

LAW OFFICES OF
PAYNE, WOOD & LITTLEJOHN
139 GLEN STREET
GLEN COVE, N. Y. 11542
(516) 676-0700

EDWIN F. HENDRICKSON
VICTOR C. McCUAIG, JR.
PHILIP C. KILIAN
WARREN I. TITUS, JR.
DAREN A. RATHKOPF
BEVERLY J. BELL
STEPHEN P. CONLON

JAMES A. EISENMAN
OF COUNSEL

January 5, 1988

CHARLES G. MILLS
JAMES M. MARRIN
ALAN C. POLACEK
PETER B. COLGROVE
JANET GANIO
JOHN A. DEBELLIS

Incorporated Village of Centre Island
c/o Building Inspector
168 Main Street
Huntington, New York 11743

Attention: Mr. Fred Fisher

Re: Building Permit Application Lot 9 @ Harbour Point
Incorporated Village of Centre Island

Dear Mr. Fisher:

Enclosed herewith please find completed building application
in the above as follows:

1. Completed application form (in duplicate)
2. Completed Nassau County Board of Assessors form
(in duplicate)
3. Site Plan and Architectural Drawings (2 sets)
4. Insurance Certificates
5. Marine-Midland Bank cashier's check in the amount of
\$2,652.00 payable to the Incorporated Village of Centre Island

Architectural drawings have been submitted to the Village
Clerk for delivery to the Architectural Review Board.

After initial review and approval by the Building Department
and the Architectural Review Committee, full working drawings will be
submitted in compliance with the New York State Building Code and Energy
Conservation Code.

Please acknowledge receipt of the above by signing the
attached signature copy of this letter.

Very truly yours,

Stephen P. Conlon

SPC/eac
Enclosures

cc: Mr. Albert Kennerly

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January 5, 1988

Architectural Review Committee
Incorporated Village of Centre Island
Village Hall
Centre Island, New York 11771


Re: Parcel 9, Harbour Point
Owner - Harbour Point Inc.

Dear Chairman and Members of the Committee:

Delivered herewith for your review and consideration please find drawing #Preliminary 1 dated December 28, 1987 prepared by the office of Albert Kennerly showing a single family residence proposed to be constructed on premises known as Parcel 9 at Harbour Point in the Village.

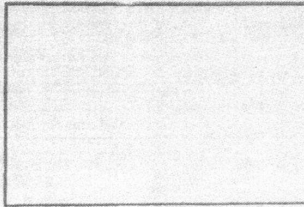
In the event additional prints are required or if a meeting will be scheduled for formal review of the plans, please advise.

Very truly yours,


Stephen P. Conlon

SPC/eac
Enclosure

Examined _____ 19 _____
 Disapproved _____
 Building Inspector _____
 Appeal Granted _____
 Appeal Denied _____
 Fee \$ _____



APPLICATION FOR NEW BUILDING PERMIT

Incorporated Village of Centre Island, Nassau County, N. Y.

INSTRUCTIONS

- a. This application to be made out in duplicate in ink or typewritten and submitted with two complete sets of plans drawn to a uniform scale, together with fees. ALL QUESTIONS MUST BE ANSWERED.
- b. A separate plot plan in duplicate (drawn to scale of not less than 1 in. equals 20 feet, and on a sheet 8 1/2 x 14) on which must be indicated the block and lot numbers, also all existing and proposed buildings with distances of same from the lot and street lines together with names of all streets and distances from corners.
- NOTE: c. No application will be accepted until same is complete, including fee, necessary plans, certificate of workmen's compensation insurance and any other information the Building Inspector may require. Permits will be issued within a reasonable time after application is approved.
- d. Permit must be received before beginning work.
- e. Building Permit, duplicate application, and duplicate set of plans, as approved by the Building Inspector must be kept on the premises until the completion of the work authorized by such permit.
- f. No building shall be occupied or used in whole or part for any purpose whatever until a Certificate of Occupancy shall have been applied for in writing and granted by the Building Inspector certifying that such building conforms substantially to the approved plans and specifications and the requirements of the ordinance applying to building of its class and kind.
- g. The fee which must accompany this application is computed as follows: When the cost of the work to be done under the permit, as estimated by the Building Inspector does not exceed the sum of One Thousand Dollars, the fee shall be \$10.00; when the estimated cost exceeds One Thousand Dollars, the fee shall be \$10.00 plus \$3.00 for each additional thousand or fraction thereof.

WORKMEN'S COMPENSATION INSURANCE

Pursuant to Section 37, of the Workmen's Compensation Law, a Certificate of Insurance on the standard form approved by the Industrial Commissioner must be filed with this application covering all operations in connection therewith.

Date December 29, 1987

APPLICATION IS HEREBY MADE to the Building Inspector of the Incorporated Village of Centre Island for the approval of the detailed statement and plans herewith submitted for the construction of the buildings, herein described. The applicant agrees to comply with all provisions of the Building and Zoning Ordinances and with the provisions of all other laws and rules relating to the construction of said buildings, whether herein described or not.

ORGANIZATION

If owner is a corporation, give name and title of responsible officer.

Owner Harbour Point Inc. Address Same
 If Corporation, name of Officer _____ Title _____
 Architect The Office of Albert Kennerly, AIA Address 10 Audrey Avenue, Oyster Bay, NY 11771
 Contractor Owner Address same as above

GENERAL

Location, Block No. 68 Lot No. 23-26 Tax Map Sec. No. 28
 SW Side of Montecito Drive Street 500 feet
 South of Seawanhake Road
 Nearest intersection _____
 New Building Fireproof Semi-fireproof Firesafe
 Wood Frame Unprotected Metal _____
 Estimated cost, exclusive of \$ 160,000 Cube of building _____
 How will proposed building be occupied? single family residence
 If dwelling, number of families 1
 Garage (attached) (detached) - Number of cars 2 Dimensions 22x20 Height 10
 Garage floor, distance above proposed or established grade 1 foot
 Proposed building, feet front 54' Rear 54' Deep 34'
 No. Stories 2 Height _____
 Habitable Area, 1st floor 1836 Sq. Ft.; 2nd floor 816 Sq. Ft.; 3rd floor _____ Sq. Ft.
 Sewage Disposal by sewer see attached plans If cesspool, or septic tank, give size 12x5 +/-
 Distance from Foundation 10' min Location: Front or rear front
 Size of lot, feet front 108 feet deep 174 Do you own any adjoining property? no

ZONING

Zone A-1
 Prevailing setback in block N/A feet
 Total percentage of lot to be occupied 12%
 Percentage at present occupied by existing buildings 0-
 Distance from proposed building to property lines: See attached plans

	Front yard	Side yard	Side yard	Rear yard	feet
Main building	feet	feet	feet	feet	feet
Accessory Bldg.	feet	feet	feet	feet	feet
	feet	feet	feet	feet	feet

TAX MAP DESCRIPTION

HARBOUR POINT INC.

Section 28 Block 68 Lots 23 to 26 (inclusive)

MONC

POLICY NUMBER	FROM	POLICY PERIOD	TO	COVERAGE IS PROVIDED BY	AGENCY
6102314500	01/18/87	01/18/88		AMERICAN CAS. CO. OF READING PA	000740580

NAMED INSURED AND ADDRESS	AGENT
HARBOUR POINT, INC. AND RAVEL SPECIALTIES, INC. 19-21 WEST MAIN STREET OYSTER BAY, NEW YORK 11771	POMERLEAU AGENCY INC PO BOX 6 184 WINDOSKI AVE BURLINGTON VT 05401

SEC. 1. POLICY PERIOD: THIS POLICY BECOMES EFFECTIVE AT NOON STANDARD TIME AT THE LOCATION OF THE PREMISES INVOLVED.

INSURED IS: () INDIVIDUAL (X) CORPORATION () PARTNERSHIP
 () JOINT VENTURE () OTHER

2. INSURANCE IS PROVIDED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE OF COVERAGES. NO COVERAGE IS PROVIDED FOR ANY PART OF THIS POLICY UNLESS A LIMIT OF LIABILITY OR THE WORD "INCLUDED" IS SHOWN FOR SUCH PART.

SCHEDULE

2A. PART I DAMAGE TO PROPERTY/BUSINESS EARNINGS (X) SEE SEPARATE SCHEDULE

ITEM	DESCRIPTION & LOCATION OF PROPERTY COVERED	LIMIT OF LIABILITY		
		BUILDING(S)	CONTENTS	BUS. EARNINGS
	AS PER FORMS P-39226-B	\$	\$	\$
		\$	\$	\$
		\$	\$	\$
		\$	\$	\$
		\$	\$	\$

2B. X = COINSURANCE CLAUSE () X () X
 XML = MONTHLY LIMIT CLAUSE () XML
 AA = AGREED AMOUNT CLAUSE () AA () AA

2C. PART I PROPERTY DEDUCTIBLE AMOUNT: () \$100 (X) \$ 500

2D. MORTGAGE CLAUSE: SUBJECT TO THE PROVISIONS OF THE MORTGAGE CLAUSE IN PART I OF THIS POLICY, LOSS (IF ANY) ON BUILDING ITEMS UNDER PART I SHALL BE PAYABLE TO: (INSERT NAME, ADDRESS AND ITEM NUMBER)

Thomas R. Selbach
 Corporate Secretary
E. J. Wha
 Chairman of the Board



MARINE MIDLAND BANK, N.A. NO. 3058863

REMITTER

\$2,652.00***

January 5, 1988

DATE OF ISSUE

MARINE MIDLAND BANK

2652.00

Inc. Village of Centre Island *****

OFFICIAL CHECK

Therese M. Kuss

AUTHORIZED SIGNATURE

OFFICIAL CHECK VOID AFTER ONE YEAR FROM DATE OF ISSUE

⑆ 30588633⑆ ⑆ 0210010881: 001⑆ 90050⑆ 1⑆

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Very truly yours,

Stephen P. Conlon

SPC/eac
Enclosures

Received: Nancy Heem

Date: 1/5/88

cc: Mr. Albert Kenne. v

By hand to Billed Dept 1/5/88
SPR

Workers Comp. 9

THE STATE INSURANCE FUND

199 Church Street New York, N.Y. 10007
(212)-312-7245

Document Type AUDIT	Group No 090	Period Covered 2/11/85 TO 02/11/86	RE File No 209 699
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ASSURED: 388 386-5

HARBOUR POINT INC
% W JAMES OELSNER OCEANIC HOUSE
21 WEST MAIN ST
OYSTER BAY NY 11771

Policy Number: S 388 386-5
Date 11/19/87
Bill Number C683 341

EARNED PREMIUM BILL

CODE	CLASSIFICATION DESCRIPTION	PAYROLL	X	RATE PER \$100	=	MANUAL PREMIUM
8809	EXECUTIVE OFFICERS N.O.C. ETC-U	20,800		0.48		99.84
9029	BLDGS NOC-MAINTENANCE-REPAIR ETC-U	40,325		3.78		1,524.29
8810	CLERICAL OFFICE EMPLOYEES NOC-U	6,050		0.28		16.94
SUBS NO LABOR						
0106	TREE PRUNING-SPRAY-FUMIG&DRVRS	945		12.21		115.38
0998	BENEFIT LEVEL INCREASE					90.39
1. MANUAL RATE PREMIUM						1,846.84
2. EXPENSE CONSTANT						35.00
3. TOTAL RATING BOARD PREMIUM						1,881.84
4. STATE FUND DISCOUNT 35% OF ITEM 1						646.39CR
5. TOTAL STATE FUND PREMIUM						1,235.45
6. BALANCE AS OF 11/19/87 LAST BILL # C683 340						496.19
7. ACCOUNT BALANCE PRIOR TO THIS BILL						496.19 b
8. AMOUNT DUE STATE FUND						\$1,731.64

PRINCIPAL	HIP
CHARGE:	Adm - Workers Comp
SHIP-VOYAGE	7/85-2/86-123
DESCRIPTION	Parallel 2/86-2/87-494
CHECK NO.	12829 1731
CHECK DATE	12/16/87
APPROVED	CPD

U/W (SEE REVERSE SIDE FOR CONDITIONS)

Please detach and return with your payment to insure proper credit to your account. Be sure to include policy number on your check.

RETURN TO: STATE INSURANCE FUND
BOX 5381 G.P.O.
NEW YORK, NEW YORK 10087

ASSURED: HARBOUR POINT INC
% W JAMES OELSNER OCEANIC HOUSE
21 WEST MAIN ST
OYSTER BAY, NY 11771

Policy No	388 386-5
Amount Due	\$1,731.64
Payment Enclosed	

CHECK BOX FOR CHANGE OR CORRECTION OF NAME OR ADDRESS ENTER ON REVERSE SIDE

02AA2AL51119A702L122U100000133E45000001771 7

9



MARINE MIDLAND BANK, N.A. NO. 3058869

HARBOUR POINT
REMITTER

1/5/88
DATE OF ISSUE

1-708
210

**\$100.00*



INC. VILLAGE OF CENTRE ISLAND*

OFFICIAL CHECK

Gladys Schoggers 4088
AUTHORIZED SIGNATURE

OFFICIAL CHECK VOID AFTER ONE YEAR FROM DATE OF ISSUE

⑆ 30588696 ⑆ ⑆ 021001088⑆ 001⑆ 90050⑆ ⑆

By hand of Beaul D. G...
1/5/88
(Signature)

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- D. No such nonconforming building or use, if changed to a building or use which conforms to the provisions of this chapter, shall thereafter be changed to a nonconforming use or building.
- E. No such nonconforming use, other than tennis courts and swimming pools, if discontinued 12 consecutive months within a ten-year period, shall be resumed.
- F. No such nonconforming building, if 50% or more of the assessed value of the structure is destroyed due to any cause, shall be restored in nonconforming form or location. However, if such nonconforming building is destroyed accidentally, it may, if so permitted by the Board of Zoning Appeals, be restored in substantially the same form and location, without substantial enlargement. However, tennis courts and swimming pools are exempt from this subsection.
- G. If less than 50% of a nonconforming building is destroyed by natural causes, it may be restored only if a building permit is obtained and neither the restored portion of the building nor the nonconformity is included. However, tennis courts and swimming pools are exempt from this subsection.
- H. The restoration referred to in Subsections F and G hereof must be commenced within one year and completed within two years of the destruction and, if not, the continuation of the nonconformity of the affected portion only shall cease.
- I. If 25% or more of a nonconforming fence is destroyed, it must be rebuilt under the provisions of this chapter. This does not apply to ordinary repairs. **[Amended 1-12-2000 by L.L. No. 3-2000]**

§ 122-20. Nonconforming use of buildings.

- A. In the case of a lot on which there stands, on the effective date of this chapter, a dwelling or other principal building which conforms to the Building Zone Code in effect immediately prior to that date, which lot shall not at any time on or after the effective date hereof have been reduced in area or in any dimension, the fact that the area of such lot is less than that prescribed in Article IV of this chapter or that the width of the front lot line of said lot is less than that prescribed in Article IV of this chapter shall not prevent the erection, enlargement, alteration or maintenance on such lot of a building or buildings which, as so erected, enlarged or altered, do not increase any existing nonconformity with respect to setback or height and which comply with all the other provisions of this chapter.
- B. An unimproved lot held in single and separate ownership prior to the effective date of this chapter and continuously thereafter which does not comply with the lot area and front line requirements of this chapter shall be exempt from the lot area and front line requirements of this chapter but shall comply with the area and front requirements, if any, of the Building Zone Law in effect at the time such lot was first held in single and separate ownership.
- C. Building permit applications made prior to March 12, 1997, as modified and not denied prior to May 28, 1997, shall be granted, provided that the buildings for which building

permits were so applied for conform to the restrictions of this chapter which were in force on March 12, 1997, and all other provisions of law. [Added 7-9-1997 by L.L No. 3-1997]

§ 122-21. Reducing area of improved lots.

No building shall be used or maintained on a lot which is hereafter reduced, other than by natural causes, in area or length of the front lot line in violation of the following provisions:

- A. No improved lot shall be reduced in area or in any dimension unless the lot so reduced has at least the area prescribed by Article IV of this chapter and has the unoccupied spaces required by the other provisions of this chapter.
- B. No improved lot shall be reduced in length of the front lot line unless the lot as so reduced has at least the length of the front lot line prescribed in Article IV of this chapter.
- C. No improved lot shall be reduced in area or in any dimension unless the setback of each then-existing building from any new boundary line shall be at least the setback which would be required by the other provisions of this chapter for a building of the same kind then newly erected in the same location.

**ARTICLE VIII
Board of Zoning Appeals**

§ 122-22. Board established; membership.

- A. The Board of Trustees shall appoint a Board of Zoning Appeals consisting of a membership as provided by Village Law.
- B. Alternate members. [Added 1-12-2011 by L.L. No. 1-2011]
 - (1) The following subsection of § 7-712, Subdivision 11 of § 7-712 of the Village Law, which section was last amended by Chapter 662 of the Laws of 2006, is hereby amended in its application to the Village of Centre Island to read as follows:

§ 7-712. Zoning Board of Appeals.

...

- 11. **Alternate members.**

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

PROJECT PERMIT REQUIREMENT QUESTIONNAIRE

The purpose of this questionnaire is to assist the applicant in determining what, if any, Department Permits or approvals must be obtained before starting work on a proposed project. If you are not sure if the action proposed is a regulated activity or is within an area subject to Department regulations (tidal wetlands, freshwater wetlands, etc.) contact our regional office for clarification. A pre-application conference with our staff to obtain guidance in the Department's permit application review process can be arranged.

ANSWER ALL QUESTIONS

NAME OF APPLICANT:

W. JAMES OELSNER
HARBOUR POINT, INC.

DETAILED PROJECT DESCRIPTION & LOCATION: RESURFACING AND RAISING ELEVATION

OF OLD PRIVATE ROAD WITH ABOUT 200 CU YDS OF CLEAN FILL. PRESENT

ELEVATION IS MORE THAN 10 FEET ABOVE MSL. LOCATION IS ABOUT 450 TO

1,050 FEET N.W. OF PLUM POINT ON OYSTER BAY HARBOR.

	YES	NO	NOT KNOWN
1. <u>Realty Subdivision Approvals in Nassau County</u> Does project involve subdivision of land into 5 or more residential lots that will be served by a public or community sewage disposal system?		X	
2. <u>Mining Permit</u> Does project involve the mining and commercial sale or off-site use of 1,000 tons of mineral within 12 calendar months (excepting excavation or grading in connection with on site construction or farming)?		X	
3. <u>Air Contamination Permit</u>			
a) <u>New or Modified Sources:</u> Does project involve the construction, modification or operation of a boiler greater than 1 million BTU/hr rated heat input, an incinerator or an industrial process?		X	
b) <u>Indirect Source:</u> Does project involve construction or modification of a highway, airport or a parking facility with 250 or more spaces?		X	
4. <u>Solid Waste Management Permit</u> Does project involve the storage, transfer, processing or disposal of solid waste?		X	
5. <u>Wild, Scenic & Recreational Rivers Permit</u> Only applies to certain lands within a 1/4 mile of the Carmans River. Consult D.E.C. Regional Office for exact determination.		X	
6. <u>Water Supply Permit</u> Does project involve the acquisition of land or construction of facilities for water supply or distribution purposes?		X	
7. <u>Long Island Well Permit</u>			
a) Does project involve the construction of a new well or deepening or increasing the capacity of an existing well to withdraw water at a rate greater than 45 gallons a minute?		X	
b) Will project require the temporary lowering of groundwater levels for construction purposes?		X	
8. <u>Protection of Waters</u>			
a) Will project change, modify or otherwise disturb the course, channel or bed of any stream classified C(T) or higher? (Consult the Regional Office for classifications).		X	
b) Does project involve the temporary or permanent artificial obstruction of a natural stream or watercourse?		X	
c) Does project involve the construction or repair of a permanent dock, pier or wharf having a top surface area more than 200-square feet?		X	
d) Does project involve any excavation or placing of fill in the navigable waters of the State and adjacent wetlands?		X	

	YES	NO	NOT KNOWN
9. <u>Tidal Wetlands Permit</u>			
I. Will project be located:			
a) in tidal waters,			
b) within 300-feet of either the landward edge of a tidal wetland boundary or a tidal body of water?	X	---	---
II. Will there be any subdivision of land or physical alterations of land or water?	---	X	---
Exemptions to the above regulated locations if:			
1) Project will be located at a ground elevation of 10-feet or higher above mean sea level (excepting on the face of a bluff or cliff).	X	---	---
2) A substantial, man-made structure (such as a paved street or bulkhead) 100-feet or longer exists between the project site and tidal wetlands or tidal water. (Consult D.E.C. Regional Office if unsure.)	X	---	---
10. <u>Freshwater Wetlands Permit</u>			
a) Will project area be within, or within 100-feet of, a freshwater wetland or freshwater body of 12.4 acres or larger?	---	X	---
b) Will project involve draining, dredging, filling, excavating, erecting structures, roads, utilities or other alterations or placing any form of pollution in a wetland? (Consult D.E.C. Regional Office if unsure).	---	X	---
11. <u>Section 401 - Water Quality Certification Letter</u>			
Does project or activity require a Federal Permit or License? If so, this State certification may be required prior to Federal approval.	---	X	---
12. <u>State Pollutant Discharge Elimination System (SPDES) Permit</u>			
Does project involve:			
a) A proposed subdivision of 5 or more units?	---	X	---
b) A proposed or existing discharge of 1,000 gallons per day of sewage or any discharge of industrial or other wastes to ground waters?	---	X	---
c) Any discharge of sewage, industrial or other wastes to surface water?	---	X	---
d) Any disposal of stormwater containing sewage industrial or other wastes?	---	X	---
e) Any storage and disposal of potentially toxic or hazardous wastes?	---	X	---
13. The following additional required <u>D.E.C.</u> permits have been applied for:			
<u>Type of Permit</u>	<u>Appli. No.</u>	<u>Application Filing Date</u>	<u>Applicant's Name (If different from application now being submitted.)</u>

NONE

14. List all other permits, licenses or approvals required by other agencies of government:

<u>Type of Permit or Approval</u>	<u>Governmental Agency</u>	<u>Status</u>
-----------------------------------	----------------------------	---------------

NONE

I certify that the above information is correct to the best of my knowledge.

APRIL 28, 1978
DATE

M. James Dalton
SIGNATURE OF APPLICANT OR AUTHORIZED REPRESENTATIVE

