



## Property Information      Request Information      Update Information

File#:	BS-X01661-9822846946	Requested Date:	06/04/2024	Update Requested:
Owner:	JAMES VIVNIE	Branch:		Requested By:
Address 1:	19 WESTMINSTER DR	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	SHIRLEY, NY	# of Parcel(s):	1	

## Notes

**CODE VIOLATIONS**      Per Town of Brookhaven Department of Zoning there is an Open Code Violation case on this property. Please refer to the attached document for more information.

Collector: Town of Brookhaven  
 Payable Address: 1 Independence Hill Farmingville, NY 11738  
 Business# 631-451-6333

Comments : Per Town of Brookhaven Department of Zoning An alert has been placed on this property by the Law Department. Please contact the Law Department prior to issuing any permits, certificates of occupancy, site plans, or any other approvals. Please contact Town of Brookhaven Department of Zoning at 631-451-6333 for further queries.

**PERMITS**      Per Town of Brookhaven Building Department there are no Open/Pending/ Expired Permit on this property.

Collector: Town of Brookhaven  
 Payable Address: 1 Independence Hill Farmingville, NY 11738  
 Business# 631-451-6333

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

Collector: Town of Brookhaven  
 Payable Address: 1 Independence Hill Farmingville, NY 11738  
 Business# 631-451-6333

**DEMOLITION**      NO

**UTILITIES**      Water  
 Account #: 3000812983  
 Payment Status: DUE  
 Status: Pvt & Non-Lienable  
 Amount: \$95.54  
 Good Thru: 06/28/2024  
 Account Active: Yes  
 Collector: Suffolk County Water Authority  
 Payable 2045 NY-112 Suite 5, Coram, NY 11727  
 Business # (631) 698-9500

Sewer:  
 The house is on a community sewer. All houses go to the shared septic system.

Garbage:  
 Garbage bills are included in the Real Estate Property taxes.



# County Property Tax Inquiry / Payment

## Property Look-up

### Property Detail

<b>Parcel ID</b>	02000000000041220500000
<b>Alternate Parcel ID</b>	02009831002000100000000
<b>Location</b>	19 WESTMINSTER DR
<b>Owner as of January 1</b>	JAMES VIVNIE
<b>Customer ID</b>	8769230
<b>Jurisdiction</b>	BROOKHAV
<b>Acres</b>	0.270
<b><a href="#">Assessed Value</a></b>	\$2,200.00
<b>Exemptions Value</b>	\$0.00
<b><a href="#">2023 Charges</a></b>	\$10,109.77

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## Town of Brookhaven

### Complaint and Violation Summary

JAMES VIVNIE

**Item Number:** 4122050**SCTM:** 0200-983.10-02.00-010.000**Status:** ACTIVE**House:** 00019**Street:** WESTMINSTER DR**City:** SHIRLEY**Zip:** 11967 - 0000

#### No Building Violations Filed Since March 5, 2001



**An alert has been placed on this property by the Law Department. Please contact the Law Department prior to issuing any permits, certificates of occupancy, site plans, or any other approvals.**

Complaint Number	Date	Description of Violation
171108506	12/26/2017	Compliance Achieved - INSPECTION CONDUCTED OK TO ISSUE PERMITS

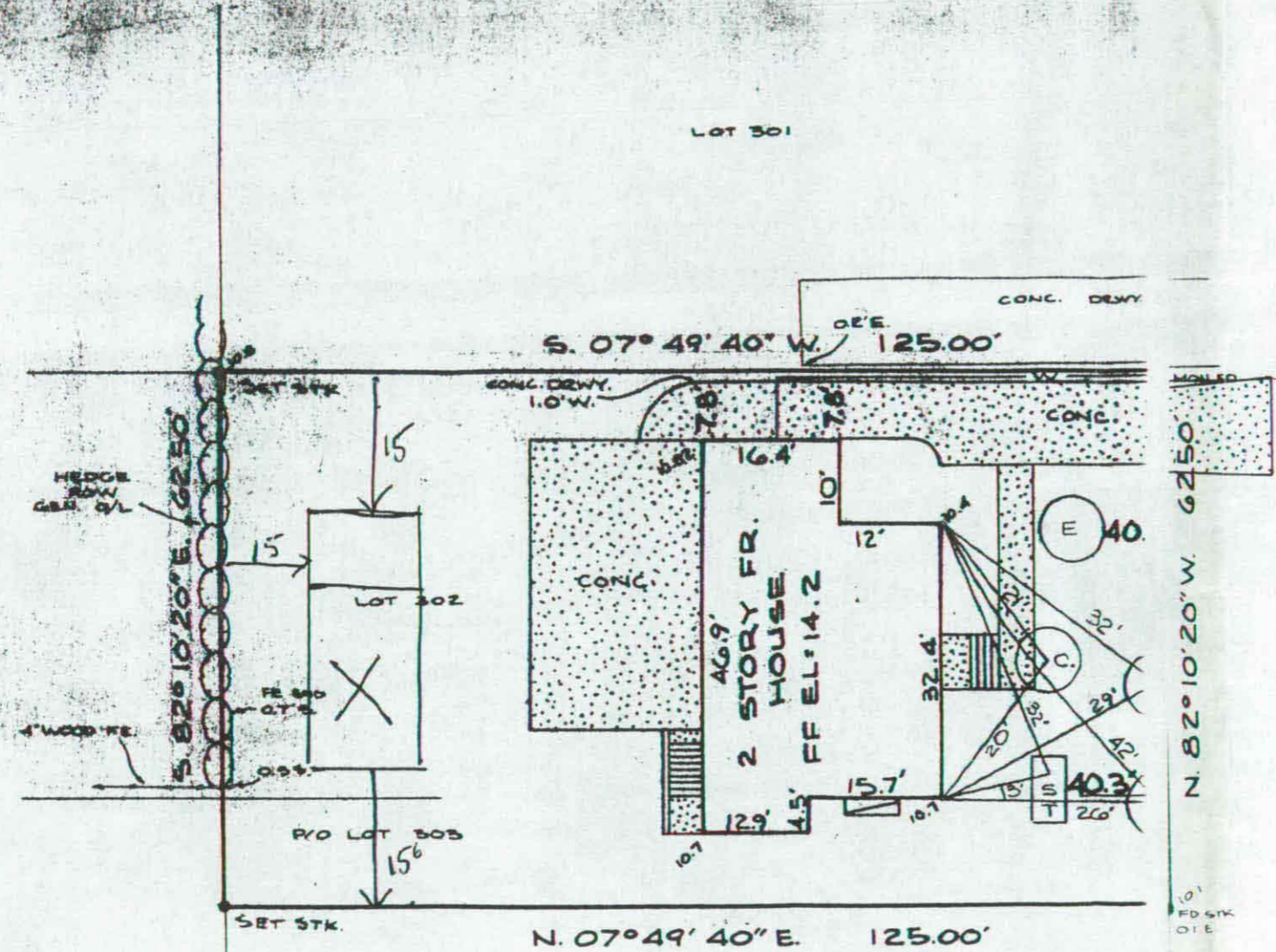




ZONED A-1 RESIDENCE  
 AREA OF PLOT 7,813 SQ. FT.  
 PROP 1<sup>st</sup> FLOOR \_\_\_\_\_ SQ. FT.  
 PROP 2<sup>nd</sup> FLOOR \_\_\_\_\_ SQ. FT.  
 PROP BASEMENT \_\_\_\_\_ SQ. FT.  
 PROP GARAGE \_\_\_\_\_ SQ. FT.  
 DATUM ASSUMED

THERE IS NO SURFACE WATER WITHIN 200 FEET OF THE PLOT.  
 THERE ARE NO WELLS WITHIN 100 FT. OF THE PLOT.

LOT 321  
 LOT 320



50'  
 DRIVE

WESTMINSTER  
 #3

Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Tel. # \_\_\_\_\_

THE WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS FOR THIS RESIDENCE WILL CONFORM TO THE STANDARDS OF THE SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES.

Applicant's Signature \_\_\_\_\_

SUFFOLK COUNTY DEPT. OF HEALTH SERVICES  
 FOR APPROVAL OF CONSTRUCTION ONLY  
 DATE \_\_\_\_\_ H.S. REF. NO. \_\_\_\_\_  
 APPROVED \_\_\_\_\_

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 2746 OF THE NEW YORK STATE EDUCATION LAW  
 COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY  
 GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENT AGENCY AND LENDING INSTITUTION LISTED HEREON. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

CERTIFIED TO THOMAS & ANDREA MATZNER  
 GREAT WESTERN MORTGAGE  
 FIRST UNITED ABSTRACT # FUA 1176

MAP OF LAND LOCATED AT  
**MASTIC**

TOWN OF BROOKHAVEN COUNTY OF SUFFOLK  
 SURVEYED FOR  
**THOMAS & ANDREA MATZNER**

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES  
 SINGLE FAMILY DWELLING ONLY  
 DATE DEC 05 1991 H.S. REF. NO. 90BR203  
 The sewage disposal and water supply facilities for this location have been inspected by this department and/or other agencies and found to be satisfactory.  
 Stephen D. Costas, P.E.  
 Chief of Bureau of Wastewater Management

GRANDVIEW VE

696 8040  
 90BR203

NAL LOCATION	11-25-91 920
HOUSE STAKE OUT	9-30-91 920
DRAWN BY	A.F.

# TOWN OF BROOKHAVEN BUILDING DIVISION

233 Route 112, Medford, N.Y. 11763

- Temporary
- Permanent

- of Compliance
- of Occupancy

## Certificate

No. **161279**

Permit No. BA 229127

Date 12-11-91

Expires \_\_\_\_\_  
(Temporary Certificate Only)

Applicant Vipen Realty Corp.

No. & St. 4 Heather Court

City Centereach State NY Zip 11720

This certifies that the One family residence  
46.5' x 28' irregular (No  
garage) and fireplace and  
first story wood deck 16' x 20'  
irregular with steps  
as per ZBA of 10-3-90 & 1-9-91  
Case #10

- |   |                                     |   |
|---|-------------------------------------|---|
| <input type="checkbox"/> Plumbing           | <input type="checkbox"/> Game Room  | <input checked="" type="checkbox"/> 1 Family Dwelling |
| <input type="checkbox"/> Accessory Apt.     | <input type="checkbox"/> Addition   | <input type="checkbox"/> Assembly                     |
| <input type="checkbox"/> Multiple Residence | <input type="checkbox"/> Industrial | <input type="checkbox"/> Institutional                |
| <input type="checkbox"/> Business           | <input type="checkbox"/> Storage    | <input type="checkbox"/> Miscellaneous                |

Located at No. 19 Westminster Drive  
NSEW side

Distance 437.5' NSEW of Grandview Drive

Village Mastic State of New York

County Map Section 983.1 Item # 4122050

Block 02 Lot # 010 (302)

conforms substantially with Zoning Ordinances, Building Code and other laws if any at date (permit issuance and permission is hereby given for use of occupancy.)

Article 15 of the Executive Law of the State of New York, Section 296-5 (A) (1) prohibits discrimination in the sale, rental, or lease of housing accommodations, because of race, creed, color or national origin.

By [Signature]  
BUILDING INSPECTOR

This certificate is null and void if building structure or use is altered or used for any other purpose other than which it is certified.

NOT VALID WITHOUT EMBOSSED SEAL

Convenience Copy Do Not Rescan



# Town of Brookhaven Long Island

## CERTIFICATE OF OCCUPANCY

### Permanent

Certificate: **CO315479**

Date Issued: 12/17/2019

Owner: Matzner Andrea  
c/o Andrea Matzner  
19 Westminster Drive  
Shirley, NY 11967

SCTM: 0200983100200010000

Item Number: 4122050

Record Number: 19B121305BA

This certifies that the

Existing 22' x 32' irregular inground swimming pool with fence to code, existing 8' x 12.3' shed, existing 10.4' x 12.1' frame shed (storage only). Existing partial 28' x 46.5' basement conversion to recreation room with wet bar and bathroom (no kitchen facilities, no bedrooms), exterior basement entrance built with residence. Demolition of 16' x 20' wood deck (CO161279).

Located at: 19 Westminster Dr  
Distance: 437.5' E of Grand View Dr  
Town: SHIRLEY  
Map: MASTIC ACRES

conforms substantially with Zoning Ordinance, Building Code and other laws if any at date of permit issuance and permission is hereby given for use and/or occupancy for the purpose as stated.

BY



Building Inspector

Article 15 of the Executive Law of the State of New York, Section 296-5(A)(1) prohibits discrimination in the sale, rental, or lease of housing accommodations, because of race creed, color or national origin.

This certificate is null and void if building, structure or use is altered or used for any other purpose other than which it is certified without full compliance with the Code of the Town of Brookhaven.

**NOT VALID WITHOUT EMBOSSED SEAL**

Building Division

One Independence Hill, Farmingville, NY 11738 · Phone 631-451-6333 · Fax 631-451-6341

BC CO

Rev. 05/13



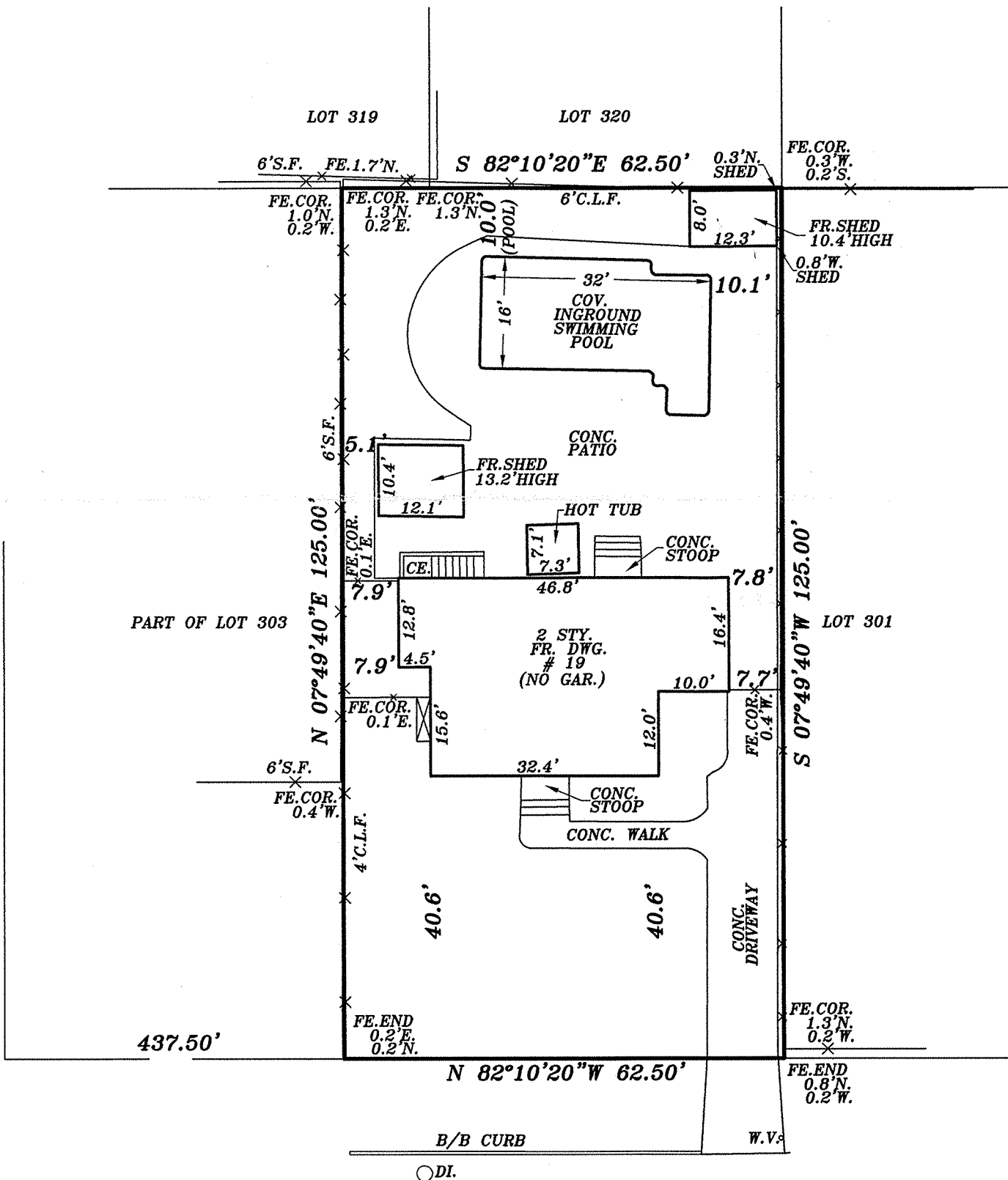
Printed from Laserfiche on 6/14/2024 3:57:21 PM by TOB\gvgigliarolo Please RESCAN modified by: \_\_\_\_\_ on / /

**SURVEY OF LOT 302 AND  
PART OF LOT 303  
MAP OF MASTIC ACRES,  
UNIT 11-"A"  
SITUATED AT  
MANOR OF ST. GEORGE, MASTIC  
TOWN OF BROOKHAVEN  
SUFFOLK COUNTY, NEW YORK**

F: 12/27/1946 MAP NO. 1517  
S.C.T.M. NO. 200-983.10-2-10  
AREA = 7,812.5 SQ. FT.

GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE. UNDERGROUND UTILITIES  
EASEMENTS NOT SHOWN AND UTILITY POLE LOCATIONS ARE NOT GUARANTEED.  
THE OFFSET DIMENSION SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES  
ARE FOR SPECIFIC PURPOSE AND USE, THEREFORE ARE NOT INTENDED TO GUIDE THE  
ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS, PLANTING AREAS,  
ADDITION TO BUILDINGS AND OTHER CONSTRUCTION. THE EXISTENCE OF RIGHT  
OF WAYS, WETLANDS AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN  
ARE NOT GUARANTEED  
UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF  
SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP  
NOT BEARING THE LAND SURVEYORS SIGNATURE AND RED INK OR EMBOSSED SEAL SHALL  
NOT BE CONSIDERED A TRUE VALID COPY.  
ALL LOCATIONS OF AND DISTANCES TO WELLS AND CESSPOOLS ARE BY LOCATIONS  
FROM HOMEOWNERS, FIELD OBSERVATIONS AND/OR INFORMATION OBTAINED FROM  
OTHERS. SINCE MOST ARE NOT VISIBLE THESE LOCATIONS AND DIMENSIONS CANNOT  
BE CERTIFIED.

**GRAND VIEW DRIVE**



**WESTMINSTER DRIVE**

(50' WIDE)

**PAT T. SECCAFICO**  
PROFESSIONAL LAND SURVEYOR, P.C.  
- SUCCESSOR TO -  
DONALD TASE, L.S.  
RICHARD WILHELM AND ASSOCIATES  
NORTHSTAR SURVEYING, P.C.  
PAUL T. CANALIZO, L.S., ROBERT A. KART, L.S.  
GOOD GROUND SURVEYORS, P.C.

328A Main Street  
Center Moriches, NY 11934  
Phone: (631) 878-0120  
Fax: (631) 878-7190  
Hampton Atrium Unit D-4  
186 W. Montauk Highway  
Hampton Bays, NY 11946  
Phone: (631) 728-5330  
Fax: (631) 728-6707

*Pat T. Seccafico*

FILE NO. T60242 SCALE: 1" = 20' DATE: 11/19/2012

N.Y.S. LIC. NO. 049287  
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# Account Balance

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Account Balance

Town	Street Name	Street Number
SHIRLEY	WESTMINSTER DR	19

Search

Clear

Enter Tax Map #: (19 Digits)

Search

Clear

Account Number	Account Name	Street	Town	Zip	Balance	Tax Map #
3000812983	JAMES VIVNIE	19 WESTMINSTER DR	SHIRLEY	11967-4224	95.54	0200983100200010000

Public Authorities Law Section 1078-f provides that water charges of the Suffolk County Water Authority (SCWA) are a lien on the real property where the water services were provided. Any water charges in arrears for more than 90 days may appear on the next real property tax bill for the property. The above amount represents the unpaid water charges for the identified SCWA account number at the subject premises as of the date of your inquiry. This figure may not include the final bill for water charges for this account. It may take several weeks to generate a final bill when an account is finalized. Therefore, a purchaser of this property should have money held in escrow at closing until the seller provides evidence of a paid final water bill for this account. Following is the billing history over the last year for this account which may be useful in establishing an appropriate escrow amount at closing.