



**Property 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:		# of Jurisdiction(s):		
City, State Zip:	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 Village 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 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 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



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.







REAL ESTATE RECORD

INCORPORATED VILLAGE OF LYNBROOK, N. Y.

STREET: # 46 LEAMING PI

SECTION 26 BLOCK 1 LOTS 23

FRONT	REAR	AV. DEPTH	FIGURE	UNIT PRICE	DEPTH %	PRICE	TOTAL	DEPR.	SOUND VALUE	ASSESSOR'S VALUE
46.6	40	115	41	1M	1.0518	105.78	4336		4300	
										LAND 4300

BUILDINGS	TYPE	YEAR BUILT	CONDITION E-G-F-P	REPL. COST	DEPR.	SOUND VALUE
1-1-B	2+	1950	G	17,200	20	13800

18100 FM BUILDINGS 13800

TOTAL LAND AND BUILDINGS: 18100

MAIN BUILDING CONSTRUCTION			CONSTRUCTION DETAIL			UNIT
TYPE	CONSTRUCTION	EXTERIOR WALLS	STY.	DIMENSIONS	SQ. FT.	REPLACEMENT
ONE FAMILY	WOOD FRAME	CLAPBOARDS				
FAMILY	STEEL FRAME	VERTICAL SIDING				
NO. OF ROOMS	REINF. CONC.	WOOD SHINGLES				
BSMT. 2ND.	BRICK	ASBES. SHINGLES	Sides			
1ST. 5 3RD.	TILE	ASPH. SHINGLES				
	FIREPROOF	STUCCO ON FRAME	1+	25X42	1050	15,500
		STUCCO ON BLK.				
APARTMENT		BRICK VENEER	FRONT	BEVEN	25	6" 150
STORE	INT. FIN.	STONE VENEER				
STORE & OFFICE	PLASTER	BRICK ON T. OR BLK.				
STORE & APT.	DRY WALL	STONE ON T. OR BLK.				
OFFICE	WOOD PANEL	CONC. OR CIND. BL.				
BANK & OFFICE	MARBLE & TILE	ALUM. SIDING				
HOTEL						
WAREHOUSE						
COMM. GARAGE	FLOORS	ROOF SHAPE				
GAS STATION	WOOD JOISTS	GABLE				
CHURCH	STEEL BEAMS	HIP	IMPROV.			
SCHOOL	REINF. CONC.	FLAT				
	METAL JOISTS	GAMBREL				
	SLAB	MANSARD				
FOUNDATION		DORMER - FRONT				
CONCRETE		DORMER - REAR				
CONCRETE BLOCK	PLUMBING					
BRICK	BATH-3 FIXT.	ROOFING				
	BATH-3 FIXT.-TILE	ASPH. SHINGLES				
CELLAR AREA FULL	T. R. - 2 FIXT.	WOOD SHINGLES				
1/4 1/2 3/4	T. R. - 2 FIXT. - TILE	ASBES. SHINGLES				
CRAWL SPACE	EX. ST. SHOWER	SLATE				
NO CELLAR	KIT. SINK	TILE				
SLAB	URINAL					
	BRADLEY					
HEATING	COM. ST. SH.	FLOORING				
NO HEAT	NO PLUMB.	PINE				
PIPELESS		HARDWOOD				
RADIANT		CEMENT				
FRCD. AIR FURNACE						
HOT WATER	MISCELLANEOUS INFORMATION					
VAPOR	P. G. STORE FRT.	FIRE ESCAPES				
ELECTRIC	SPRINKLER	FIRE ALARM SYST.				
STEAM	STAND. PIPE	INCINERATOR				
GAS COAL	PASS. ELEV	FIRE PLACES				
OIL ELECT.	FRT. ELEV					
UNIT HEATERS						
AIR CONDIT.						

REMARKS:	DATE	INSPECTOR
	7/31	Recall DS

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**From:** Kerrie Habert <khabert@lynbrookvillage.com>  
**Sent:** Wednesday, April 24, 2024 6:01 PM  
**Cc:** Brian Stanton; lryder@ledwithatkinson.com; tatkinson@ledwithatkinson.com  
**Subject:** 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](http://www.lynbrookvillage.net)