

DEPT. BLDGS 520119611 Job Number

SC140909023 Scan Code



Office of the
Richmond County Clerk
130 Stuyvesant Place
Staten Island, NY 10301

Hon. Stephen J. Fiala, County Clerk



ACS-000000000371853-000000000500730-008

Recording and Endorsement Cover Page

Document Id: 000000000500730 Document Date: 03/06/2013 Preparation Date: 03/19/2013
Document Type: DECLARATION
Document Page Count: 8

PRESENTER:

ALR ABSTRACT SERVICES, LLC
1000 SOUTH AVENUE, STE LL4
ALR # 490
STATEN ISLAND, NY 10314

RETURN TO:

MICHAEL AMTIS, ESQ.
MENICUCCI, VILLA & ASSOCIATES
2040 VICTORY BOULEVARD
STATEN ISLAND, NY 10314

PROPERTY DATA # OF BLOCKS 1 # OF LOTS 84

Block Lot Unit Address
2873 40 Entire Lot 107 BURGUNDY LOOP
Property Type: Vacant Land
"And Addl Blocks and/or Lots"

PARTIES

GRANTOR
BAIANO DEVELOPMENT, LLC.
66 KREISCHER STREET
STATEN ISLAND, NY 10309

GRANTEE
THE CITY OF NEW YORK

PAYMENT DETAIL

Make Checks Payable to:

Richmond County Clerk; 295.00 Recording Fees

Total Payments For This Document: 295.00

FEES PAID

EXAM

DATE MAR 20 2013

RECORDED IN RICHMOND COUNTY

LAND DOCS 469954
27-DECL. CONT. WAIVER

03/21/2013 09:57:35 A.M.
RECEIPT: 16612 FEE: 1295.00
RICHMOND COUNTY CLERK

MAR 21 2013

COUNTY CLERK

AMENDED ZONING LOT CERTIFICATION
EXHIBIT I

FIRST AMERICAN TITLE INSURANCE COMPANY
AMENDED
CERTIFICATION PURSUANT TO ZONING LOT SUBDIVISION C
OF SECTION 12-10 OF THE ZONING RESOLUTION OF
DECEMBER 15, 1961 OF THE CITY OF NEW YORK
AS AMENDED EFFECTIVE AUGUST 18, 1977

FIRST AMERICAN TITLE INSURANCE COMPANY OF NEW YORK, a title insurance company licensed to do business in the State of New York and having its principal office at 1050 Franklin Avenue, Garden City, New York, hereby certifies that as to the land hereafter described being a tract of land, either unsubdivided or consisting of two or more lots of record, contiguous for a minimum of ten linear feet, located within a single block in the single ownership of BALANO DEVELOPMENT, LLC That all parties in interest consisting of a "party in interest" as defined in Section 12-10, Subdivision (C) of the Zoning Resolution of the City of New York, effective December 15, 1961, as amended, are the following:

<u>NAME</u>	<u>ADDRESS</u>	<u>NATURE OF INTEREST</u>
Balano Development, LLC	88 Kreischer Street Staten Island, New York 10309	Owner

The subject tract of land with respect to which the foregoing parties are the Parties in Interest as aforesaid, is known as Tax Lots 40-84, 86-102, 185 and 28 in Block 2873 on the Tax Map of the City of New York, Richmond County, and more particularly described on Exhibit "A" attached hereto.

That the said premises will be known as street addresses 18-30, 15-31 Chianti Court and 8-50, 56-70, 74-106, 41-47, 59-69, 73-81, 85-95, 99-107 Burgundy Loop, Staten Island, New York and as Block 2873, New Lot Nos. 40-84, 86-124, 185, as shown on the diagram attached hereto as Exhibit "B".

That the AMENDED ZONING LOT DESCRIPTION AND OWNERSHIP STATEMENT containing the above description dated 3/6/2013 was recorded 3/21/2013 as Land Document # 469954 in the Office of the Clerk of the County of Richmond, New York

CERTIFIED the 25th day of MARCH, 2013 to BALANO DEVELOPMENT, LLC, the applicant for this certification.

NOTE: A Zoning Lot may or may not coincide with a lot as shown on the Official Tax Map of the City of New York, or on any recorded subdivision plot or deed. A Zoning Lot may be subdivided into two or more zoning lots provided all the resulting zoning lots and all the buildings thereon shall comply with the applicable provisions of the zoning lot resolution.

THIS CERTIFICATION IS MADE FOR AND ACCEPTED BY THE APPLICANT UPON THE EXPRESS UNDERSTANDING THAT LIABILITY HEREUNDER IS LIMITED TO ONE THOUSAND (\$1,000.00) DOLLARS.

FIRST AMERICAN TITLE INSURANCE COMPANY

BY: [Signature]
ALBERT RISI, PRESIDENT
ALR ABSTRACT SERVICES, LLC, AGENT

STATE OF NEW YORK, COUNTY OF RICHMOND SS:

On the 25th day of March, 2013, before me, the undersigned, a Notary Public in and for said State, personally appeared Albert Risi, 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.

ANTONIA M. BIRSTLER
Notary Public, State of New York
Registration #018165839
Qualified in Richmond County
Commission Expires Dec. 4, 2016

[Signature]
Notary Public

ZONING LOT CERTIFICATION

BY

**FIRST AMERICAN TITLE
INSURANCE COMPANY**

Block: 2873

Lot(s): 40-84, 86-102, 185

County: Richmond

RECORD & RETURN TO:
MICHAEL M. AMTZIS, ESQ.
Menicucci Villa & Associates, PLLC
2040 ~~Richmond~~ Victory Blvd.
Staten Island, New York 10314

SuppLICHOA Plans/Utilities Vineyards NAWH Amendment Revised Plan/Amended ZLD.rpd

**ZONING LOT DECLARATION
EXHIBIT III**

**AMENDED
ZONING LOT DESCRIPTION AND OWNERSHIP STATEMENT BY
BUILDING DEPARTMENT PERMIT APPLICANT
AND TO BE RECORDED IN THE
COUNTY CLERK'S OR REGISTER'S OFFICE**

BAIANO DEVELOPMENT, LLC, a New York limited liability company, with an address at 88 Kreisler Street, Staten Island, NY 10309, an applicant for present or future permits pursuant to the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, states that the zoning lot to which the aforementioned permit or permits pertain is shown on the Tax Map of the City of New York, County of Richmond, as Lot 40-84, 86-102, 185 in Block 2873, as shown on the Tax Map of the City of New York, Richmond County, and is more particularly described as follows: See Exhibit "A" attached hereto.

THAT the said premises will be known as street addresses 18-30, 15-31 Chlant Court and 8-30, 36-70, 74-106, 41-47, 59-69, 73-81, 85-95, 99-107 Burgundy Loop, Staten Island, New York, and as Block 2873, New Lot Nos. 40-84, 86-124, 185 as shown on the following diagram attached hereto as Exhibit "B".

Failure to comply with the terms of this declaration may result in the revocation of a Building Permit or Certificate of Occupancy.

The above described zoning lot is presently owned by:

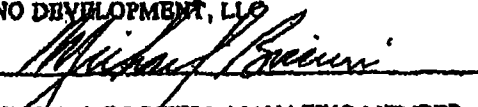
NAME	ADDRESS	NATURE OF INTEREST
Baiano Development, LLC	88 Kreisler Street Staten Island, New York 10309	Owner

This amended Zoning Lot Description and Ownership Statement shall amend and replace the Description and Ownership Statement recorded March 11, 2005 in Real 20246 Page 001 in the Office of the Clerk of the County of Richmond, State of New York.

IN WITNESS WHEREOF, the applicant for permit has executed this instrument this 6 day of MARCH, 2013.

BAIANO DEVELOPMENT, LLC

BY:


MICHAEL BOCCIERI, MANAGING MEMBER



First American Title Insurance Company of New York

Title No. NY-00025997-NYR

SCHEDULE "A"

AMENDED 1/15/04 (VLF)

ALL that certain plot, piece or parcel of land situate, lying and being in the County of Richmond, City and State of New York, bounded and described as follows:

BEGINNING at a point on the southeasterly side of Greenfield Avenue which bears the following courses and distance from its intersection with the Southwesterly side of Tompkins Avenue;

- 1. South 51 degrees 41 minutes 45 seconds West 314.42 feet;**
- 2. South 59 degrees 04 minutes 26 seconds West 74.78; and**
- 3. South 56 degrees 02 minutes 14 seconds West 0.02 feet to the point and place of BEGINNING;**

RUNNING THENCE south 28 degrees 57 minutes 15 seconds East 330.94 feet;

THENCE south 72 degrees 15 minutes 38 seconds West 290.96 feet to an angle point therein;

THENCE south 59 degrees 15 minutes 36 seconds West 10.31 feet to an angle point therein;

THENCE south 27 degrees 38 minutes 02 seconds East 5.58 feet to an angle point therein;

THENCE south 27 degrees 55 minutes 26 seconds West 72.65 feet to an angle point therein;

THENCE south 29 degrees 33 minutes 15 seconds West 71.33 feet to a point;

THENCE north 27 degrees 33 minutes 33 seconds West 78.82 feet (79.08 feet on the tax map);

THENCE south 59 degrees 15 minutes 36 seconds West, 99.17 feet (95 feet on the tax map);

THENCE north 44 degrees 11 minutes 40 seconds West 62.56 feet (60 feet more or less on the tax map);

THENCE north 43 degrees 00 minutes 30 seconds West 279.96 feet to a point;

EXHIBIT A

JAN. 13. 2004 12:34PM

NO. 6473 P. 9/5



First American Title Insurance Company of New York

Title No. NY-00025997-NYR

SCHEDULE "A" CONTINUED

THENCE north 42 degrees 19 minutes 00 seconds West, 142.00 feet to a point on said southeasterly side of Greenfield Avenue;

THENCE along said southeasterly side of Greenfield Avenue north 56 degrees 02 minutes 14 seconds East 573.62 feet to the point or place of BEGINNING.

THE policy to be issued under this report will insure the title to such buildings and improvements erected on the premises, which by law constitute real property.

FOR CONVEYANCING ONLY: TOGETHER with all the right, title and interest of the party of the first part, of in and to the land lying in the street in front of and adjoining said premises.

STATE OF NEW YORK, COUNTY OF RICHMOND SS:

On the 6 day of MARCH, 2013, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael Rocciari, 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.

TINA MANDATO-RAGO
Notary Public, State of New York
No. 01MA6063557
Qualified in Richmond County
Commission Expires July 22, 2014

Tina Mandato-Rago
Notary Public

Note: Section C26-110.2 Subdivision (a) Paragraph (1) of the Administrative Code requires submission of an accurate lot diagram in accordance with an attached boundary survey made by a licensed surveyor, which need not be recorded but which must be submitted with the application for the permit.

**AMENDED
ZONING LOT DESCRIPTION AND
OWNERSHIP STATEMENT**

BY

BAIANO DEVELOPMENT, LLC

Block: 2873

Lot(s): 40-84, 86-102, 185

County: Richmond

RECORD & RETURN TO:

MICHAEL M. AMTZIS, ESQ.
Menicucci Villa & Associates, PLLC
2040 ~~Richmond Road~~ Victory Blvd.
Staten Island, New York 10314

New York City Department of Finance • Division of Land Records • Tax Map Office

NYC Finance

APPLICATION FOR MERGERS OR APPORTIONMENTS

SECTION A: PROPERTY INFORMATION

Borough: STATEN ISLAND Block: 2873 Present Lot(s): 24, 25, 26, 27, 28, 29

☐ Merger ☒ Apportionment Number of Lots Requested 80

New Lot(s) Usage (check one) ☒ Residential Building Gross Sq/Ft: 42,400 ☐ Commercial Building Gross Sq/Ft: ☐ Mix (Residential & Commercial) Building Gross Sq/Ft:

Property Owner's Name: ROCCIA, MICHAEL LAST NAME FIRST NAME

Property Address: 107 BURGUNDY LOOP STATEN ISLAND N.Y. 10304 BLOCK AND DOOR CITY STATE ZIP CODE

SECTION B: APPLICANT INFORMATION

1. Architect/Engineer/Applicant's Name: MOSS RICHARD LAST NAME FIRST NAME

2. Address: 2071 CLOVE RD. STATEN ISLAND NY 10304 BLOCK AND DOOR CITY STATE ZIP CODE

3. Telephone Number: 918-442-3113 4. Email Address: MOSS.SAYAD@VERIZON.NET

SECTION C: CERTIFICATION

The applicant hereby certifies that in making this application for merger or apportionment, he is the owner, or acting under the direction of the owner.

Signature of Architect/Engineer/Applicant: [Signature] Date: 11 / 8 / 11

TAX MAP CHANGES WILL NOT BE MADE UNTIL PRESENTATION OF REQUIRED DOCUMENTS (see reverse for the required documents)

DRAW ONE CHIT TO LOCAL TAX MAP OFFICE INDICATE NORTH ARROW

SEE ATTACHED SKETCH

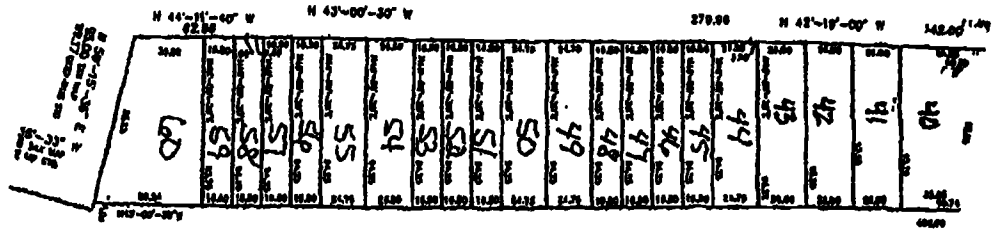
APPROVED BY: [Signature] (Address of Applicant's Office)

Tax Map Office Stamp: NOV 18 2011

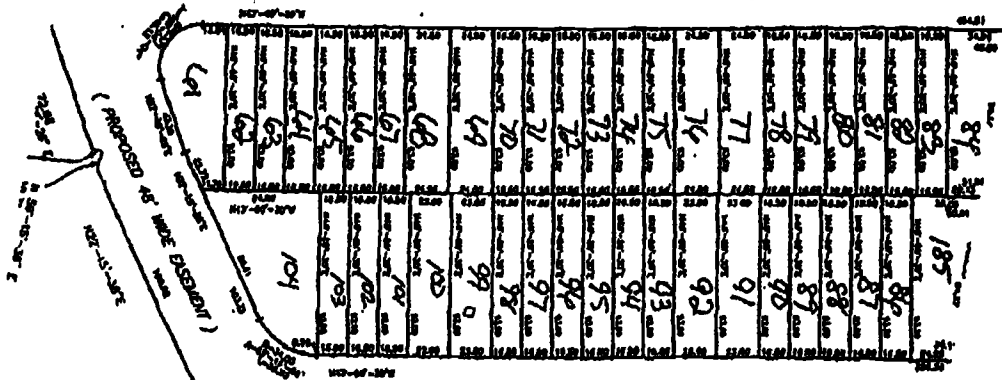
Lot(s) Requested: Lot(s) Allocated: New Lot(s):

AL EXHIBIT B 50

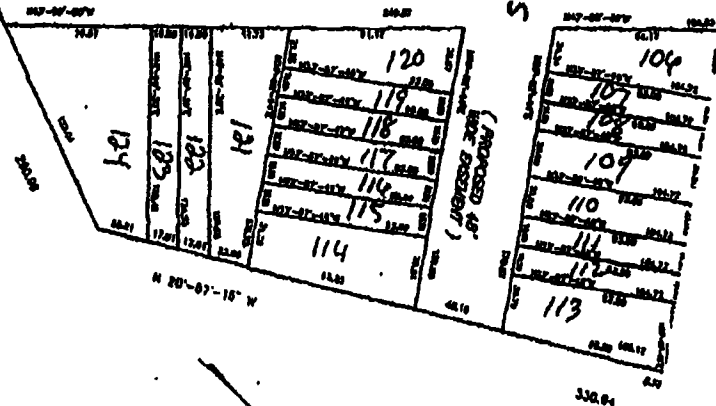
New



(PROPOSED 48" WIDE EASEMENT)



(PROPOSED 48" WIDE EASEMENT)



B/C

BLOCK: 2873 **JOB NO. 0334**

UNIT #	LOT #	HOUSE #
1	40	107 BURGUNDY LOOP
2	41	106 BURGUNDY LOOP
3	42	101 BURGUNDY LOOP
4	43	99 BURGUNDY LOOP
5	44	95 BURGUNDY LOOP
6	45	93 BURGUNDY LOOP
7	46	91 BURGUNDY LOOP
8	47	89 BURGUNDY LOOP
9	48	87 BURGUNDY LOOP
10	49	85 BURGUNDY LOOP
11	50	81 BURGUNDY LOOP
12	51	79 BURGUNDY LOOP
13	52	77 BURGUNDY LOOP
14	53	75 BURGUNDY LOOP
15	54	73 BURGUNDY LOOP
16	55	69 BURGUNDY LOOP
17	56	67 BURGUNDY LOOP
18	57	65 BURGUNDY LOOP
19	58	63 BURGUNDY LOOP
20	59	61 BURGUNDY LOOP
21	60	59 BURGUNDY LOOP
22	61	106 BURGUNDY LOOP
23	63	104 BURGUNDY LOOP
24	62	102 BURGUNDY LOOP
25	61	100 BURGUNDY LOOP
26	60	98 BURGUNDY LOOP
27	79	96 BURGUNDY LOOP
28	78	94 BURGUNDY LOOP
29	77	92 BURGUNDY LOOP
30	76	88 BURGUNDY LOOP
31	75	86 BURGUNDY LOOP
32	74	84 BURGUNDY LOOP
33	73	82 BURGUNDY LOOP
34	72	80 BURGUNDY LOOP
35	71	78 BURGUNDY LOOP
36	70	76 BURGUNDY LOOP
37	68	74 BURGUNDY LOOP
38	68	70 BURGUNDY LOOP
39	67	68 BURGUNDY LOOP
40	66	66 BURGUNDY LOOP
41	65	64 BURGUNDY LOOP
42	64	62 BURGUNDY LOOP
43	63	60 BURGUNDY LOOP
44	62	58 BURGUNDY LOOP

UNIT #	LOT #	HOUSE #
45	81	86 BURBUNDY LOOP
46	188	8 BURBUNDY LOOP
47	86	10 BURBUNDY LOOP
48	87	12 BURBUNDY LOOP
49	88	14 BURBUNDY LOOP
50	89	16 BURBUNDY LOOP
51	90	18 BURBUNDY LOOP
52	91	20 BURBUNDY LOOP
53	92	24 BURBUNDY LOOP
54	93	28 BURBUNDY LOOP
55	94	28 BURBUNDY LOOP
56	95	30 BURBUNDY LOOP
57	96	32 BURBUNDY LOOP
58	97	34 BURBUNDY LOOP
59	98	38 BURBUNDY LOOP
60	99	38 BURBUNDY LOOP
61	100	42 BURBUNDY LOOP
62	101	44 BURBUNDY LOOP
63	102	46 BURBUNDY LOOP
64	103	48 BURBUNDY LOOP
65	104	50 BURBUNDY LOOP
66	106	18 CHIANTI COURT
67	107	17 CHIANTI COURT
68	108	19 CHIANTI COURT
69	109	21 CHIANTI COURT
70	110	25 CHIANTI COURT
71	111	27 CHIANTI COURT
72	112	28 CHIANTI COURT
73	113	31 CHIANTI COURT
74	120	18 CHIANTI COURT
75	118	20 CHIANTI COURT
76	116	22 CHIANTI COURT
77	117	24 CHIANTI COURT
78	116	26 CHIANTI COURT
79	115	28 CHIANTI COURT
80	114	30 CHIANTI COURT
81	121	41 BURBUNDY LOOP
82	122	43 BURBUNDY LOOP
83	123	45 BURBUNDY LOOP
84	124	47 BURBUNDY LOOP
STREET	105	PRIVATE STREET

MOSS & SAYAD ARCHITECTS

2071 CLOVE ROAD - SUITE 204
STATEN ISLAND, NEW YORK 10310

753-448-3833

PAGE: 71B-61B-2304