

MORTGAGE CONNECT

Pro	perty Information	Request Information	Update Information
File#:	BF-X01611-5528157145	Requested Date: 04/08/2024	Update Requested:
Owner:	VIVIANE M DE MENEZES	Branch:	Requested By:
Address 1:	46 LEAMAN PL	Date Completed:	Update Completed:
Address 2:		<pre># of Jurisdiction(s):</pre>	
City, State Zip	p: LYNBROOK, NY	# of Parcel(s): 1	

	Notes
CODE VIOLATIONS	Per Village of Lynbrook Department of Zoning there is an Open Code Violation case on this property.
	Collector: Village of Lynbrook Payable Address: 1 Columbus Drive, Lynbrook, New York 11563 Business# (516) 599-8828
	Comments :Per Village of Lynbrook Department of Zoning the property may be in violation, the Building Department will require an onsite inspection to determine compliance with Village Code. Please contact Villa of Lynbrook Department of Zoning at (516) 599-8828 for more information.
PERMITS	Per Village of Lynbrook Department of Building there is an Open permit on this property.
	Collector: Village of Lynbrook Payable Address: 1 Columbus Drive, Lynbrook, New York 11563 Business# (516) 599-8828
	Comments: Per Village of Lynbrook Department of Building The Building Department does not have record permit for a swimming pool, upon preliminary review it appears that there could be a pool in the rear yard that does not meet the setback requirements. If the pool is validated, proper permits will be required. Please contact Village of Lynbrook Department of Building at (516) 599-8828 for more information.
SPECIAL ASSESSMENTS	Per Village of Lynbrook Treasurer's Office there are no Special Assessments/liens on the property.
	Collector: Village of Lynbrook Payable Address: 1 Columbus Drive, Lynbrook, New York 11563 Business# (516) 599-8300
	Comments: UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIED. VERBAL INFO ACQUIRED.
DEMOLITION	NO



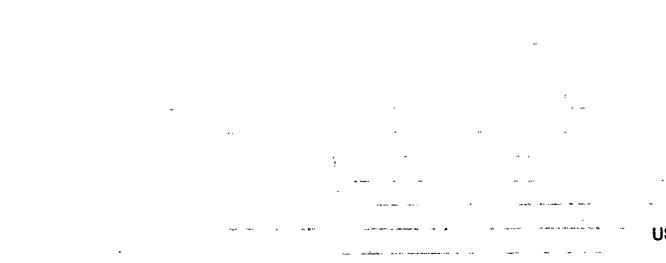
MORTGAGE CONNECT

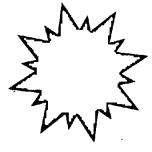
UTILITIES

Water: Account #: NA Payment Status: NA Status: Pvt & Non Lienable Amount: NA Good Thru: NA Account Active: NA Collector: Liberty Utilities Payable Address: 60 Brooklyn Ave, Merrick, NY 11566 Business # 1 (877) 426-6999 NOTE: UNABLE TO PROVIDE INFORMATION TO THIRD PARTIES. HOMEOWNERS AUTHORISATION NEEDED.

Sewer & Garbage: Sewer and Garbage bills are included in the Real Estate property taxes.

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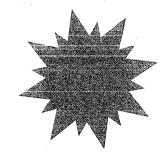
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1-	7 8690	4300	18100	5000	13100	Viviane de Me	nezes (1		3/15/07	·		448,000				
78	•	4300	18100	5000	13100	Bills: Chase	Home Fi	nance 1/	67								
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USE CODE ______

REAL ESTATE RECORD

INCORPORATED VILLAGE OF LYNBROOK, N. Y.

STREET:	# 4	16	LEAM	Þ	AINA PL.		Steri)																	
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THE VALUATION ASSOCIATES, INC.

From: Sent: Cc: Subject: Kerrie Habert <khabert@lynbrookvillage.com> Wednesday, April 24, 2024 6:01 PM Brian Stanton; Iryder@ledwithatkinson.com; tatkinson@ledwithatkinson.com 46 Leaman Place

Good morning,

In regards to your FOIL request for 46 Leaman Place, attached are the Building Department records for the property. Please contact the Clerk's office at (516) 599-8300 for any lien information.

At this time, the property may be in violation, the Building Department will require an onsite inspection to determine compliance with Village Code. The Building Department does not have record or permit for a swimming pool, upon preliminary review it appears that there could be a pool in the rear yard that does not meet the setback requirements. If the pool is validated, proper permits will be required.

Please contact Superintendent Stanton at (516) 599-8828, with any additional questions.

Regards, Kerrie Habert

Incorporated Village of Lynbrook Department of Buildings 1 Columbus Drive Lynbrook, New York 11563 (516) 599-8828 extension 231

www.lynbrookvillage.net