



Property Information		Request Information		Update Information	
File#:	BS-W01469-3819177371	Requested Date:	10/25/2023	Update Requested:	
Owner:	RONALD GIAMMARINO	Branch:		Requested By:	
Address 1:	39 Seabreeze Ln	Date Completed:		Update Completed:	
Address 2:		# of Jurisdiction(s):			
City, State Zip:	STATEN ISLAND, NY	# of Parcel(s):	1		

Notes

CODE VIOLATIONS Per NYC Department of Zoning there are no Code Violation cases on this property.

Collector: New York City DOB
Payable Address: 120-55 Queens Boulevard, Kew Gardens, NY 11424
Business# (718) 286-7620

PERMITS Per NYC Department of Building there is an Open permit on this property

1. Permit #: 5P0004553
Permit Type: ADMINISTRATIVE PERMIT

Collector: New York City DOB
Payable Address: 120-55 Queens Boulevard, Kew Gardens, NY 11424
Business# (718) 286-7620

SPECIAL ASSESSMENTS Per NYC Department of Finance there are no Special Assessments/liens on the property.

Collector: NYC Department of Finance
Payable Address:P.O. Box 680, Newark, NJ 07101
Business: (212) 639-9675

DEMOLITION NO

UTILITIES Water and Sewer
MASTER METER PAID BY HOA

Collector: NYC Dept. of Environmental Protection
Payable To: NYC Water Board
Address: PO Box 11863, Newark, NJ 07101
Phone# (718) 595-7000

Garbage:
GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN



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Property Tax Bills

Benefits - Prop. Owners

Benefits - Business & Construction

Benefits - Gov & Non-Prof

Market Values & Assessments

2023-2024 Final

2023-2024 Tentative

2022-2023 Final

2022-2023 Tentative

2021-2022 Final

2021-2022 Tentative

2020-2021 Final

2020-2021 Tentative

2019-2020 Final

Prior Years

39 SEA BREEZE LANE

Borough: STATEN ISLAND
Block: 7860 Lot: 31

Profile Owner(s)

RONALD GIAMMARINO

Property Data

Tax Year	2023/24
Lot Grouping	
Property Address	39 SEA BREEZE LANE, 10307
Tax Class	1
Building Class	A5 - ONE FAMILY ATTACHED OR SEMI - DETACHED
Condo Development	
Condo Suffix	

Record Navigator

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39 SEA BREEZE LANE

Borough: STATEN ISLAND
Block: 7860 Lot: 31

Account Balance Summary

Year	Charge Amt.	Discount	Interest	Other/Fees	Total
2024	1,808.92	-3.08	0.00	0.00	1,805.84
Total:	1,808.92	-3.08	0.00	0.00	1,805.84

Account Balance Details

Year	Period	Charge Type	Account ID	Due Date	Charge Amt.	Discount	Interest	Other/Fees	Total
2024	3	TAX		01/01/2024	904.46	0.00	0.00	0.00	904.46
2024	4	TAX		04/01/2024	904.46	-3.08	0.00	0.00	901.38
Total:					1,808.92	-3.08	0.00	0.00	1,805.84

Notes

To make a payment, visit www.nyc.gov/payonline.
Payments made today are not reflected in the balances above.

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Property Info

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Block: 7860 Lot: 31**

Record Navigator

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Notes

This account history is for informational purposes only. The amounts below do not include interest due through today. Visit our [NYCePay](#) or [CityPay](#) payment sites for today's balance. Payments made today will be visible the next business day.

Profile

Building Class A5 - ONE FAMILY ATTACHED OR SEMI - DETACHED
 Tax Class 1
 Unused SCRIE Credit
 Unused DRIE Credit
 Refund Available
 Overpayment amount

Account History Summary

Year	Period	Charge Type	Original Due Date	Interest Begin/Process Date	Charge	Paid Balance
2024	4	TAX	04/01/2024		904.46	904.46
2024	3	TAX	01/01/2024		904.46	904.46
2024	2	TAX	10/01/2023		924.88 -924.88	0.00
2024	1	TAX	07/01/2023		924.88 -924.88	0.00
2023	4	TAX	04/01/2023		940.64 -940.64	0.00
2023	3	TAX	01/01/2023		940.64 -940.64	0.00
2023	2	TAX	10/01/2022		909.12 -909.12	0.00
2023	1	TAX	07/01/2022		909.12 -909.12	0.00
2022	4	TAX	04/01/2022		828.60 -828.60	0.00
2022	3	TAX	01/01/2022		828.60 -828.60	0.00
2022	2	TAX	10/01/2021		923.56 -923.56	0.00
2022	1	TAX	07/01/2021		923.56 -923.56	0.00
2021	4	TAX	04/01/2021		866.22 -866.22	0.00
2021	3	TAX	01/01/2021		866.22 -866.22	0.00
2021	2	TAX	10/01/2020		876.32 -876.32	0.00
2021	1	TAX	07/01/2020		876.32 -876.32	0.00
2020	4	TAX	04/01/2020		861.43 -861.43	0.00
2020	3	TAX	01/01/2020		861.43 -861.43	0.00
2020	2	TAX	10/01/2019		841.47 -841.47	0.00
2020	1	TAX	07/01/2019		841.47 -841.47	0.00
2019	4	TAX			814.14 -814.14	0.00
2019	3	TAX			814.14 -814.14	0.00
2019	2	TAX			773.61 -773.61	0.00
2019	1	TAX			773.61 -773.61	0.00

Account History Details

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NYC Department of Buildings
Property Profile Overview

39 SEA BREEZE LANE
 SEA BREEZE LANE 39 - 39

STATEN ISLAND 10307
 Health Area : 800
 Census Tract : 244.02
 Community Board : 503
 Buildings on Lot : 1

BIN# 5094631
 Tax Block : 7860
 Tax Lot : 31
 Condo : NO
 Vacant : NO

[View DCP Addresses...](#) [Browse Block](#)

[View Zoning Documents](#) [View Challenge Results](#) [Pre - BIS PA](#) [View Certificates of Occupancy](#)

Cross Street(s): SURFSIDE PLAZA
DOB Special Place Name:
DOB Building Remarks:
Landmark Status: **Special Status:** N/A
Local Law: NO **Loft Law:** NO
SRO Restricted: NO **TA Restricted:** NO
UB Restricted: NO
Environmental Restrictions: N/A **Grandfathered Sign:** NO
Legal Adult Use: NO **City Owned:** NO
Additional BINs for Building: NONE
Additional Designation(s): MS4 - MS4 AREA
HPD Multiple Dwelling: No

Special District: SRD - SOUTH RICHMOND DEVELOPMENT

This property is located in an area that may be affected by the following:

Tidal Wetlands Map Check:	Yes	
Freshwater Wetlands Map Check:	Yes	Click here for more information
Coastal Erosion Hazard Area Map Check:	Yes	
Special Flood Hazard Area Check:	Yes	

Department of Finance Building Classification: A5-1 FAMILY DWELLING

Please Note: The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

	Total	Open	Elevator Records
Complaints	0	0	Electrical Applications
Violations-DOB	0	0	Permits In-Process / Issued
Violations-OATH/ECB	0	0	Illuminated Signs Annual Permits
Jobs/Filings	0		Plumbing Inspections
ARA / LAA Jobs	0		Open Plumbing Jobs / Work Types
Total Jobs	0		Facades
Actions	2		Marquee Annual Permits
OR Enter Action Type: <input type="text"/>			Boiler Records
OR Select from List: <input type="text" value="Select..."/>			DEP Boiler Information
AND <input type="button" value="Show Actions"/>			Crane Information
			After Hours Variance Permits

NYC Department of Buildings
Permits In-Process / Issued by Premises

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Premises: 39 SEA BREEZE LANE STATEN ISLAND

BIN: [5094631](#) Block: 7860 Lot: 31

NUMBER	JOB TYPE	SEQ NO	ISSUED DATE	EXPIRATION DATE	STATUS	APPLICANT NAME
5P0004553-01-		01	10/21/1992	10/21/1993	ISSUED	NAGEL STEPHEN

If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

NYC Department of Buildings

Work Permit Data

Premises: 39 SEA BREEZE LANE STATEN ISLAND

Filed At: 39 SEA BREEZE LANE STATEN ISLAND

BIN: [5094631](#) Block: 7860 Lot: 31

Job Type: PN - PRE-BIS NEW BUILDING

[Documents Collected](#) | [C/O Application Summary](#)

Job No: 5P0004553	App No.: NB1426/86	Fee: STANDARD
Permit No: 5P0004553	Issued: 10/21/1992	Expires: 10/21/1993
Seq. No.: 01	Filing Date: 10/21/1992 INITIAL	Status: ISSUED
Work:	Proposed Job Start: 10/21/1992	Work Approved: 12/16/1987

ADMINISTRATIVE PERMIT TO OBTAIN CERTIFICATE OF OCCUPANCY ONLY.

39 & 41 SEA BREEZE LANE

Zoning: R3-2,,	Special District: N/A	
Total Floor Area: 1,857	No. Dwellings: 2	
Use: J-3 - RESIDENTIAL 1-2 FAMILY HOUSES	Landmark: NO	Stories: 2

Issued to: STEPHEN L NAGEL**Business:** VINEIL CONST. CORP.

4 SEA CREST LANE SI NY 10307

License No:**Phone:** 718-966-5223

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