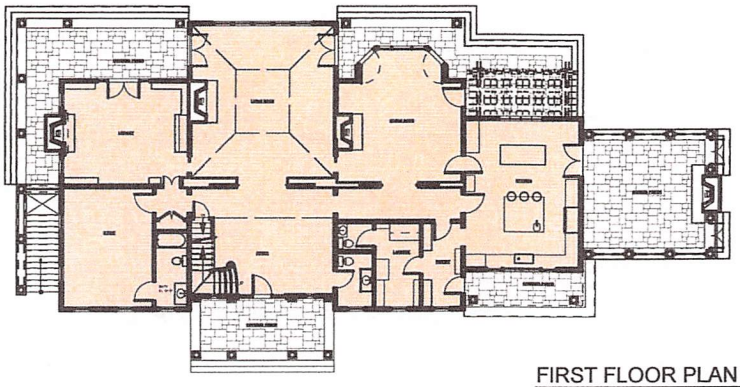
Respectfully,

Donato Maselli, RA
NY License #024541

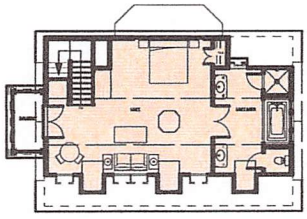
NO. 4 CLAREMONT ROAD BERNARDSVILLE, NJ 07924 P: 908.766.7508

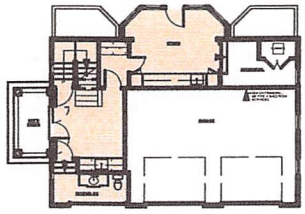


SECOND FLOOR PLAN 2193 SF



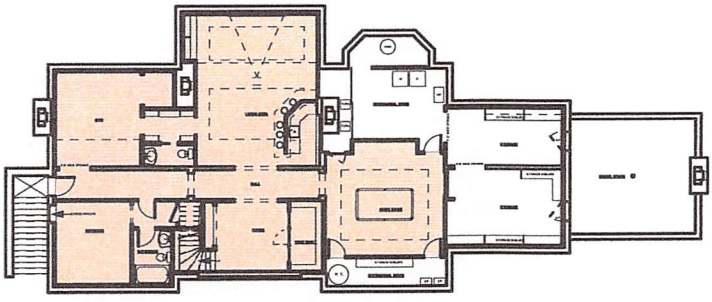
FIRST FLOOR PLAN 2819 SF





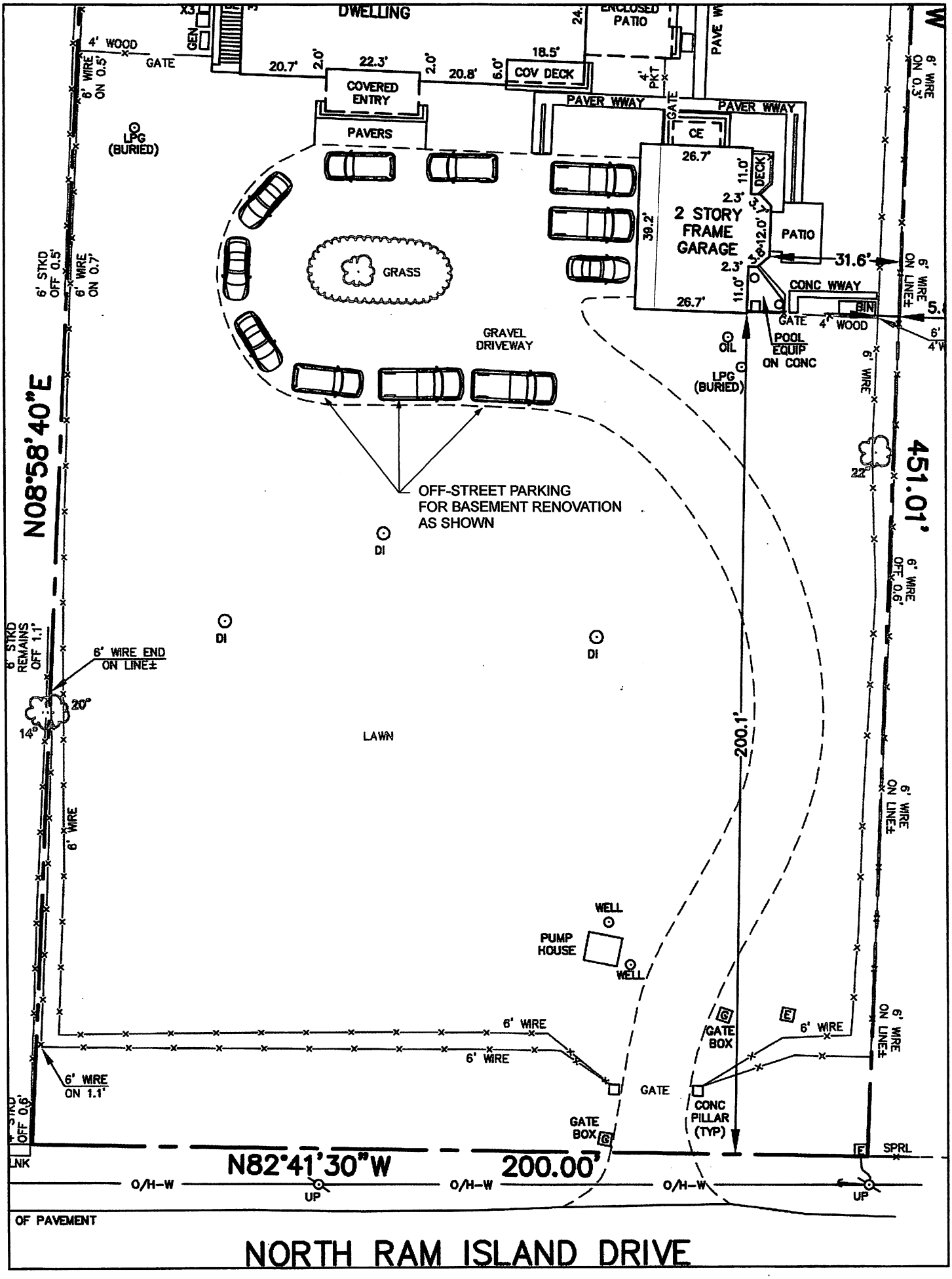
LOFT GARAGE (723 + 465) = 1,188 SF

SFLA SUB-TOTAL = 6,200 SF



BASEMENT FLOOR PLAN 1837 SF

SFLA TOTAL = 8,037 SF


DWELLING
ENCLOSED PATIO
PAVE W
4' WOOD
GATE
GEN
20.7'
2.0'
22.3'
2.0'
20.8'
6.0'
18.5'
COV DECK
COVERED ENTRY
PAVERS
4' PKT
PAVER WWAY
GATE
PAVER WWAY
CE
26.7'
11.0'
DECK
2.3'
2 STORY FRAME GARAGE
39.2'
12.0'
PATIO
31.6'
2.3'
11.0'
CONC WWAY
26.7'
BIN
GATE
4' WOOD
POOL EQUIP ON CONC
OIL
LPG (BURIED)
LPG (BURIED)
GRASS
GRAVEL DRIVEWAY
OFF-STREET PARKING FOR BASEMENT RENOVATION AS SHOWN
DI
DI
DI
LAWN
200.1'
N08°58'40"E
451.01'
6' WIRE ON 0.3'
6' WIRE ON 0.5'
6' STKD OFF 0.5'
6' WIRE ON 0.7'
6' WIRE ON LINE±
6' WIRE OFF 0.6'
6' STKD REMAINS OFF 1.1'
6' WIRE END ON LINE±
20"
14"
22"
6' WIRE
6' WIRE ON LINE±
WELL
PUMP HOUSE
WELL
6' WIRE
6' WIRE
GATE BOX
6' WIRE
6' WIRE ON 1.1'
GATE
CONC PILLAR (TYP)
GATE BOX
SPRL
N82°41'30"W
200.00'
O/H-W
UP
O/H-W
O/H-W
UP
OF PAVEMENT
NORTH RAM ISLAND DRIVE

Regal c-2285(P

12024M085

Number of pages 5

TORRENS

Serial #

Certificate #

Prior Ctf. #

Deed / Mortgage Instrument

31134

RECEIVED
$ 0
REAL ESTATE
MAR 0 1 2000
TRANSFER TAX
SUFFOLK
COUNTY

31134

Deed / Mortgage Tax Stamp

RECORDED

00 MAR -1 PM 2:29

EDWARD P. ROMAINE
CLERK OF
SUFFOLK COUNTY

Recording / Filing Stamps

FEES

Page / Filing Fee	15		
Handling	5		
TP-584	5		
Notation			
EA-5217 (County)	5	Sub Total	30
EA-5217 (State)	05		
R.P.T.S.A	1500		
Comm. of Ed.	100		
Affidavit			
Certified Copy			
Reg. Copy			
Other		Sub Total	45
		GRAND TOTAL	95

Mortgage Amt.

1. Basic Tax

2. Additional Tax

Sub Total

Spec./Amt.
Or
Spec./Add

TOT. MTG TAX

Dual Town ____ Dual County ____
Held for Apportionment

Transfer Tax 0

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.

Real Property Tax Service Agency Verification

	Dist.	Section	Block	Lot
	0700	010.00	0100	014000
Date				
Initials				

Community Preservation Fund

Consideration Amount $ 10.00

CPF Tax Due $ 0

RECEIVED
$ 0
MAR 0 1 2000
COMMUNITY
PRESERVATION
FUND

Improved ✓

Vacant Land

TD 07

TD

TD

Satisfactions/Discharges/Releases List Property Owners Mailing Address
RECORD & RETURN TO:

Friedman Siegelbaum LLP
Seven Becker Farm Rd.
Roseland, N.J. 07068

Title Company Information

Co. Name Regal Title

Title # Regal - 2285

Suffolk County Recording & Endorsement Page

This page forms part of the attached Deed made by
(SPECIFY TYPE OF INSTRUMENT)

Joseph Siegelbaum
Joel Ann Siegelbaum

TO

Joseph Siegelbaum
Joel Ann Siegelbaum

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

In the Township of Shelter Island

In the VILLAGE or HAMLET of

BOXES 5 THRU 9 MUST BE TYPED OR PRINTED IN BLACK INK ONLY PRIOR TO RECORDING OR FILING.

(OVER)

22985

BARGAIN AND SALE DEED

THIS INDENTURE, made the 7th day of February, 2000

BETWEEN

JOSEPH SIEGELBAUM and SUE ANN SIEGELBAUM, his wife, residing at c/o Friedman Siegelbaum, 7 Becker Farm Road, Roseland, New Jersey 07068

party of the first part, and

JOSEPH SIEGELBAUM and SUE ANN SIEGELBAUM, as Trustees of the Siegelbaum Residential Trust
c/o Friedman Siegelbaum 7 Becker Farm Rd
Roseland N.J.

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 on the Ram Island Estate, in the Township of Shelter Island, County of Suffolk and State of New York, bounded and described as follows:

See Legal Description Annexed Hereto and Made a Part Hereof

BEING the same property conveyed to Joseph Siegelbaum and Sue Ann Siegelbaum, his wife, by Deed from Michael LaRocca dated May 22, 1998 and recorded June 23, 1998 in the Office of the Clerk of Suffolk County in Liber 11900 Page 754.

Schedule A

The land referred to in this commitment is described as follows:

ALL that certain plot, piece or parcel of land, situate, lying and being on the Ram Island Estate, in the Township of Shelter Island, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at a monument on the northerly side of Ram Island Drive distant westwardly 144.08 feet from the westerly end of a curve convex on its northerly side, said curve being 418.21 feet in length along said northerly side of Ram Island Drive and having a radius of 1,023.50 feet as shown on Amended Map of Ram Island Estates, situated in the Town of Shelter Island, Suffolk County, State of New York, and filed in the Office of the Clerk of Suffolk County, Riverhead, New York, on November 26, 1928 as Map No. 101, said beginning point also marking the southwest corner formerly of Isabel M. Talstra, and formerly of Bettie Mann and now or formerly of Henri Michaud and Claudine Michaud;

RUNNING THENCE from said point of beginning North 82 degrees 41 minutes 30 seconds West, 200 feet along said northerly side of Ram Island Drive to a point and land now or formerly of Rudolph Schaefer formerly Maurice Collette;

THENCE North 8 degrees 58 minutes 40 seconds East, along the last mentioned land, 434.48 feet more or less to the ordinary high water mark of Gardiner's Bay;

THENCE on a tie line South 87 degrees 28 minutes 12 seconds East, along the ordinary high water mark of Gardiner's Bay a distance of 198.99 feet to a point and lands first above mentioned;

THENCE South 08 degrees 42 minutes 00 seconds West, along the last mentioned lands a distance of 451.01 feet to the point or place 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 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 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 the Presence of:

Anna Marie Decker

JOSEPH SIEGELBAUM

Anna Marie Decker

SUE ANN SIEGELBAUM

STATE OF NEW JERSEY
COUNTY OF ESSEX

On the 7th day of February in the year 2000 before me, the undersigned, personally appeared JOSEPH SIEGELBAUM and SUE ANN SIEGELBAUM, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacities, that by their signatures on the instrument, the individuals, or the person upon behalf of which the individuals acted, executed the instrument, and that such individuals made such appearance before the undersigned in the Borough of Roseland, County of Essex and State of New Jersey.

Anna Marie Decker
NOTARY PUBLIC

ANNA MARIE DECKER
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES
SEPTEMBER 13, 2000

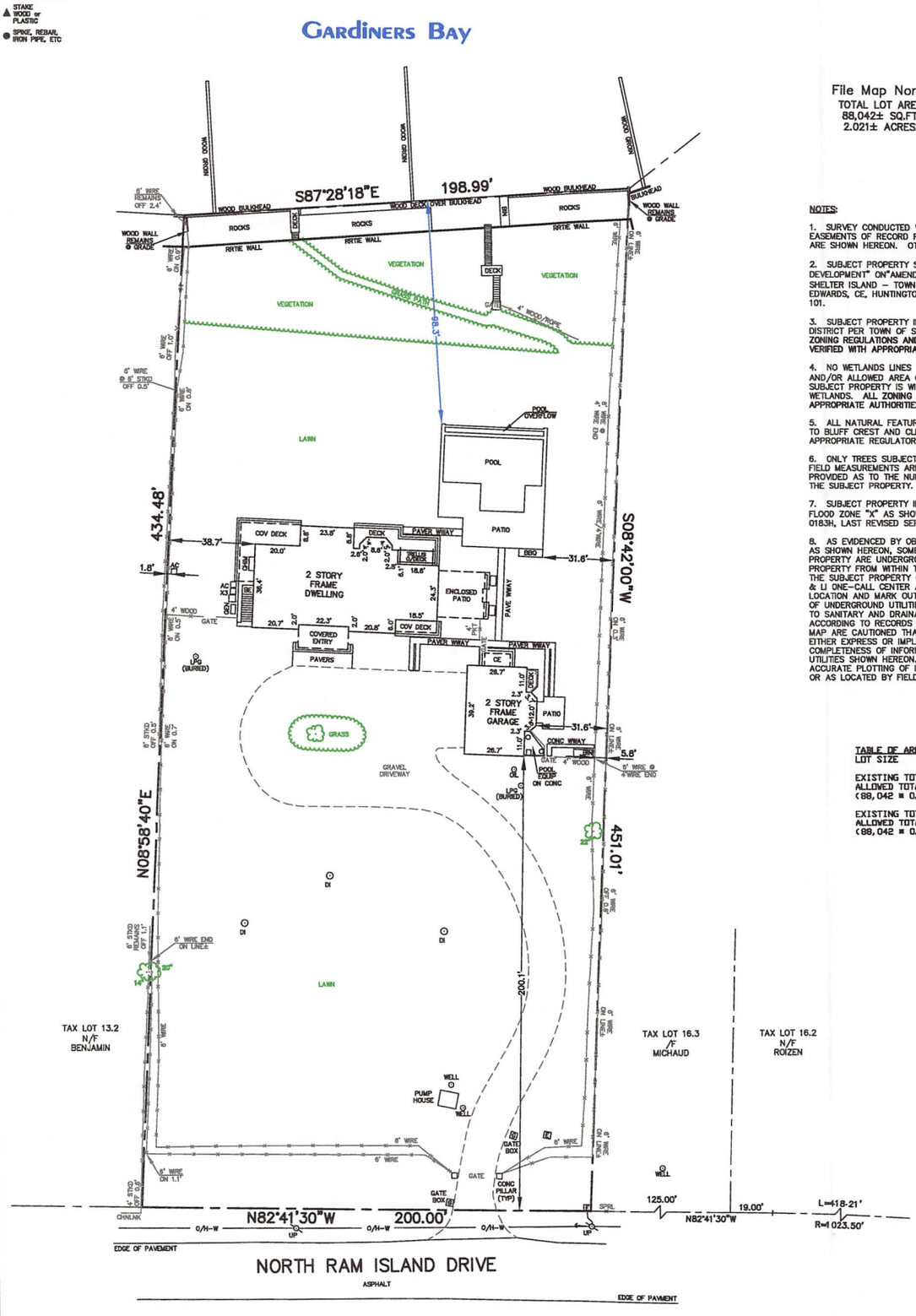
12024M085

BARGAIN AND SALE DEED With Covenant Against Grantor's Acts JOSEPH SIEGELBAUM and SUE ANN SIEGELBAUM TO JOSEPH SIEGELBAUM and SUE ANN SIEGELBAUM, as Trustees of THE SIEGELBAUM RESIDENTIAL TRUST	DIST. 0700 SECTION: 10 BLOCK: 1 LOT: 14 COUNTY OR TOWN: Suffolk 149 North Ram Island Road Shelter Island, New York *Record and return to:* FRIEDMAN SIEGELBAUM LLP SEVEN BECKER FARM ROAD ROSELAND, NEW JERSEY 07068

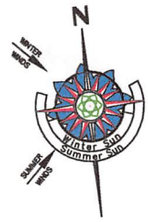
Reserve this space for the use of Recording Office

\\FNLSVR\INHRDDECKER\SIEGELBA\ShelterIslandDeedToTrust.doc

■ MONUMENT CONC or STONE
▲ STAKE WOOD or PLASTIC
● SPIKE, REBAR, IRON PIPE, ETC



File Map North
TOTAL LOT AREA
88,042± SQ.FT.
2.021± ACRES.



NOTES:

1. SURVEY CONDUCTED WITHOUT BENEFIT OF COMPLETE TITLE REPORT. EASEMENTS OF RECORD FOR WHICH DOCUMENTATION HAS BEEN PROVIDED ARE SHOWN HEREON. OTHER EASEMENTS, IF ANY, ARE NOT SHOWN.

2. SUBJECT PROPERTY SHOWN AS PART OF "RESERVED FOR FUTURE DEVELOPMENT" ON"AMENDED MAP; OF; RAM ISLAND ESTATES; SITUATE AT; SHELTER ISLAND – TOWN OF SHELTER IS.; SUFFOLK CO., N.Y." BY A. J. EDWARDS, CE, HUNTINGTON, NY, FILED NOV 26, 1928 AS FILE MAP No. 101.

3. SUBJECT PROPERTY IN ZONE "AA" AND IN THE NEAR SHORE OVERLAY DISTRICT PER TOWN OF SHELTER ISLAND GIS, MARCH 07, 2022. ALL ZONING REGULATIONS AND RESTRICTIONS SHOWN HEREON MUST BE VERIFIED WITH APPROPRIATE AUTHORITIES.

4. NO WETLANDS LINES ARE SHOWN HEREON. ZONING SETBACKS AND/OR ALLOWED AREA COMPUTATIONS MAY BE DIFFERENT IF THE SUBJECT PROPERTY IS WITHIN REGULATORY DISTANCE OF ANY EXISTING WETLANDS. ALL ZONING INFORMATION MUST BE VERIFIED WITH APPROPRIATE AUTHORITIES.

5. ALL NATURAL FEATURES SHOWN HEREON, INCLUDING BUT NOT LIMITED TO BLUFF CREST AND CLEARING LINES, MUST BE VERIFIED WITH APPROPRIATE REGULATORY AGENCIES.

6. ONLY TREES SUBJECTIVELY CONSIDERED TO BE SIGNIFICANT DURING FIELD MEASUREMENTS ARE SHOWN HEREON. NO CERTIFICATION IS PROVIDED AS TO THE NUMBER, TYPE OR EXTENT OF INDIVIDUAL TREES ON THE SUBJECT PROPERTY.

7. SUBJECT PROPERTY IN FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP FM36103C 0183H, LAST REVISED SEPTEMBER 25, 2009.

8. AS EVIDENCED BY OBSERVED ABOVE GROUND APPURTENANCES ONLY AS SHOWN HEREON, SOME OF OR ALL UTILITY SERVICES TO THE SUBJECT PROPERTY ARE UNDERGROUND AND ARE PROVIDED TO THE SUBJECT PROPERTY FROM WITHIN THE PUBLIC RIGHT OF WAY. BEFORE DIGGING ON THE SUBJECT PROPERTY OR IN THE PUBLIC RIGHT OF WAY CALL THE NYC & LI ONE-CALL CENTER AT 1-800-272-4480 AND REQUEST FIELD LOCATION AND MARK OUT OF UNDERGROUND UTILITY LINES. LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON, INCLUDING BUT NOT LIMITED TO SANITARY AND DRAINAGE DISPOSAL SYSTEMS, ARE DEPICTED ACCORDING TO RECORDS SUPPLIED BY OTHERS. USERS OF THIS SURVEY MAP ARE CAUTIONED THAT NO CERTIFICATION, WARRANTY OR GUARANTY, EITHER EXPRESS OR IMPLIED, IS EXTENDED TO THE LOCATION OR COMPLETENESS OF INFORMATION WITH RESPECT TO UNDERGROUND UTILITIES SHOWN HEREON. CERTIFICATION IS EXTENDED ONLY TO THE ACCURATE PLOTTING OF LOCATION DATA AS PROVIDED IN SKETCH FORMAT OR AS LOCATED BY FIELD MEASUREMENT OF SURFACE MARK OUT.

TABLE OF AREAS	(SQ. FT.)
LOT SIZE	88,042
EXISTING TOTAL BUILDING COVERAGE	5,283
ALLOWED TOTAL BUILDING COVERAGE (88,042 x 0.25)	22,011
EXISTING TOTAL LOT COVERAGE	9,499
ALLOWED TOTAL LOT COVERAGE (88,042 x 0.40)	35,217

CERTIFIED TO:
DAVID ULLENDORFF
ALISON ULLENDORFF
WFG NATIONAL TITLE INSURANCE COMPANY

1" = 30'

CERTIFICATION & ALTERATION NOTE:

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES. CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON(S) FOR WHOM THE SURVEY IS PREPARED, AND ON THEIR BEHALF TO THE TITLE COMPANY, LENDING INSTITUTION AND/OR GOVERNMENTAL AGENCY LISTED HEREON, AND THE SUCCESSORS AND/OR ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. LOCATIONS OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY EXIST EXCEPT AS SHOWN HEREON, ARE NOT KNOWN AND ARE NOT COVERED BY THIS CERTIFICATION.

Field Work: JA NFB	Project No: 22-017
Drawn By: FMH JER	Drawing Name: 22-017 TITLE
Checked By: FMH	Scale: 1" = 30'
Reviewed By: —	Date: 28 FEB 2022
Revisions: 18MAR22 TITLE TRANS	

ULLENDORFF

PROPERTY SITUATE AT
149 NORTH RAM ISLAND DRIVE
SHELTER ISLAND, NEW YORK
COUNTY OF SUFFOLK, TOWN OF SHELTER ISLAND
DISTRICT 700, SECTION 10, BLOCK 1, LOT 14

PREPARED BY
F. MICHAEL HEMMER, LS, P.C.
PROFESSIONAL SURVEYING SERVICES
PO BOX 1328, SAG HARBOR, NEW YORK 11963
(631) 725-7199 INFO@FMHLS.COM

Sheet Title: TITLE SURVEY
Sheet 1 OF 1

TOWN OF SHELTER ISLAND
SHELTER ISLAND
NEW YORK 11964

APPLICATION FOR PERMIT

To the Town Board of the Town of Shelter Island, Suffolk Co., N.Y.

The petition of Joseph Polonek - Rem Island Drive, shows
That your petitioner is a resident of the Town of Shelter Island, Suffolk County, New York.
That your petitioner is the owner of the following described premises;
All that certain tract, piece or parcel of land situate, lying and being in the Town of Shelter Island, County of Suffolk and State of New York and bounded and described as follows:

Inter Bulkhead ± 250'

That your petitioner desires a permit from said Town Board of the Town of Shelter Island, Suffolk County, New York, in order to complete the construction and allow the maintenance of the structures and/or the dredging of lands under water, as set forth at the places indicated on accompanying map and petition.

Wherefore, petitioner respectfully requests that said permit be granted and the petitioner agrees that this permit is issued on the express condition that the work to be performed pursuant thereto will not obstruct the right of the public to pass along the foreshore between the high and low water mark. In the event that such work shall interfere with or obstruct such right of the public, the permitee hereby expressly agrees that he will provide and allow suitable passageway around or over the same so that the public will be given free and unobstructed passage along said foreshore.

It is expressly understood and agreed that the petitioner hereby agrees to assume all responsibility and liability for any action or suit for damages arising out of or incidental to the performance of the work involved in this permit.

Dated at Shelter Island, N.Y.

6-15-84

J. F. Poloj
Petitioner

No Wetlands
J. Edwards II

No 209 PERMIT GRANTED BY
TOWN OF SHELTER ISLAND
NEW YORK

To Joseph Polonecki

You are hereby permitted to

install 25 ft. of Jester Bulkhead

This permit is granted with the understanding that all docks, bulkheads, landing rafts or any structures built or constructed on or over the bay bottoms owned by the Town of Shelter Island, may be so built or constructed only without prejudice to the right and title of the Town of Shelter Island in and to such bay bottoms.

Dorothy S. Ogden
Town Clerk

By order of the Town Board.

Dated 8-27-84

Expires 2-27-85

TOWN OF SHELTER ISLAND

SHELTER ISLAND
NEW YORK 11964

APPLICATION FOR PERMIT

To the Town Board of the Town of Shelter Island, Suffolk Co., N.Y.

The petition of ~~for Joseph Polonecki~~ Costello Marine Contracting Corp., shows
That your petitioner is a resident of the Town of Shelter Island, Suffolk County, New York.
That your petitioner is the owner of the following described premises;
All that certain tract, piece or parcel of land situate, lying and being in the Town of Shelter Island, County of Suffolk and State of New York and bounded and described as follows: construction of 50' timber jetty to run seaward from existing bulkhead to mean low water

That your petitioner desires a permit from said Town Board of the Town of Shelter Island, Suffolk County, New York, in order to complete the construction and allow the maintenance of the structures, and/or the dredging of lands under water, as set forth at the places indicated on accompanying map and petition.

Wherefore, petitioner respectfully requests that said permit be granted and the petitioner agrees that this permit is issued on the express condition that the work to be performed pursuant thereto will not obstruct the right of the public to pass along the foreshore between the high and low water mark. In the event that such work shall interfere with or obstruct such right of the public, the permitee hereby expressly agrees that he will provide and allow suitable passageway around or over the same so that the public will be given free and unobstructed passage along said foreshore.

It is expressly understood and agreed that the petitioner hereby agrees to assume all responsibility and liability for any action or suit for damages arising out of or incidental to the performance of the work involved in this permit.

Dated at Shelter Island, N.Y.

July 29, 1985

John A. Costello

Petitioner

No Wetlands
C. Edwards III

(OVER)

TOWN of SHELTER ISLAND
SHELTER ISLAND
NEW YORK

APPLICATION FOR PERMIT

To the Town Board of the Town of Shelter Island, Suffolk Co., N.Y. The petition of Joseph Polonecki, shows

That your petitioner is a resident of the Town of Shelter Island, Suffolk County, New York.

That your petitioner is the owner of the following described premises; All that certain tract, piece or parcel of land situate, lying and being in the Town of Shelter Island, County of Suffolk and State of New York and bounded and described as follows:

ON N/S of Ram Is. Drive - 2.1 acres.
Suffolk Co. Tax Map Desig. 0900-10-1-14

That your petitioner desires a permit from said Town Board of the Town of Shelter Island, Suffolk County, New York, in order to complete the construction and allow the maintenance of the structures, and/or the dredging of lands under water, as set forth at the places indicated on accompanying map and petition.

Wherefore, petitioner respectfully requests that said permit be granted and the petitioner agrees that this permit is issued on the express condition that the work to be performed pursuant thereto will not obstruct the right of the public to pass along the foreshore between the high and low water mark. In the event that such work shall interfere with or obstruct such rights of the public, the permitee hereby expressly agrees that he will provide and allow suitable passageway around or over the same so that the public will be given free and unobstructed passage along said foreshore.

It is expressly understood and agreed that the petitioner herby agrees to assume all responsibility and liability for any action or suit for damages arising out of or incidental to the performance of the work involved in the permit.

Dated at Shelter Island, N.Y.

10/1/86

Joseph Polonecki by,
John V. Gardenia P.L.S.
Petitioner Box 416 - E. Marion
516-477-2421 N.Y. 11939

Note - Previous petition for single jetty approved 9/23/85 - Not constructed
#332

PERMIT GRANTED BY

No. 332 TOWN OF SHELTER ISLAND

NEW YORK

To Joseph Tolonecki

You are hereby permitted to

Construct a 50' timber jetty 5' wide

measured from an existing

bulkhead to mean low water

This permit is granted with the understanding that all docks, bulkheads, landing rafts or any structures built or constructed on or over the bay bottoms owned by the Town of Shelter Island, may be so built or constructed only without prejudice to the right and title of the Town of Shelter Island in and to such bay bottoms.

Dorothy S. Ogden

Town Clerk

By order of the Town Board.

Dated 9-23-85

Expires 3-23-86

BUILDING DEPARTMENT

CERTIFICATE OF COMPLETION

TOWN of SHELTER ISLAND

Suffolk County, New York

Date March 25, 19 97

THIS CERTIFIES that the ~~(dock)~~ ~~(bulkhead)~~ (retaining wall), in the town of SHELTER ISLAND N.Y., and on the property designated as District, Section, Block, and Lot 0700/010/01/014 conforms to the application dated January 20, 19 93 on file in this office and compiles with the requirements of the Town of Shelter Island, New York.

This certificate issued to Roslyn Polonecki owner, of the aforesaid property.

Address 149 North Ram Island Drive
Shelter Island, New York

By Order Town Board
Town of Shelter Island

William W. Bartosiewicz
BUILDING INSPECTOR

No. 1-97

№ 4201

TOWN OF SHELTER ISLAND
SHELTER ISLAND, N. Y.

BUILDING PERMIT

(THIS PERMIT MUST BE KEPT ON THE PREMISES UNTIL FULL COMPLETION OF THE WORK AUTHORIZED)

Date...Jan. 20.. 19....93.

Permission is hereby granted to:

.....Mrs. Roslyn Poloneski.....

.....Ram Island Drive.....

.....Shelter Island, New York.....

to.....install upper retainwall landward of existing bulkhead and two 10' returns to prevent bluff erosion/sloughing

proposed usage: erosion control

at premises located at.....Ram Island Drive, Shelter Island, NY.....

.....Suffolk Co. tax map # 0700/010/01/016.....Zone AA.....

Setbacks F. Y. ...n/a..... S. Y. ...n/a..... S. Y. ...n/a..... B. Y. ...n/a.....

pursuant to application dated January 19 19 93, and approved by the Building Inspector

Amount paid by holder of application and permit certificate as required by Town Board $..5.00...

TOWN OF SHELTER ISLAND

Elmer Edwards III /mcw

Building Inspector

NOTE: 1. The Building Inspector must be notified upon completion of work, and a Certificate of Occupancy will then be issued.

2. The holder of this permit is requested to familiarize himself with the ordinance under which said permit is granted. Any violation of the provisions of said ordinance shall render the offender for the penalties provided thereof, and in addition thereto may result in the immediate revocation of the permit.

1-97

APPLICATION FOR BUILDING PERMIT

DATE January 19, 1993

Owner Roslyn Polonecki

Address Ram Island Drive, Shelter Island, NY

Nature of work to be performed Install upper retaining wall landward of existing bulkhead and two 10' returns to prevent bluff erosion/sluffing

Proposed usage erosion control structure

Builder Costello Marine Contracting Corp.

Location of land on which work will be done:

District/Section/Block/Lot# 0700-10-1-14 Zone AA

Street Ram Island Drive

Setbacks: FY N/A SY N/A SY N/A BY N/A

Estimated cost of construction $13,000

Application is hereby made to the Building Department for the issuance of a Building Permit pursuant to the Building Ordinance of the Town of Shelter Island, Suffolk County, New York, and other applicable Laws, Ordinances or Regulations, for the construction of buildings, additions, alterations, etc., or for removal, or demolition, as herein described. The applicant agrees to comply with all applicable Laws, Ordinances and Regulations.

Signature of applicant Susan E. Long, Permit Manager, Costello Marine

Home Imp. Lic. #

Application # 5847

Electrical Lic. #

Permit # 4201

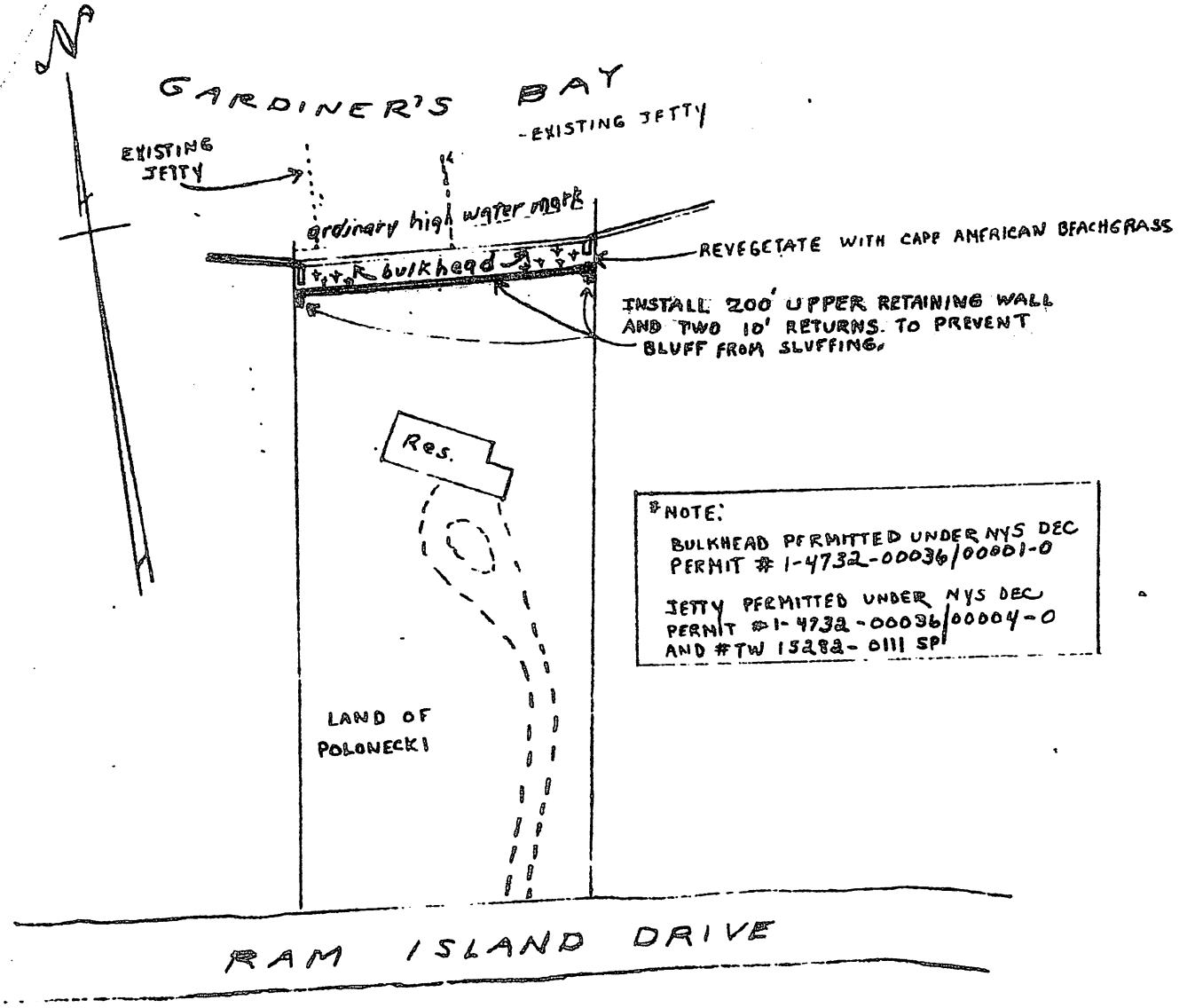
Plumbing Lic. #

CO#

Fee 500

CO

Total 500



Scale 100' = 1"

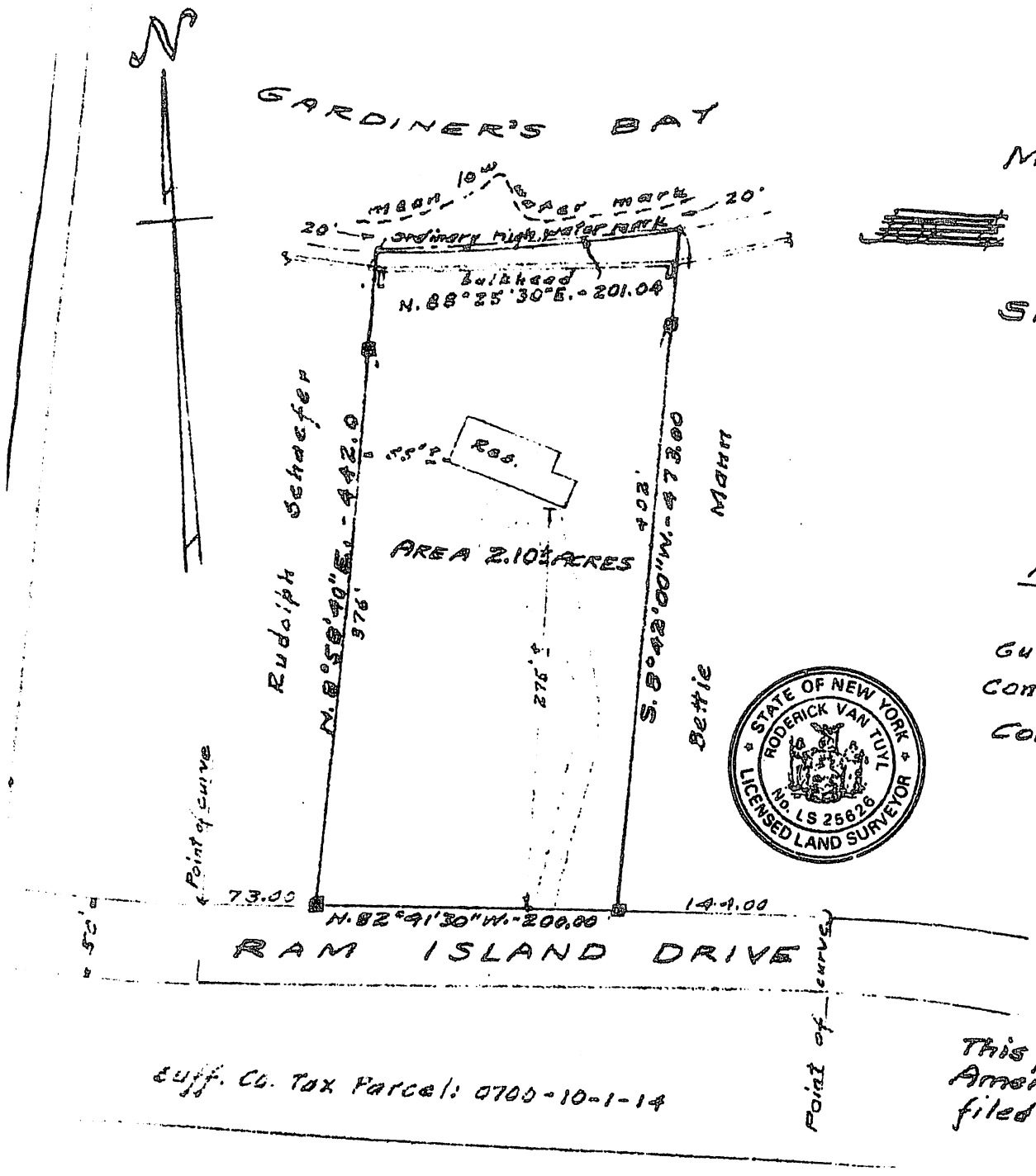
APPLICANT

ROSLYN POLONECKI
SHELTER ISLAND
SUFFOLK COUNTY
NEW YORK
Suff. Co. Tax Parcel: 0700-10-1-14

PREPARED BY:

COSTELLO MARINE
P.O. BOX 2124
GREENPORT, NY
(516) 477-1199

JANUARY 12, 1993



MAP OF PROPERTY
SURVEYED FOR
ROSLYN POLONECKI
ON
SHELTER ISLAND
SUFFOLK COUNTY
NEW YORK

Scale 100' = 1"

▫ = monument

Amended Apr. 13, 1981

Unauthorized alteration or addition to this survey is a violation of Section 7209 of the New York State Education Law.

Copies of this survey map not bearing the land surveyor's inked seal or embossed seal shall not be considered to be a valid true copy.

Guarantees indicated hereon shall inure only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency or lending institution listed hereon and to the assignees of the lending institution. Guarantees are not transferable to additional institutions or subsequent owners.

Guaranteed to Bankers Trust Company and to The Title Guarantee Company as surveyed Oct. 11, 1977

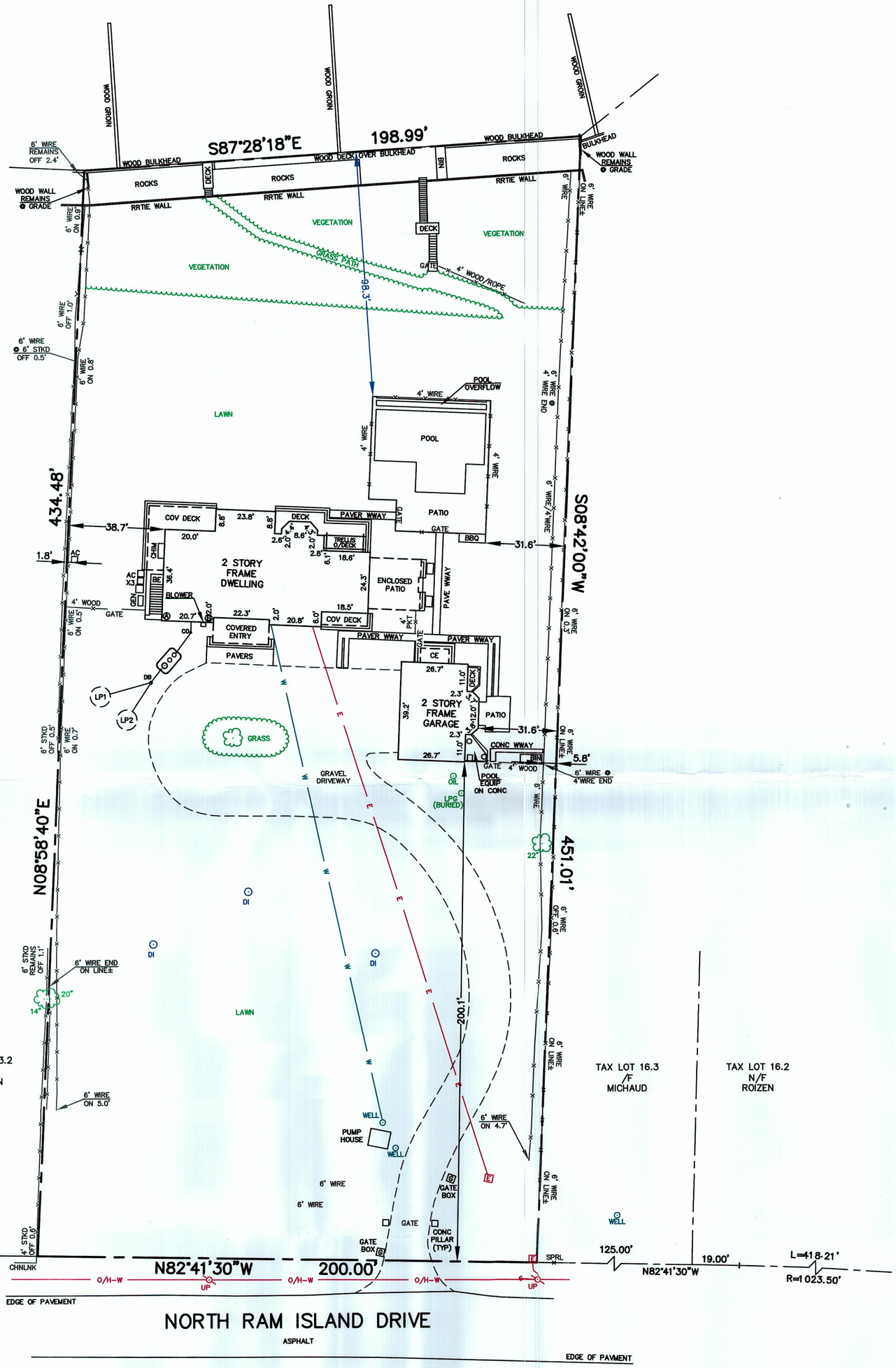
Roderick Van Tuyl, P.C.
R. Van Tuyl
Licensed Land Surveyors
Greenport, N.Y.

STATE OF NEW YORK
RODERICK VAN TUYL
No. LS 25626
LICENSED LAND SURVEYOR

Title No. 1299192

This property is a part of that shown on Amended Map of Ram Island Estates filed in County Clerk's office as Map No. 101

■ MONUMENT CONC or STONE
▲ STAKE WOOD or PLASTIC
● SPIKE, REBAR, IRON PIPE, ETC



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TOTAL LOT AREA
88,042± SQ.FT.
2.021± ACRES.

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8. AS EVIDENCED BY OBSERVED ABOVE GROUND APPURTENANCES ONLY AS SHOWN HEREON, SOME OF OR ALL UTILITY SERVICES TO THE SUBJECT PROPERTY ARE UNDERGROUND AND ARE PROVIDED TO THE SUBJECT PROPERTY FROM WITHIN THE PUBLIC RIGHT OF WAY. BEFORE DIGGING ON THE SUBJECT PROPERTY OR IN THE PUBLIC RIGHT OF WAY CALL THE NYC & LI ONE-CALL CENTER AT 1-800-272-4480 AND REQUEST FIELD LOCATION AND MARK OUT OF UNDERGROUND UTILITY LINES. LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON, INCLUDING BUT NOT LIMITED TO SANITARY AND DRAINAGE DISPOSAL SYSTEMS, ARE DEPICTED ACCORDING TO RECORDS SUPPLIED BY OTHERS. USERS OF THIS SURVEY MAP ARE CAUTIONED THAT NO CERTIFICATION, WARRANTY OR GUARANTY, EITHER EXPRESS OR IMPLIED, IS EXTENDED TO THE LOCATION OR COMPLETENESS OF INFORMATION WITH RESPECT TO UNDERGROUND UTILITIES SHOWN HEREON. CERTFICATION IS EXTENDED ONLY TO THE ACCURATE PLOTTING OF LOCATION DATA AS PROVIDED IN SKETCH FORMAT OR AS LOCATED BY FIELD MEASUREMENT OF SURFACE MARK OUT.

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
APPROVAL OF CONSTRUCTED WORKS FOR A SINGLE FAMILY RESIDENCE
Date OCT 06 2022 H.S. Ref. No. R-22-0492
The sewage disposal and water supply facilities at this location have been inspected and/or certified by this Department or other agencies and found to be satisfactory FOR A MAXIMUM OF 3 BEDROOMS.
Craig Knepper
Craig Knepper, P.E., Chief
Office of Wasterwater Management

SANITARY LOCATION TIES		
ITEM	DIST 'A'	DIST 'B'
ST	18.0	26.0
DB	26.0	36.0
LP#1	39.0	54.0
LP#2	42.0	52.0

CERTIFIED TO:
DAVID ULLENDORFF
ALISON ULLENDORFF

CERTIFICATION & ALTERATION NOTE:

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0 — 1" = 30' (1", 1", 1")

Field Work: JLA NFB	Project No: 22-017
Drawn By: FMH RCH	Drawing Name: 22-017 SITE
Checked By: FMH	Scale: 1" = 30'
Reviewed By: –	Date: 28 FEB 2022

Revisions:
16MAR22 TITLE TRANS
15JUL22 SITE UPDATE
25JUL22 SEPTIC TIES

ULLENDORFF

PROPERTY SITUATE AT
149 NORTH RAM ISLAND DRIVE
SHELTER ISLAND, NEW YORK
COUNTY OF SUFFOLK, TOWN OF SHELTER ISLAND
DISTRICT 700, SECTION 10, BLOCK 1, LOT 14

PREPARED BY
F. MICHAEL HEMMER, LS, P.C.
PROFESSIONAL SURVEYING SERVICES
PO BOX 1328, SAG HARBOR, NEW YORK 11963
(631) 725-7199 INFO@FMHLS.COM

Sheet Title: CERTIFICATE OF OCCUPANCY SURVEY
Sheet 1 OF 1