



Office Use Only
 Application Number: _____
 Fee Paid: _____
 Date of Hearing: _____
 Approved/Denied: _____
 Date of Filing: _____

**VILLAGE OF WESTBURY
 ZONING BOARD OF APPEALS**

**APPLICATION FOR VARIANCE, CONDITIONAL USE PERMITS, APPEALS AND INTERPRETATIONS
 PURSUANT TO CHAPTER 248 OF THE VILLAGE OF WESTBURY CODE**

Applicant: Kami Holding Corp.
 Daytime Phone: 516-721-6667
 Owner: Same as Above
 Daytime Phone: _____

Address: 347 Jericho Turnpike
Syosset, New York 11791
 Address: Same as above

A Location

Street Address of Subject Premises: 671 Union Avenue, Westbury, New York 11590
 Subject Premises is situated on the South side of Darhmouth Street
115.53 feet East of the corner of Randolph Street
(direction) (street name)
Residence B
(direction) (nearest intersection)
 Westbury Zoning District _____
 Nassau County Tax Map: Section: 11 Block: 227 Lot(s): 9-10

B An application is hereby made for:

- An Area Variance
 A Use Variance
 Other

C This application is to vary the following provision(s) of the Code:

Chapter: 248-21 Article: XXXVI Section: 248-326A Description: Lot Size
 Chapter: 248-23.1 Article: XXXVI Section: 248-326A Description: Pavement of front yard; parking on unpaved portion
 Chapter: 248-32 Article: XXXVI Section: 248-326A Description: Lot width and frontage
 Chapter: _____ Article: _____ Section: _____ Description: _____

D To Permit the: Erection – Alteration – Conversion – Maintenance – Extension – Use (circle one) of: New
Single Family Dwelling

E If building is in existence, give date of erection: N/A

F Present or Former Use: vacant land

Proposed Use: New Single Family Dwelling

G Describe the need for variance, including existing conditions, and proposed work:
New Single Family Dwelling

Applicant Will Will Not (Check one) submit an application to the Nassau County Industrial Development Agency for property tax exemption.

Attached hereto and made a part of this application, I submit the following:

12 plans, 12 plot plans, 12 surveys (more of each may be required if referral is required by Article 12-b of the General Municipal Law). The plans must be identical to the ones submitted to the Building Department.

-Turn Over for Signature Page-



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 PURSUANT TO CHAPTER 248 OF THE VILLAGE OF WESTBURY CODE**

Individual Signature and Acknowledgement:

[Signature]
 (Signature)

2/19/2020
 (Date)

State of New York)
) ss.:
 County of Nassau)

CARLOS E. CASTILLO
 Notary Public, State of New York
 No. 01CA6135623
 Qualified in Suffolk County
 Commission Expires October 24, 2021

On the 19 day of February in the year 2020 before me, the undersigned, personally appeared Kamran Ghavini, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Corporate Signature and Acknowledgement:

[Signature]
 (Signature)
 Kamran Holding Corp.

2.19.2020
 (Date)

(Corporate Name)

347 Jericho Turnpike, Syosett, New York 11791
 (Mailing address)

By: Kamran Ghavini

State of New York)
) ss.:
 County of Nassau)

On the 19 day of February in the year 2020 before me, the undersigned, personally appeared Kamran Ghavini, to me known, who, being by me duly sworn, did depose and say that he/~~she~~ resides in Village of Brookville that he/~~she~~ is the owner of Kami Holding Corp., the corporation described in and which executed the above instrument; that he/~~she~~ knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by authority of the board of directors of said corporation, and that he/~~she~~ signed his/~~her~~ name thereto by like authority.

[Signature]
 CARLOS E. CASTILLO
 Notary Public, State of New York
 No. 01CA6135623
 Qualified in Suffolk County
 Commission Expires October 24, 2021

Peter Cavallaro, Mayor
Vincent Abbatiello
William B. Wise
Steven L. Corte
Beaumont Jefferson

Village of Westbury



Ted A. Blach
Village Clerk

DEPARTMENT OF BUILDINGS
235 Lincoln Place, Westbury, NY 11590
516-334-1700 • Fax 516-334-7388
William M. Mello
Senior Building Inspector

January 22, 2020

Kami Holding Corp
347 Jericho Tpke
Syosset, NY 11791

Re: vacant lot east of 671 Union Ave Westbury, NY 11590
Section: 11, Block: 227, Lot(s): 9
Erect 2 story 1 family dwelling
Zone: Residence B

Dear Sir,

Please be advised that this office has reviewed your application for the property known as vacant lot east of 671 Union Ave Westbury, NY 11590. Your application is hereby denied per Village Code Ordinance (s) of Westbury:

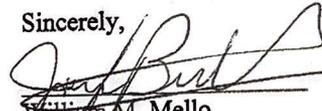
Chapter 248-21 Lot size. No building shall be constructed on a lot of any area less than 5,000 square feet, unless authorized by the Board of Appeals, pursuant to Article XXXVI, § 248-326A (Req 6000 sq ft, Prop 5051 sq ft)

Chapter 248-23.1 Pavement of front yard; parking on unpaved portion. No more than 40% of a front yard of premises used for residential purposes shall be paved, and the parking of motor vehicles on the unpaved portion of a front yard, other than a driveway, is prohibited. (Allowed 40%, Prop 59%)

Chapter 248-32 Lot width and Frontage. No building shall be constructed on a lot having a width and a frontage of less than 60 feet, except that where a lot fronts on a turnaround in a subdivision, the Planning Board may reduce this required width and frontage to not less than 70% of the requirement. (Req 60ft, Prop 40ft)

If you wish to file an appeal of this decision, please contact the Clerk to the Board of Appeals, who will give you all the necessary applications and forms. If either my office or I could be of further assistance to you, please call us at 334-1700 ext# 2.

Sincerely,

A handwritten signature in black ink, appearing to read 'William M. Mello', written over a horizontal line.

William M. Mello
Senior Building Inspector

THIS IS A LEGAL INSTRUMENT AND SHOULD BE EXECUTED UNDER SUPERVISION OF AN ATTORNEY

THIS DEED, made the 11th day of February, in the year two thousand and nineteen

BETWEEN

GLENN R. JERSEY III (REFEREE)
THE LAW OFFICES OF GLENN R. JERSEY III, PLLC
128 FRONT STREET
MINEOLA, NEW YORK 11501

Referee

duly appointed in the action hereinafter mentioned, Grantor, and

KAMI HOLDING CORP.
347 JERICHO TURNPIKE
SYOSSET, NEW YORK 11791

Grantee

WITNESSETH, that the Grantor, the Referee appointed in the action between

AJM CAPITAL II, LLC,

Plaintiff,

and

PETER A. PEKICH d/b/a MEDCOR HOLDING CO.,
MEDCOR HOLDING CO., NYS DEPARTMENT OF
TAXATION & FINANCE, COUNTY OF NASSAU,
INCORPORATED VILLAGE OF WESTBURY, EVELYN
SEALES and ARTHUR SEALES, HENRY LUNG, DR.
EDDIE EASON, CARLOS F. VILLATORO, JOSE IGMAR
CRUZ and ANA MARIA CRUZ, and LINDA WILLIAMS and
HENRY WILLIAMS,

Defendants,

foreclosing a tax lien pursuant to a Certificate of Sale of Tax Lien number 000911 for the full School taxes for the years 2005-2006 and the full General taxes for the year 2006 sold on February 20, 2007 and an assignment of said liens by the County of Nassau to AJM Capital II, LLC dated September 23, 2011 and pursuant to a Judgment of Foreclosure and Sale dated October 25, 2018 and entered in the Nassau County Clerk's Office on November 2, 2018 and in consideration of the sum of Ninety Thousand Dollars and 00/100 (\$90,000.00) paid by the Grantee, being the highest sum bid at the sale under said Judgment does hereby grant and convey unto the Grantee,

ALL the right, title and interest of the Defendant, PETER A. PEKICH, In and to:

PREMISES: Union Avenue, Westbury, New York 11590

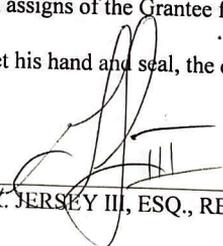
Section: 11, Block: 227, Lots: 9-10

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the County of Nassau and the State of New York, being more particularly described in Schedule A attached hereto and made a part hereof,

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 Grantee and the heirs, executors, administrators, successors and assigns of the Grantee forever.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the date first above written.

In presence of:



GLENN R. JERSEY III, ESQ., REFEREE

First American Title Insurance Company

**SCHEDULE C
DESCRIPTION OF PREMISES**

Title No.: **GOL-19-21167-N**

ALL that certain lot, piece or parcel of land, situate in the Town of North Hempstead County of Nassau, and State of New York, described as follows:

School District 1 Section 11 Cert. #922/97. Block 227. Lots 9 & 10 as shown on the Nassau County Land and Tax Map.

DESCRIPTION

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of Nassau, ss:

On the 6 day of February in the year 2019, before me, the undersigned, personally appeared GLENN R. JERSEY III, ESQ., personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

(signature and office of individual taking acknowledgment)

JEFFREY STERN
NOTARY PUBLIC - STATE OF NEW YORK
ID# 304675721
QUALIFIED IN NASSAU COUNTY
MY COMMISSION EXPIRES DEC. 31, 2022

ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE

State of New York, County of _____, ss:

On the _____ day of _____ in the year _____, before me, the undersigned, a Notary Public in and for said State, personally appeared _____, the _____, 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 _____, 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

(signature and office of individual taking acknowledgment)

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

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.

(signature and office of individual taking acknowledgment)

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

*State of _____, County of _____, ss:

*(Or insert District of Columbia, Territory, Possession or Foreign County)

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 make such appearance before the undersigned in the _____ (add the city or political subdivision and the state or country or other place the acknowledgment was taken).

(signature and office of individual taking acknowledgment)

Referee's Deed

Gold Star Abstract Title No. GOL-19-21167-N

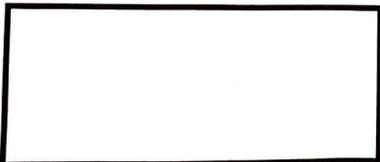
GLENN R. JERSEY III, ESQ., REFEREE
TO
KAMI HOLDING CORP.

SECTION: 11
BLOCK: 227
LOTS: 9-10

COUNTY OR TOWN: NASSAU/NORTH HEMPSTEAD

PREMISES: UNION AVENUE, WESTBURY, NY 11590

RETURN BY MAIL TO:



Bruce E. Barnes, Esq.
Law Office of Bruce E. Barnes, Esq.
400 Garden City Plaza, Suite 430
Garden City, New York 11530