



## Property Information      Request Information      Update Information

File#:	BS-X01693-9048139155	Requested Date:	07/17/2024	Update Requested:
Owner:	MARTIN GARCIA	Branch:		Requested By:
Address 1:	22 BARBARA DR	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	FARMINGDALE, NY	# of Parcel(s):	1	

## Notes

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

Collector: Town of Oyster  
Payable Address: 54 Audrey Avenue Oyster Bay, NY 11771  
Business# (516) 624-6318

**PERMITS**      Per Town of Oyster Building Department there is an Open Permit on this property.

Permit# P2401-0340  
Permit Type: Building Permit

Collector: Town of Oyster  
Payable Address: 54 Audrey Avenue Oyster Bay, NY 11771  
Business# (516) 624-6318

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

Collector: Town of Oyster  
Payable Address: 54 Audrey Avenue Oyster Bay, NY 11771  
Business# (516) 624-6318

**DEMOLITION**      NO

**UTILITIES**      Water  
Account #: N/A  
Payment Status: N/A  
Status: Pvt & Non-Lienable  
Amount: N/A  
Good Thru: N/A  
Account Active: Yes  
Collector: South Farmingdale Water District  
Payable: 40 Langdon Rd, Farmingdale, NY 11735  
Business # (516) 249-3330

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED.

Sewer & Garbage:  
Sewer & Garbage bills are included in the real estate property taxes.



# Land Records Viewer

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(/getphoto.php?img=IMG\_0766.JPG&id=53193++00190)

**Address:** 22 BARBARA DR. FARMINGDALE, 11735

**Village:** N/A

**School:** Farmingdale - 22

**Town:** Oyster Bay

For translation services of all documents, please contact LanguageLine Solutions at 1-800-752-6096 (tel:+1-800-752-6096) / [www.languageline.com](http://www.languageline.com) (<https://www.languageline.com>)

**Section:** 53  
**Block:** 193  
**Lot:** 19  
**Condo:**  
**Unit:**

Values	General and School Taxes	Open and Paid Taxes Info	Property Description
Recent Sales	My Nassau Info	Tax Class 1 Res Prognose (2021 Only)	
<b>Values Used for This Class 1 Property</b>		<b>2026 - School ('25-26) and County/Town '26'</b>	
Fair Market Values	<b>\$452,052</b>		
Effective Market Value	<b>\$452,052</b>		
Level of Assessment (% of Market Value)	.1%		
Assessed Value	452		
Tax Roll Status	Tentative as of 1/2/24		
Taxable Status Date	January 2, 2024		
The Assessed Value for Class I residential properties (excluding new construction and renovations) cannot be increase			
Note: Fair Market Value is the value determined by the Department of Assessment, which reflects the amount of mone			
View Appeals Process	ARC ( <a href="https://www.nassaucountyny.gov/2207/How-to-Appeal-Your-Assess">https://www.nassaucountyny.gov/2207/How-to-Appeal-Your-Assess</a> )		
View Value Changes To Current, Prior or Tentative Assessment Roll ( <a href="/getappeals.php?id=53193++00190">/getappeals.php?id=53193++00190</a> )			

Subject: FW: Message from "RNP58387941910A"

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Attached is an open permit, there are no open code violations and no scheduled demolitions.

22 barbara dr farmingdale

-----Original Message-----

From: PlanZoningRicoH@oysterbay-ny.gov <PlanZoningRicoH@oysterbay-ny.gov>

Sent: Monday, August 5, 2024 1:52 PM

To: James Suozzi <jsuozzi@oysterbay-ny.gov>

Subject: Message from "RNP58387941910A"

CAUTION: This email originated from outside of our organization! Do not click links, open attachments or reply, unless you recognize the sender's email address and know the content is safe!

This E-mail was sent from "RNP58387941910A" (MP 6503).

Scan Date: 08.05.2024 13:51:49 (-0400)

Queries to: PlanZoningRicoH@oysterbay-ny.gov

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# Building Permit

P2401-0340

**Town of Oyster Bay**  
**Department of Planning and Development**  
**Phone 516-624-6200**



**74 Audrey Avenue**  
**Town Hall, Oyster Bay, NY 11771**  
**Fax 516-624-6240**

School District	Section/Block/Lot	Zone	Application No.	ZBA Number	ZBA Date	Receipt No.
FARMINGDALE	53-193-19	R1-7				BLD8965

Permittee	MOMENTUM SOLAR (ALEX SHEIKH) 45 FAIRCHILD AVENUE PLAINVIEW NY 11803 (516)218-5824	Contractor	MOMENTUM SOLAR (ALEX SHEIKH) 45 FAIRCHILD AVENUE PLAINVIEW NY 11803 (516)218-5824
Property Owner	MARTIN GARCIA 22 BARBARA DR FARMINGDALE NY 11735 (718)864-6091	Plumber	
		Electrician	ISLAND ELECTRIC CORP. 76 KERRIGAN STREET LONG BEACH NY 11561 (516)903-2008

<b>Address of Actual Construction</b>	
22 BARBARA DR FARMINGDALE NY 11735	Tenant
Permission Granted for the INSTALLATION OF	Estimated Cost of Construction \$0.00

Proposed installation of TWENTY (20) roof mounted solar panels as per plan prepared by MINA MAKAR, P.E dated 1/16/24. ALL WORK TO COMPLY WITH TOB APPROVED PLANS DATED 1/29/24. MUST COMPLY WITH R324 OF THE NYS BUILDING CODE.

**ZONING REVIEW: ONE FAMILY DWELLING** Prior to the issuance of the Certificate of Completion the following documents must be submitted to the Building Division;

- \* An original signed, stamped and seal, Engineers/Architects "Certification of Installation" stating that the solar panel installation has been completed in accordance with the Town approved plans and the requirements of the New York State uniform Code including the Uniform Code Supplement A
- \* Post installation photos of solar panels and photos of all warning labels associated with the photovoltaic installation
- \* An original Electrical Certificate of Approval from a Town approved electrical inspection

This Permit has been issued specifically for the construction or maintenance of the improvement listed herein. The issuance of this Permit shall not be deemed to be an acknowledgement by the Town of Oyster Bay as to the legality of any other improvements to the subject premises. It is specifically understood that the issuance of a Certificate of Occupancy by the Town of Oyster Bay for the improvement listed herein shall be conditioned upon the issuance of a Building Permit and Certificate of Occupancy for any and all other improvements to the subject premises.

A certificate from an approved Electrical Inspection Co. is to be placed on file prior to issuance of a Certificate of Occupancy/Approval/Completion

Located On	Side Of	Feet	Of	Post Office
	BARBARA DRIVE	0 FT	PAULA DRIVE	

DESCRIPTION	FEE	PAID	BALANCE
CERTIFICATE FEES	\$35.00	\$35.00	\$0.00
SOLAR FEES	\$315.00	\$315.00	\$0.00
<b>FEE TOTALS</b>	<b>\$350.00</b>	<b>\$350.00</b>	<b>\$0.00</b>
<b>TOTAL PAID AFTER APPLICATION FEE IF APPLIED:</b>	<b>\$250.00</b>		

<p>Occupancy of this new building or addition or alteration prior to the issuance of a Certificate of Occupancy will be considered a violation of the Code of the Town of Oyster Bay. Prompt notification by the various contractors for inspection of their various parts of the work will avoid delay in the issuance of the Certificate of Occupancy. Permit and approved plans must be posted on the job site, visible to public inspection, until completion of the work and inspections.</p>	<p>Changes regardless of size from the stamped approval plans must be submitted to the Department of Planning and Development and approved before changes are made. Approved plans must be retained on the job and available to inspection at all times.</p>
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### INSPECTIONS

There are numerous inspection requirements that vary according to the type of structure built or maintained. Some but not all of the required inspections follow:

**BUILDING INSPECTIONS:**

- \*Demolition Inspections – Check with Building Division.
- \*Concrete Certifications.
- \*Soil Conditions – before footings and foundations are poured.
- \*Forms for footings, keyways and foundations including rebar.
- \*Waterproofing, membrane and insulating
- \*Foundations and/or slabs.
- \*Framing – wood or steel before mechanicals.
- \*Framing after mechanicals and before insulating.
- \*Insulation inspection – before closing.
- \*Rough enclosed.
- \*Final Inspection(s).

**PLUMBING INSPECTIONS:**

- \*Underground plumbing – before backfilling.
- \*Rough plumbing – before closed up and ready for test.
- \*Final inspection when all fixtures are set.
- \*Sewer connection – spur tie-in.
- \*Sanitary systems. (Excavation/Construction).
- \*Installation or replacement of burners. (oil, gas, electric).
- \*All Tanks – inground or above. (Check with Building Division for required testing and in Testing and inspections).
- \*Pressure tests are required for any natural or propane gas installation, Alteration or replacement
- \*Hydrostatic pressure testing must be witnessed by a plumbing inspector for all fire sprinkler systems.