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Village of Ocean Beach
New York

BAYFRONT AREA

COMPREHENSIVE DEVELOPMENT PLAN

U.S. DEPARTMENT OF COMMERCE NOAA
COASTAL SERVICES CENTER
2234 SOUTH HOBSON AVENUE
CHARLESTON, SC 29405-2413

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I.
SOCIO-ECONOMIC BACKGROUND

Historic Perspective

Prior to 1878 all of Fire Island, from Fire Island Inlet to Long Cove, was owned as one undivided tract by many owners. In 1878, a partition action resulted in the tract being divided among the various owners in proportion to their previous undivided interests. (1)

Wilmot M. Smith became the owner of one tract. His family subdivided it under the name of "Stay-A-While Beach Estates" in 1912. It was that portion of Ocean Beach which is along Ocean, Wilmot and Surf Roads.

A second tract was acquired by John A. Wilbur in 1908. He likewise subdivided his tract into approximately 1,000 lots. That development was called "Ocean Beach".

In 1921, these two tracts were incorporated as the Village of Ocean Beach. At that time, the President of the Corporation was the executive officer. This title was later changed to Mayor.

Prior to 1921 the area which was to become the Village of Ocean Beach was established as a sewer district in the Town of Islip. The sewage disposal system installed at that time was the only one on Long Island east of Jamaica. In recent years the system has been

(1) Ocean Beach Bicentennial Handbook and Directory, The Mayor's Bicentennial Committee, 1976, page 9

upgraded and tertiary treatment provided for the effluent. It is now one of the most advanced systems on Long Island.

The Village water supply system was also originated before incorporation. John A. Wilbur built the first water storage tank and distribution system in 1915. Although this system has also been upgraded, studies are conducted from time to time to identify the need for further improvements. The water source is an artesian well which is over 400 feet deep. The water quality is soft and excellent.

At the heart of any successful community is its people. Ocean Beach is no exception. For over 35 years the Ocean Beach Association has been actively holding forums to discuss Village concerns and how Village officials plan to address them. The Association's basic goal is to maintain the character and ambiance of life in the Village. (2)

Population Growth and Characteristics

The population of Ocean Beach varies considerably according to the time of the year since it is primarily a summer vacation and resort area. As the figures below show, the U. S. Census reports that the small year round population remained stable between 1960 and 1970, but the revised 1980 preliminary figures show a substantial increase:

1960 U. S. Census	111
1970	109
1980 (prelim.)	163

(2) Ibid, page 15

In the summer the daytime population mushrooms to between 5,000 and 8,000 people depending on the day of the week and the month. Of this daytime total, 50 percent are residents, either owning or renting houses in the Village. The remaining 50 percent are day visitors.

The low level of year round population may be attributable to the probability that few people are interested in isolated residential areas such as those at Ocean Beach. In additional to isolation, most commercial activities in the Village are closed in the winter. As a result, winter residents have a logistical problem in obtaining supplies for their households. This latter factor is becoming more evident as the stores begin to need more potential purchases to warrant remaining open year round.

Other communities on the barrier beach have been encouraging year round residency recently by providing public services throughout the year. This has made them more attractive in the "off" season.

Projection of future population is difficult for an isolated seasonal community like the Village of Ocean Beach. Although there is almost no vacant land, the number of housing units has had a modest increase, from 541 in 1960 to 557 in 1980. Most of these housing units are not winterized. In 1976 the Nassau-Suffolk Regional Planning Board prepared a land capacity analysis which included the Village. (3) They recorded 40 occupied year round housing units and one vacant one in 1970. At that time, there were 463

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(3) 208 Areawide Waste Treatment Management, Population Estimates and Projections 1975-1995 Report, Nassau-Suffolk Regional Planning Board, November 1976, page 26

seasonal units. By 1975, after factoring in 35 available lots, they concluded that there was a potential for 561 housing units. As already noted by 1980 there were 557 housing units in the Village. This makes it apparent that the increase in the number of housing units will be nominal unless there is a change of zoning regulations or zoning use variances are granted. However, it does not mean that year round population is limited nor does it mean that summer resident population has peaked.

It is not estimated that year round population will have any dramatic increase. However, assuming that summer rentals market continues or grows in volume and that the two person per bedroom standard of the Zoning Ordiance is maintained, summer resident population could still continue to grow. It would result from the construction of additional bedrooms on existing housing units where adequate lot area is available. The degree to which this might occur is highly speculative but, if it was assumed that one bedroom was added to 25 percent of the 561 existing and potential housing units, the summer resident population could conceivably increase by 280 persons. The result would be a summer resident population ranging between an estimated 3,280 and 5,080 persons, for an increase of 9.3 and 5.8 percent, respectively, on the estimated range.

Economic Profile

The economic characteristic of Ocean Beach is that of a middle to upper income seasonal-residential community. The fact that the selling price of a house in the Village today generally starts at $80,000 reflects this income level. Further, residents must pay

higher prices for retail purchases and for the services usually associated with seasonal vacation areas.

The Village offers a wide array of commercial services to its residents during the summer months. Convenience shopping accounts for 38.5 percent of all commercial establishments and provides such commodities as groceries, drugs, fishing supplies, liquor, etc.

Recreational establishments account for 36.5 percent. These include public eating places and movies.

Service and repair businesses are the remaining 25 percent. They offer such services as real estate, electrical contracting, appliance repair, banking etc.

Rooms and apartments are also available for the transient residents.

Most of these economic activities take place within the Bay Front Area. This Bay Front Area serves the many thousand of day-trip visitors and along with the Ferry Terminal serves as the welcoming point for them. Its facilities described herein are of the utmost importance to both the day-trip visitors and the community's residents.

II.
PHYSICAL AND ENVIRONMENTAL CHARACTERISTICS

Barrier Beach: General Character and Topgraphy

The general character of Ocean Beach is similar to that of all of the Fire Island barrier beach. The land between the ocean and the bay is essentially level at an elevation of at approximately three feet above the mean high water level of Great South Bay, except for the dune line along the ocean. The native vegetation includes tall dune grasses and small shrubs. There are also some small landscaped areas within the various communities along the beach.

There is little information available from the borings about the geology or the mineral resources. It is apparent that there are no known commercial mineral deposits present.

Adjacent Waters

According to the coastal geodetic map, a portion of which is reproduced as Map 1, the average depth of adjacent waters in Great South Bay ranges from two to five feet with the exception of two narrow channels. The East Channel, with an average depth of ten to twelve feet, swings northward from Ocean Beach along a buoyed course toward the center of Great South Bay and then turns to east on a straight course to Patchogue. Range Channel has an average depth of

between six and eight feet and runs north from Ocean Beach into North Channel.

The mean tidal range for this area is approximately two feet.

The subject site is shown on Flood Hazard Boundary Map H-01 as an "area of special flood hazards" and is described as having a base flood elevation of five feet about mean sea level. Tropical storms and hurricanes have an important impact on specific flood conditions.

Climate

The climatic conditions of the study area are similar to those of all Fire Island - ideally suited for summer outdoor recreation. It is characterised as a temperate maritime climate, moderated by the influence of the ocean and bay with a mean annual termperature of 50 degrees Fahrenheit. Annual precipitation averages 45 inches, evenly distributed throughout the year. The mean annual wind speed is 13 mph, with onshore winds occuring during the spring and summer months. During the winter months, structures may experience ice damage particularly during winter storms and hurricanes.

III.
EXISTING LAND USE

The Village of Ocean Beach has a total land area of approximately 90 acres. Most of this is devoted to residential land use. The Bayfront Area, which is the subject of this Comprehensive Development Plan, encompasses less than 10 percent of the total Village land use. It encompasses almost all the commercial land uses as well as Village government offices, the ferry terminal, which is the principal means of access to the Village for passengers and freight, and most of the Village recreation facilities. See Map 2.

A system of walks generally laid out in a grid pattern provide for both pedestrian and service vehicle circulation through the Village. They vary from eight to 22 feet in width. Bay Walk, together with Delivery Lane, is the east-west access way through the Bay Front Area. Ocean Road, Bungalow Walk, Cottage Walk, Denhoff Walk, Bayberry Walk and Ocean Breeze Walk provide north-south access through the Village from the Bay Front Area to the Atlantic Ocean Beach. The Village Green, located in front of the Community House and extending east to Denhoff Walk, the various recreation facilities and the Ferry Terminal are the principal open spaces in the Study Area.

The Bayfront Area has a 1,050 foot waterfront on Great South Bay.

A public boardwalk extends along approximately 670 feet of this frontage starting from Ocean Road on the east side of Windswept to Cottage Walk. From this point east, for a distance of 138 feet up to Denhoff Walk, there is no boardwalk. From Denhoff Walk to Ocean Breeze Walk at the east end of the ferry basin there is a complex of public boardwalk, marina, tennis court and ferry terminal area.

In addition to the ferry basin and the small marina, on the bay side of the waterfront bulkhead there is also a large marina, a bathing beach, and a sun fish landing. On the land side and immediately adjacent to the waterfront and boardwalk areas, there is the ferry terminal, wagon park/tennis court area, the Village office, Post Office, the Community House and playground, a strip of public open sand area, and Windswept Youth Center for adolescents.

The Community House is the most significant of the Village facilities. It is an all purpose community activity center with a main hall, which seats approximately 400 persons for movie or stage performances, as well as a porch on the bay side with access to the playground, the Village Justic Court, a small manager's office and restrooms. It serves both young people and adults in terms of meeting, recreation, exhibit and public function activities.

Commercial land uses occupy 315 feet, or 9.7 percent, of the walk frontage in the Study Area. Village facilities and open space account for 2,650 feet, or 82.2 percent, while residential use and vacant land are along 200 and 60 feet of the walks respectively, or 6.2 percent and 1.9 percent. In many instances there are residential apartments over the commercial first floor uses. In projecting the

future there is a potential increase in commercial land use through conversion of purely residential properties and development of the vacant land. The total potential increase in frontage is 260 feet, or 8.1 percent.

Map 3 shows the ownership and extent of properties adjacent to the bayfront and whether they are owned by the Village of Ocean Beach or private parties.

In summary, the Bayfront Area is the Village center of public activities and the gateway to the rest of the Village of Ocean Beach.

IV.
PLANNING AND ZONING

Long Island Regional Planning Board

In 1970 the Nassau-Suffolk Regional Planning Board, which was to become the Long Island Regional Planning Board, adopted its Comprehensive Development Plan. It was designed to establish regional planning goals and objectives for the two-county area as well as general guidelines for future planning.

Although this plan did not provide detailed comment on the barrier beach or the ocean beach, it did emphasize protection of the environmentally significant areas such as the shorefront, bays and estuaries as a factor in maintaining the ecological balance on Long Island.

The Land Use Plan designates the Village of Ocean Beach as a residential community of intermediate density.

The Long Island Regional Planning Board has an ongoing planning process designed to further detail its various concerns and also to eventually revise the Comprehensive Development Plan where appropriate. One major element of its program was the recently published Long Island Comprehensive Waste Treatment Management Plan.

Fire Island National Seashore

After establishing the Fire Island National Seashore, the Department of Interior adopted a Management Plan, The Village of Ocean Beach has amended its Zoning Ordinace to conform with that Plan. The DD Dune District along the Village's Atlantic Ocean Beach reflects the Seashore's concern for protecting the dune area.

Town of Islip

Although the Village is within the Town of Islip, it is not within the planning and zoning jurisdiction of the Town. Nevertheless, the Town and Village share common concerns about the barrier beach and the bays. As a result they do consult and cooperate with each other on pertinent matters.

Village of Ocean Beach

In a development sense the Village of Ocean Beach has been a planned community for many years. The first comprehensive Zoning Ordinance was adopted in 1921. In 1978 a Zoning Local Law was adopted updating the ordinance based on the current comprehensive planning criteria. As noted above, this law did conform with the First Island National Seashore Management Plan.

This Zoning Local Law is designed to lessen congestion on walks, prevent overcrowding of land, secure public peace and quiet, and in general to maintain the quality of the Village as a summer retreat.

Most of the Village is a Residence R-4 District which is basically a single family residence district requiring a minimum 4,000 square foot lot area for each dwelling. The Study Area is in the Business District.

The Zoning Ordinance and Map are the comprehensive plan for the Village's future. As an indication of the intended character of the Village in the future, it should be noted that additional apartments, eating and drinking establishments, discotheques, boarding houses and commercial recreation businesses are prohibited in the Business C District. These limitations are generally consistent with the limited capacity of the Village land area.

U. S. Army Corps of Engineers and NYS Department of Environmental Conservation

These two agencies are responsible for regulating land use along the water's edge and on the water bodies. As a result any proposed public or private improvement on the water's edge requires their approval. For example, dredging and new bulkheading should have such approval.

The U. S. Army Corps of Engineers is also responsible for dredging and construction work needed to accomplish projects related to harbor development as well as dredging channels. Aside from changes in the existing bulkheading, there are no significant such improvements proposed for the Ocean Beach bayfront.

V.
ARCHITECTURAL EVALUATION

General Evaluation

As already noted in the Historic Perspective, development in Ocean Beach started at about the turn-of-the-century. To a substantial degree the general architectural character of the Bayfront Area until relatively recent times reflected a summer colony style of the early 1900's through the 1930's. Clapboard and wood shingles were the principal wall surface and roof materials. Although many of the houses were one or one-and-one-half story structures, several of the commercial structures are two-story structures providing for apartments over commercial uses.

In recent years, a more contemporary architectural version of these rather low-key designs has appeared. With it a somewhat greater variety of color and more intensive hues have been employed. This has been particularly evident in the commercial properties associated with the Bayfront Area.

With reference to signs and commercial advertising, the impact of these devices is minimal. It may be that the slow paced foot traffic has made it unnecessary to compete on the basis of the large, eye-catching, garish signs so often found in highway commercial areas. Another factor may well be the limited scale of both the Village population and its commercial area. Further, the Zoning Ordinance prohibits new electrical signs and limits the size of other new commercial signs.

There is evidence, however, in the variety of even the small signs that the potential for a change in character does exist. Fortunately, the Mayor and the Village Board of Trustees, and the Planning Board and Building Inspector, are sensitive to this potential. As a result their efforts serve to moderate any such tendency. To date it has not been policy to coordinate sign designs in the interest of achieving a particular style or motif for the commercial area. This reflects the very low-key beach community character of the Village of Ocean Beach.

Building conditions in the Study Area are generally good. Some buildings are in need of maintenance but none have suffered a degree of deterioration that would classify them as hazardous structures or unrestorable. In fact, consideral rehabilitation work has been undertaken on commercial structures in addition to structural additions.

Public Areas

The Bayfront Area contains four of the most significant public open areas in the Village: The Village Green, the Community House playground, the bayfront, and the Ferry Basin. They provide the environmental settings in which three of the most frequented structures of the Village are located: The Community House, the Village Office/Post Office, and the Ferry Terminal.

In addition the walks and lanes in the Study Area are focal points of much of the resident and visitor pedestrian traffic.

Inspection of old photographs and observation of the present conditions indicate that the Village has gradually modified these public areas over the years, changing from relatively high maintenance grass and flower bed landscaping to lower maintenance grass, shrub and tree land-

scaping. It is generally in good condition and includes some outstanding plantings as a result of volunteer efforts and donations. However, as often happens with older such plantings, there is evidence that the shrubs and trees in particular, are becoming overgrown and in some cases scraggly. The necessary corrective action would not represent a major program.

Public open spaces along the bayfront behind the bulkhead and boardwalk, are usually left in their natural state - beach sand. This includes the Community House playground.

The plain concrete sidewalks, which are typical throughout the Village, are in good condition. This comes about through a regular replacement program for those panels which become seriously cracked or otherwise damaged during the course of the year. Boardwalks are also in good condition and are the subject of a similar maintenance program.

Along the walkways there are street lights, signs, waste receptacles, occasional railings and other decorative and utilitarian features. It is apparent that many of the more repetitive elements among these walkway furnishings have been added at intervals over the years without reference to any established design. This suggests a missed opportunity for a compatible low-key continuity of appearance through the Bayfront Area.

Architectural Features

The Community House is the most significant building in the Bayfront Area. It was designed in the long, one-and-one-half story, colonial clubhouse style of the early 1900's. However, in deference to the seaside location the interior was completely finished with a narrow beaded

wainscot-type of panelling. In this building's great hall, the simple detailing of the column supported balcony, which now serves as the projection booth, the large stone fireplace and simple door frames and moldings combine to make the interior of the Community House a particularly attractive space. The exterior has not fared so well. The original siding, assumed to be white clapboard, was covered with aluminum siding which unfortunately has not weathered well. The wood details, including the windows, are also in poor condition. The various porches, some apparently added over the years, are unattractive and generally detract from the character of the building. Leaks have developed in the roof. One, where the north porch joined the north main building wall, has been recently repaired. The only other such problem at this time is apparently in the dormer vent system. Although consideration was given to nominating this building to the National Registry of Landmarks, it was dropped because so much change had occurred that true restoration to its original design would be a very expensive project.

The Community House is unheated and has plumbing for bathrooms only. There is no kitchen. A small stage provides space for a movie screen. These shows among other things are an important source of community entertainment. The building is built on posts with a very limited open space under the first story floor.

Residential buildings in the area are in the character of the bungalow-style of the turn-of-the-century, or one of the 1920 pseudo colonial styles. In either case the outer materials frequently are weathered cedar shingle or white clapboard walls, cedar shingle roof,

double-hung windows and white wood trim. New roofs have resulted in a change to asphalt shingles, many in highly reflectant white, others in brown-red shades.

Older commercial buildings which have been renovated have designs ranging from very similar in character to the residences just noted to completely different styles. Some, in simple, more contemporary styles, continue to use natural wood finishes and cedar shingles with white trim. Among the restaurants this includes some nautical or waterfront decorative details. This group blends into the general architectural character of the area without much obvious disruption of character. Other restoration projects resulting in much more "trendy" designs have worked out reasonably well where their colors and detailing were in harmony with the early bungalow and 1920 styles.

A further detail on various properties is the use of naturally weathered railroad ties and other timber, treated lumber and split rail fences. These generally prove to be compatible with the traditional character of the Bayfront Area and the Village overall.

Perhaps one of the most impressive views of the land and development is that seen from the ferry as it enters the Ferry Basin. In addition to an orderly, clean dock area through the 180° field of vision ahead in the middle ground, the buildings beyond create a backdrop which is a reminder of some of the old world port cities and their inner harbors. Divergent styles in this area would tend to diminish the quality of any such attractive introduction into the Village.

An additional aspect of this entrance to the Village is the improvement which appears on either side of the Ferry Basin entrance. Passengers on the upper ferry deck would be particularly aware of this. At present on the east side is the unfinished east jetty. On the west there

is a newly constructed decking, the Memorial Light and the north end of the Ferry Terminal building. This is generally a clean area.

Conclusion

Overall the Bayfront Area has some diversity of style. However, some of these changes in style are designs which incorporate the predominant colors and materials of the more traditional Village buildings. This in most instances, may be considered to be consistent and compatible with the earlier buildings. Such new structures tend to reinforce the general style of the Village.

By contrast, new or renovated structures in incompatible styles and design materials tend to impair the overall visual quality of the views along Village walks. Concern must also be expressed for character of future signs and the potential for more consistent street furniture.

VI.

ASSESSMENT OF NEEDS AND PRIORITIES

Procedure For Obtaining Views and Comments

The Village Board of Trustees set out to obtain views and comments early in the process. It started with public hearings on preliminary bayfront improvement plans. The Board established citizen committees for each major area of concern (e.g., playground/swimming area; the Community House; tennis courts/wagon park/marina, and the ferry terminal.

Each committee reported the results of their study to the Planning Board which in turn evaluated the ideas and presented their thinking to the Board of Trustees. The committees continue to be active and consulted and will be in the future, on particular questions which develop in the course of plan and construction of the projected improvements.

As a result of this process preliminary agreement on the desired program goals was reached in December, 1980. These were transmitted to the consultants and discussed at a meeting on January 13th.

As the work on the Comprehensive Development Plan and Capital Improvement Program progressed the consultants issued frequent memoranda on unsettled elements of the program so that they could be resolved

through feedback.

This process has served its purpose well.

Itemized Condition of All Public Facilities

The following itemized list describes the condition of the public facilities within the Study Area. It has been prepared on the basis of discussions with Village officials and its consultants as well as reports to the Village.

Walkways, Docks and Bulkheading: The present ferry basin and passenger terminal, originally constructed more than 30 years ago, was designed for smaller, less powerful vessels and significantly less passenger traffic volume. Some of the obvious deficiencies in the terminal and ferry basin that have developed include:

1. Extensive siltation has occurred with the basin causing problems in maneuvering the larger vessels especially during low tide.
2. Many of the fender piles are in need of replacement while additional piles should be installed.
3. The bulkheading on the west wall of the basin structure needs significant rehabilitiation.
4. Much of the fill under the decking and on the western jetty portion has experienced extensive erosion.
5. Facilities are needed to accommodate and control the crowds since passengers waiting to embark frequently form extensive queues that conflict with other passengers seeking to debark from the arriving ships.

6. Additional amenities, such as lighting, fencing, signing, furbishing an indoor waiting room, are needed.

7. The need for a supplementary passenger pier should be explored. During peak periods extensive delays often occur as the result of the ships being manuevered to gain access to the single passenger pier. This could appropriately be considered in connection with a solid waste pier.

With reference to the Village marinas, which have had minimal maintenance work, they remain in generally good condition. The Superintendent of Public Works undertakes part of this work while the remainder is handled by a marine contractor.

Water and Sewer Lines: The Village water supply system is in need of refurbishment. The water tower has recently been renovated, with proper maintenance, it should last for another 30 years. However, the water pipes do not deliver necessary flow throughout the Village with the result that the fire hydrants are in many cases inoperative and/or unable to deliver sufficient pressure.

Sewer Treatment Plant: The sewer treatment plant improvement is almost complete. The outfall sewer line has been completed and

there are only minor items that need to be added to the sewer plant for its total completion. The ultimate cost to the Village for the entire plant will be approximately $350,000. Long term bonds will be issued to finance this project.

The Community House: The Community House, while basically structurally sound, is also in need of repair. The aluminum siding which is already falling off in many places, is not only inappropriate aesthetically, it also tends to retain moisture in the structure that will eventually cause problems. The electric wiring in the building is outdated. Doors and windows are in need of repair or replacement. The water service pipe to the Community House has very little cover and as a result may have to be buried deeper if it is to be used during the winter months. Although this structure is not winterized at this time consideration will be given to winterizing a portion on the east end for use of winter residents.

Community House Playground: Equipment in the playground is old and has deteriorated. Some pieces can be rehabilitated, others will need to be replaced. Appropriate new equipment is to be ordered.

Swimming Area: The swimming beach has become too shallow for diving and inadequate for swimming. This condition is the result of erosion. The shape of the beach sand area also reflects this condition.

Tennis Courts: The one existing tennis court is on an east-west axis. Analysis indicated that it would be possible to accommodate two tennis courts and an additional court for other games by adjusting the bulkhead and shifting to the north-south access. As a result it is proposed to take advantage of the potential increase in land area and facility.

Village Office: The Village Office is on the ground floor of the same building as the U. S. Post Office. Some consideration has been given

to increasing the first floor area to the north.

Open Space: The walks through the Study Area have been well maintained over the years but the public spaces in general lack some sense of a unified design element. In addition, some of the older plantings tend to be overgrown and thin.

VII
THE COMPREHENSIVE DEVELOPMENT PLAN

Planning Goal

In view of the potential adverse impacts on the Village's Ocean Beach, as the result of offshore accidents related to the petroleum industry and other forms of pollution, the Bayfront Area Comprehensive Development Plan seeks to maximize its recreation and community resources on the bay frontage. This Plan emphasizes the development of a continuous boardwalk along the water's edge in the Village's community center area and the coordinated planning of new and renovated existing facilities to achieve its planning goal.

Future Land Use

The general character of the projected area development is shown on the Future Land Use, Map 4. This portion of the Plan does not suggest any major departure from the general pattern of existing land use, except in so far as it shows the boardwalk along the water's edge connected across the block between Cottage Walk and Denhoff Walk and a potential park area just north of the Village Office.

Modification of the existing facilities as shown in the Plan include the expanded bayside swimming area and the reoriented and enlarged tennis court area made possible by a proposed change in the shape of the small marina. It should be noted that the decrease in the small marina's water

area will not decrease its capacity. In the vicinity of the Ferry Basin entrance, just north of the Ferry Terminal, some consideration has been given to a new solid waste transfer pier which might also be used on occasion for emergency ferry passenger embarkations.

The following sections briefly describe the more detailed project plans and refer to the appropriate reduced scale drawings found at the end of this report.

Bayside Swimming Area: This project would increase the area by extending the line of net poles out to the north side of the large marina. In addition, maintenance dredging of the bottom would increase the depth of the water area sufficient for diving and competitive swimming. The spoil would be used to reshape the beach area and to make the Sunfish Landing Area shallower near the bulkhead so that it will be safer for the children using it.

Wading Pool: A Wading Pool is envisioned as a part of this Plan, although construction of the project has been temporarily put in abeyance for further study. The site proposed is near the Bayside Swimming Area beach, at the west end of the Community House Playground.

Community House: Several modifications of the Community House are proposed:

1. The North Porch, as shown in elevation on Drawing 1, is to be enclosed with large double-hung window areas. The partial plan shows preliminary designs for a combined Kitchen and a small Theater Manager's office (later moved to enlarge the Kitchen), and new entrance steps and an access ramp.

The North Porch was further developed in plan and detail on Drawing 2. It shows the expanded Kitchen on the east end of the Porch and a Stage Storage Area and Equipment Storage Area for the youth activities on the west end. Further, this drawing details the entrance platforms and steps and their coordination with the proposed Board Walkway across the outside of the porch (Also see Drawing 9).

2. The Community House south elevation was the subject of two early alternate design studies, A and B, Drawings 3 and 4, showing the relationship between the proposed refurbished central entrance and a new South Entrance located in the Plan between what was to become a new Lounge and the Multi-Purpose (Exhibition) Room.

3. The east end of the Community House plan was revised, Drawing 5, to create a proposed Lounge room, Theater Ticket Booth, Theater Manager's Office and other minor plan modifications as they relate to the revised North Porch, particularly the proposed Kitchen, the new South Entrance and the Multi-Purpose Room. It is intended that this east end area of the Community House will be winterized from the Lounge

through the Multi-Purpose Room.

Drawing 6 develops the east end plan further indicating a separate entrance design for the Multi-Purpose Room and a deck which makes it possible to partially view exhibits from the outside while the room is unattended. The elevation detail shows the relationship between this entrance and deck and the new South Entrance porch.

4. The plans for refurbishing the electrical system of the Community House are presented on Drawings 7 and 8. They include new services, panels, wiring, general lighting, emergency lighting, stage lighting and controls and provisions for smoke detector/fire alarms.

Community House Playground: The Playground Layout and Board Walkway, Drawing 9, is designed to utilize both new and existing equipment, featuring a major new multi-use climber. This scheme includes some equipment to be added at some future date as funds become available. Unlike the earlier concept which provided a separate play area for young children this plan reflects a recommendation by the Recreation Committee and a policy decision by the Village Board to integrate the age groups into a single all-purpose Playground. This drawing also shows the Board Walkway design along the south edge of the Playground at the remodelled North Porch.

A detail of the Playground fence (railing) seating design is shown on Drawing 10. It provides benches facing in alternate directions, towards

the Playground for those observing the play area activities and towards the Marina/Bayside Swimming Area for those interested in them. Seating is continued west of Bungalow Walk for those who want to be closer to the Bayside Swimming Area.

Sitting Area Park: Four schemes are presented for consideration and selection by the Village Board, Drawings 11, 12, 13 and 14. This area just north of the Village Offices is under consideration for passive games, conversation, resting and sunning. Each scheme allows space along the Village Office building wall in case an extension is found to be necessary.

Tennis Courts and Wagon Park: Early study of this activity area considered a proposed concept of the Wagon Park which stored wagons in a covered, two tier bin facility within an organized fenced-in area. See Drawing 15. The bin concept proved to require too much land area and as a result was dropped in favor of a post system used in a neighboring community. Drawing 16 demonstrates that the site could accommodate two Tennis Courts and a Flexible Court area appropriately fenced and lighted, as well as a Wagon Park in the same overall space. This project creates land area by extending the adjacent bulkhead into the Small Marina. The Flexible Court would provide an area for various alternate court games, including handball. Metered night lighting is provided.

Propane Storage Area: It is proposed to create an enclosure for the control and improved appearance of the necessary propane tanks stored on the East Jetty of the Ferry Basin. Drawing 17 shows one proposal in plan, elevation and detail of the cross sectional bracing. This unit would accommodate 35 tanks per bay. The proposed construction would be chain link fencing with a removable cedar sapling fence panel applied for a more attractive appearance. These panels would be removed in the winter

to minimize the impact of ice build-up from freezing spray. At this time the design is being reconsidered in terms of location and materials. Drawing 18 presents alternative studies of different configurations providing for fewer or more tanks as may be decided.

Overlook and Fishing Pier: It is proposed that the unfinished East Jetty be used as a prominent passive sitting area from which people could enjoy the sweeping view of Great South Bay and watch the ferry come and go. A pergola at the end would provide raised seating and with a canvas umbrella-like shelter overhead that could be removed after the summer season is over. The fishing area would be along the bulkhead facing the bay. A railing would be provided to lean on as well as adequate deck area.

Solid Waste Transfer Pier (Emergency Passenger Pier): All solid waste materials are transferred from the Village by boat. Drawing 20 shows a proposed Solid Waste Transfer Pier which is being considered to facilitate this operation. It is also considered that in emergency situations this pier might be used to embark passengers destined for the mainland.

Ferry Basin and Terminal: Rehabilitation of the Ferry Basin was the subject of an earlier study.[4] See Drawing 21. This work is being completed in stages as funds become available. According to reports by the ferry operators, and the marine contractor engaged on the ferry basin work, the Ferry Terminal is being undermined as the result of sand within the bulkheads eroding out and the outward leaning of the bulkhead itself. As a result in the course of reconstructing the adjacent bulkhead new fill will be placed in the dock and the building will be restablished on adequate bearing materials. Refurbishing of surface materials, primarily the shingled side walls, is also needed.

Further studies are underway to consider potential modification

(4) Engineering Report, East Boat Basin, Merritt H. Deutzman, P.E. (1979)

of the building to improve on queuing and crowd control for embarkation at peak hours on Sunday evenings in the Summer.

VIII
CAPITAL IMPROVEMENT PROGRAM

The Capital Improvement Program which follows is based on cost estimates for budget purposes derived from the detail development proposals set forth in Section VII, The Comprehensive Development Plan.

The project funds for the various improvements come from the Village of Ocean Beach and from such grant programs as the Coastal Energy Impact Program, the Land and Water Conservation Act and the Community Development Block Grant Program. The expenditure of these funds depends of course, on their continued availability.

The means for completing these public improvements include contract services and the Village work force. The latter category is also expected to include some volunteer labor projects. These will generally be short-term projects.

The priorities indicated in the Capital Improvement Program are based on the needs and the anticipated availability of funds. The specialized character of a beach community has suggested that the scheduling of projects be based on the Spring and Fall as potential active construction periods with lesser impact construction activities during the Summer.

Review of the potential sources of funding indicates that both the federal and state govenments are reducing their grant committments. In fact some of the programs once considered a potential are either no longer funded or have been eliminated entirely. As a result with the exception

of the projected three-year Community Development Block Grant Funds through the Town of Islip and a possible second Coastal Energy Impact Program Construction Grant, it seems apparent that the Village will either have to fund new projects out of the General Fund on a pay-as-you-go basis or issue bonds. It would be well to keep the concept of revenue bonds in mind if the opportunity to raise revenues through operating fees or possible franchise or lease arrangements became available.

Finally, the Village in the past has had very generous residents. They have responded to expressed needs where the cost was within the range of their discretionary resources.

The proposed Capital Improvement Program and prioritized schedule prepared from the cost estimates for the various projects is as follows:

Ocean Beach Bay Front Study Area
Comprehensive Development Plan

CAPITAL IMPROVEMENT PROGRAM

SPRING 1981

Contract Projects:

#1 - New swim area posts and netting	$3,625

Village Force Projects:

#2 - Start playground improvement - rehabilitate existing equipment and install major piece of new equipment (completion in Spring 1982)	$8,715
#3 - Start Community House porch reconstruction (completion in Fall 1981)	$24,500
#4 - New Community House entrance on south facade and related outside demolition (completion in Fall 1981)	$5,000
#5 - Boardwalk system construction and rehabilitation including railings, benches and ramps (as needed)	$600
Subtotal: Spring 1981	$41,840

SUMMER 1981

Village Force Projects:

#6 - Start Community House interior renovation and electrical and sound system remodelling (completion in Fall 1981)	$29,500
Subtotal: Summer 1981	$29,500

FALL 1981

Contract Projects:

#7	Swim area maintenance dredging to increase depth and safety in the sunfish launching area	$10,000
#8	Small marina/tennis court dredge; install new bulkhead and backfill	$34,700
#9	Construct propane tank fence and screen	$2,000

Village Force Projects:

#10	Sitting area landscape and benches (if approved)	$4,000
#11	Boardwalk and railing, both old and new, construct and rehabilitate, as needed, particularly at tennis court site, including benches	$15,300
#12	Start Community House winterization work (completion in Spring 1982)	$4,000
#13	Start Community House siding (completion in Spring 1982)	$35,000
Subtotal:	Fall 1981	$106,000

SPRING 1982

Contract Projects:

#14	Ferry basin bulkheads to be reconstructed and refaced, deck on west side to be replaced and fender piles to be installed (completion in Spring 1982)	$56,000
#15	Tennis courts and paved play court, prepare site and construct including new fencing and lighting	$60,000
#16	Terminal Area lighting (as necessary)	$2,160
#17	Wading pool installed (if funding is available)	$25,000

SPRING 1982 (continued)

Village Work Force:

#18	Wagon park and new textured paving in the vicinity	$8,400
#19	North End overlook constructed as a fisherman's pier as well as customary sight-seeing, including overlook pavillion, boardwalk and fishing rails, benches and trash receptacles, terminal lighting, if desired	$15,000
#20	Terminal building rehabilitation (e.g. siding and roofing) as needed, including signing in the terminal area, and re-furbishing of passenger and freight facilities (completion in Fall 1982)	$17,400
#21	Village Green landscape rehabilitation	$4,000
Subtotal:	Spring 1982	$187,960

SUMMER 1982

Contract Projects:

#22	Solid waste transfer pier constructed	$154,000
Subtotal:	Summer 1982	$154,000

FALL 1982

Contract Projects:

#23	Ferry basin maintenance dredged	$2,000
#24	Start potential rehabilitated sidewalks installation program as sidewalk maintenance/replacement over 10 year period	$12,000
Subtotal:	Fall 1982	$14,000
CAPITAL IMPROVEMENT PROGRAM TOTAL		$532,300

OTHER POTENTIAL PROJECTS - UNSCHEDULED/LONG TERM

A. Large marina bulkhead refacing and filling with spoils from maintenance dredging.

B. Small marina bulkhead refacing and filling with spoils from maintenance dredging.

C. Community House new ventilation system installed.

D. Boardwalk lighting installed.

E. Windswept (Youth Center) refurbished.

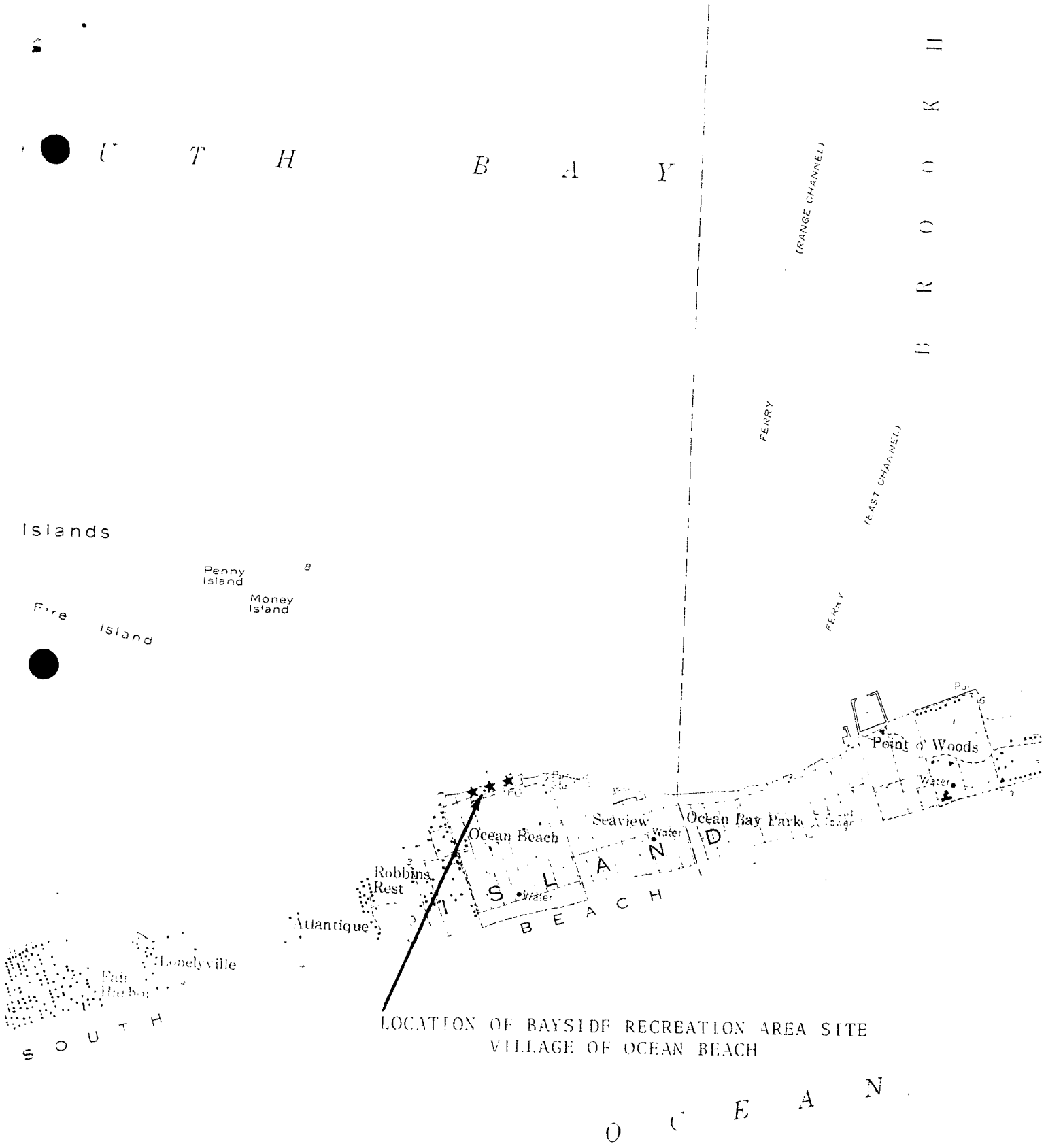
F. New street lighting and signs through the Study Area constructed (if desired).

IX.

ZONING ORDINANCE AMENDMENT

About one year ago Village officials completed a very thorough review of the Zoning Ordinance. This effort resulted in a general recodification with suitable perfecting amendments. This Ordinance integrated the concerns of the National Seashore as well as those of flood plain hazard protection.

On the basis of this specific survey and analysis, and plan two additional amendment subjects are recommended with reference to the Business C District. One is more specific control over signs, including their design and construction among other things. The other is the provision of a combined architectural and site plan design review procedure. This might incorporate an architectural review board and a reasonable specific set of design parameters that would seek to insure general compatibility of architectural elements, including signs. The objective would be to preserve the Village's low-key beach community character. Village building design, signage and street furniture would go a long way towards stimulating compatible private projects. With such stimulation, the full benefit of such an architectural and site plan review procedure may be more nearly achieved and the character of the community enhanced.



LOCATION OF BAYSIDE RECREATION AREA SITE
VILLAGE OF OCEAN BEACH

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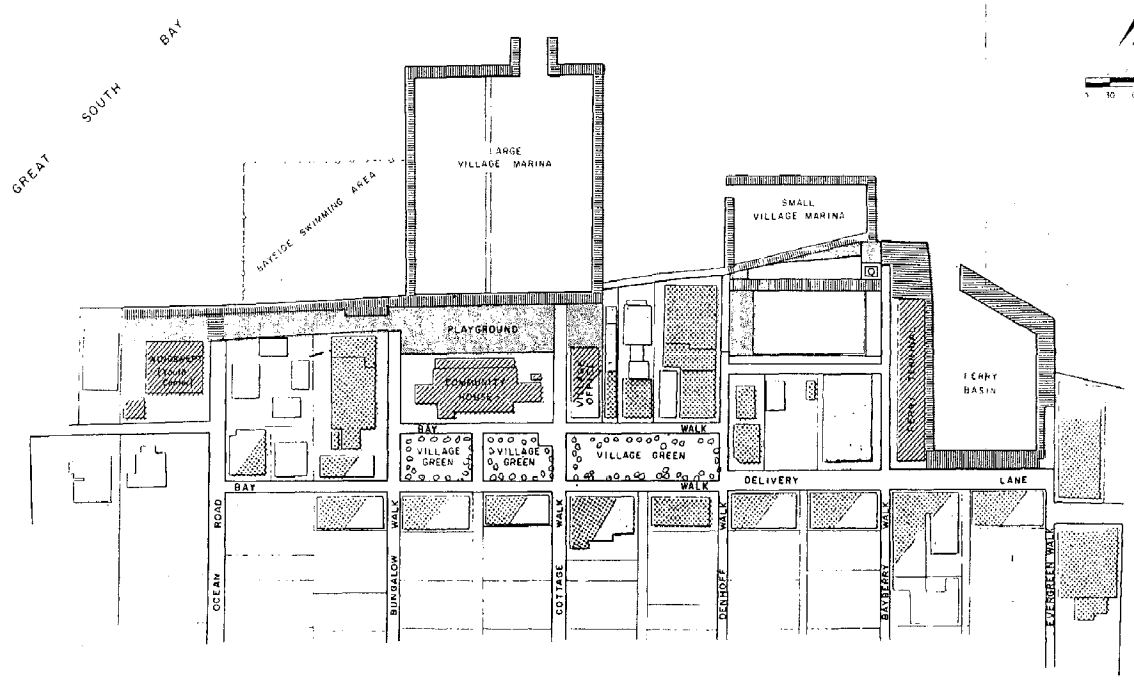
Federal Grant No. NA-79-AA-D-CZ03.

MAP I

VILLAGE OF OCEAN BEACH
NEW YORK

BAYFRONT AREA
COMPREHENSIVE DEVELOPMENT
PLAN

EXISTING LAND USE



LEGEND

- PUBLIC BUILDINGS
- COMMERCIAL BUILDINGS
- RESIDENTIAL BUILDINGS
- LANDSCAPING
- BOARDWALK DECKING
- SAND

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Federal Grant No. NA-79-AA-D-CZ054

MAP 2

3-13-81

Insert to Map 3
OWNERSHIP ASSIGNMENTS

Map No.	Block & Lot No.	Ownership	Improvements	Zoning District
1	1-67	Village	Windswept	R-4
2	2-1	"	Walkway between Ocean Road & Bungalow Walk	R-4
3	2-37	"	Walkway between Ocean Road & Bungalow Walk	C
4	2-38	"	Large Village Marina, Community House & Playground	C
5	2-39	"	Village Green	C
6	2-69	"	" "	C
7	3-4	"	" "	C
8	3-33	"	" "	C
9	3-1	"	Village Office, U.S. Post Office & Apartments	C
10	3-35	"	Small Village Marina Tennis & Handball Courts	C
11	3-2	Helen Zaveski	Restaurant & Apartments	C
12	3-3	George Stretch	Store & Apartments	C
13	3-34	Charles Rogers	Restaurant & Apartments	C
14	3-36	E.D.J. Realty	Store, Apartments & Rooms	C
15	3-37	E.D.J. Realty	Fire Island News Office Clothing Store & Apartments	C
16	3-38	E.D.J. Realty	2 Single Family Dwellings	C
17	3-39	E.D.J. Realty	Grocery Store & Apartments	C
18	4-1	Village	Ferry Basin	C
19	4-28	George Stretch	Restaurant, Bar & Stores	C

Insert to Map 3
OWNERSHIP ASSIGNMENTS

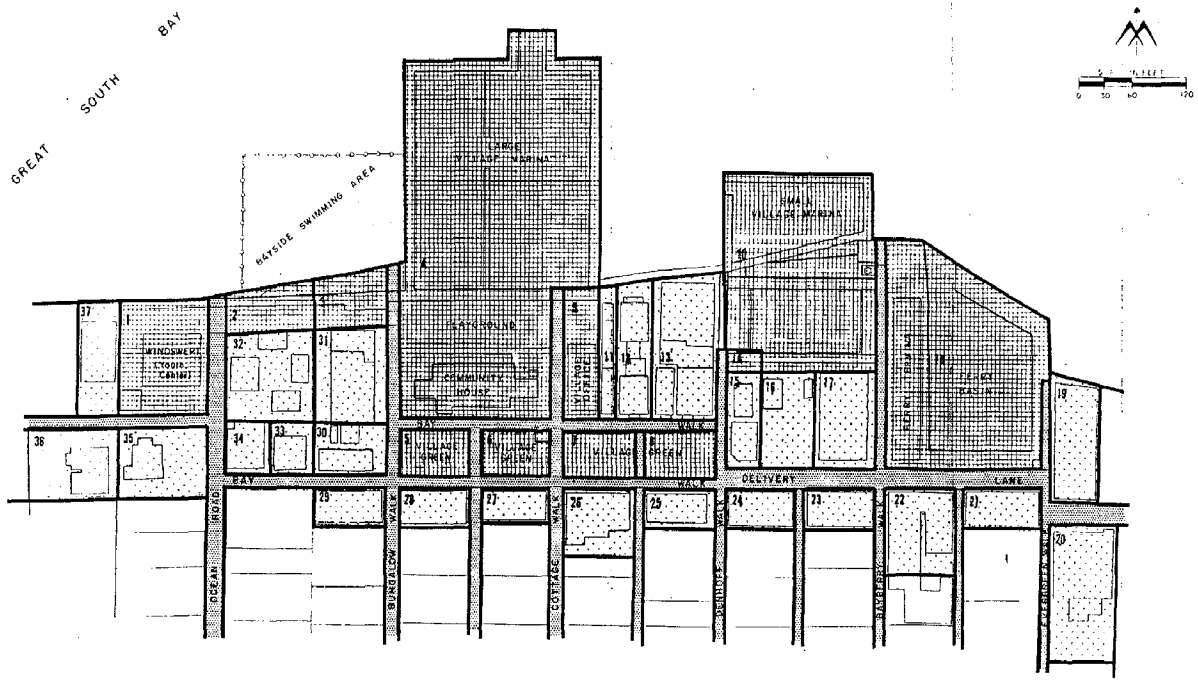
Map No.	Block & Lot No.*	Ownership	Improvements	Zoning District
20	4-32.1	N. Y. Telephone Co.	N. Y. Telephone Building	C + R-4
21	4-27	Harold & Ann Wilder	Store & Apartments	C
22	4-2	Bayberry Realty	Hotel, Bar, Stores & Apartments	C
23	3-9	Homeowners Palace	Store & Rooms	C
24	3-40	Lee Pololk	Restaurant, Apartments & Rooms	C
25	3-32	Mirabe Property, Inc.	Restaurant	C
26	3-5	Dorothy Fello S.W.S. Realty	Stores, Restaurant & Apartments	C
27	2-68	Long Playing Trading Co.	Stores, Apartments & Rooms	C
28	2-40	Conrad Wirostek	Store & Apartments	C
29	2-34	George Stretch	Office, Apartments & Rooms	C
30	2-35	Dallare Keeney McGann	Stores & Apartments	C
31	2-36	Dallare Kenney McGann	Restaurant	C
32	2-2.1	Garner Realty	4 Single Family Dwellings	R-4
33	2-4	Fire Island Assoc.	Single Family Dwelling	R-4
34	2-3	DKM Market, Inc.	Store & Apartments	R-4
35	1-66	Frank Fischer	Single Family Dwelling	R-4
36	1-33.2	Richard Gude	Single Family Dwelling	R-4
37	1-32	Jack O. Scher	Single Family Dwelling	R-4

* Suffolk County Tax Map

VILLAGE OF OCEAN BEACH
NEW YORK

BAYFRONT AREA
COMPREHENSIVE DEVELOPMENT
PLAN

PROPERTY OWNERSHIP



LEGEND

- VILLAGE PROPERTIES
- PRIVATE PROPERTIES
- VILLAGE RIGHT OF WAYS

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Federal Grant No. NA-79-AA-D-CZ054

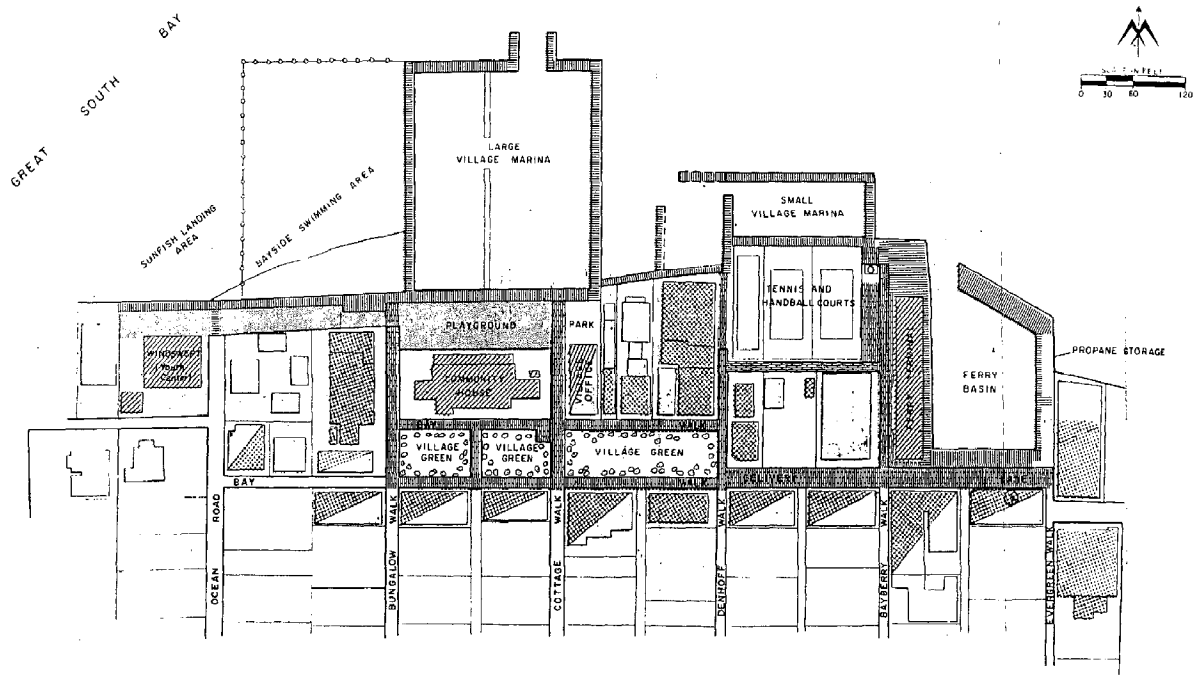
MAP 3

3-13-81

VILLAGE OF OCEAN BEACH
NEW YORK

BAYFRONT AREA
COMPREHENSIVE DEVELOPMENT
PLAN

FUTURE LAND USE



LEGEND

- PUBLIC BUILDINGS
- COMMERCIAL BUILDINGS
- RESIDENTIAL BUILDINGS
- SAND
- LANDSCAPING
- REHABILITATED PAVEMENT
- BOARDWALK / DECKING

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Federal Grant No. NA-79-AA-D-CZ054

MAP 4

3-13-81

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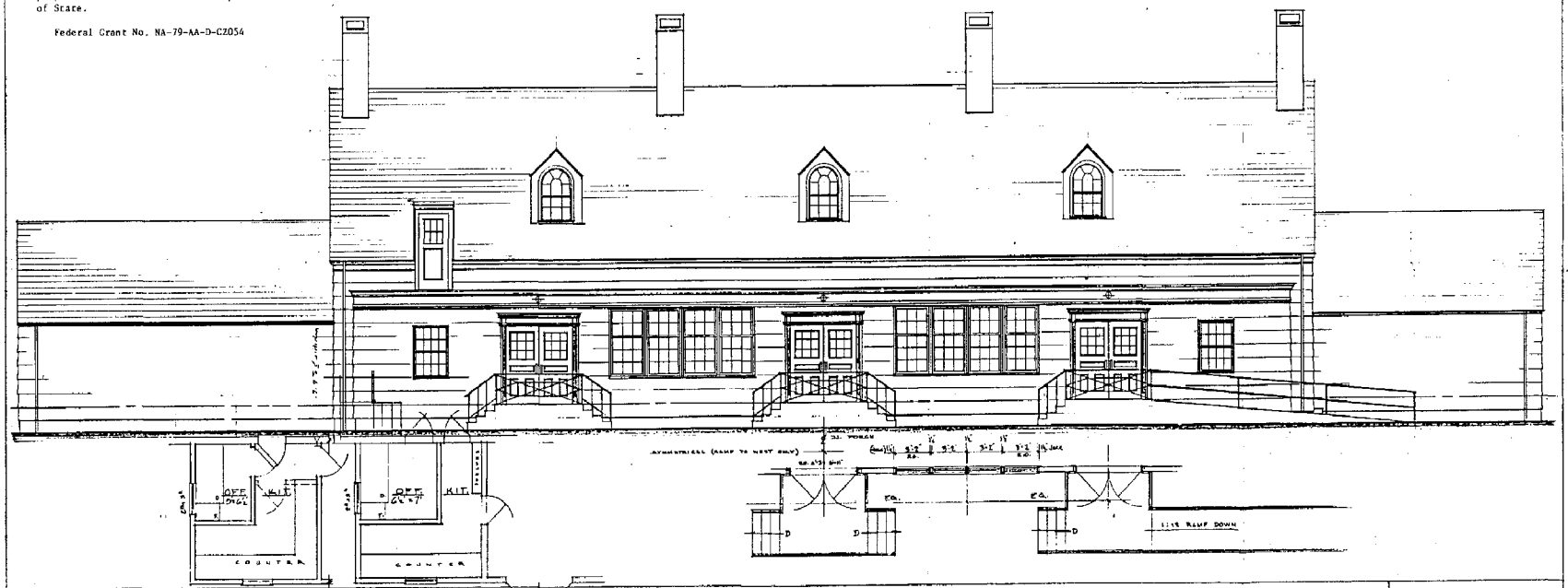

SCALE: 4" = 1'
DATE: 4-27-81

PROJECT NO. 1105

INCORPORATED VILLAGE OF OCEAN BEACH

COMMUNITY HOUSE - NORTH ELEVATION

WALTER L. WATSON
ARCHITECTS
MEMBERS A. I. R.
120 MINEOLA BOULEVARD
MINEOLA, L. I., N. Y. PI-6-3300

DRAWING 1

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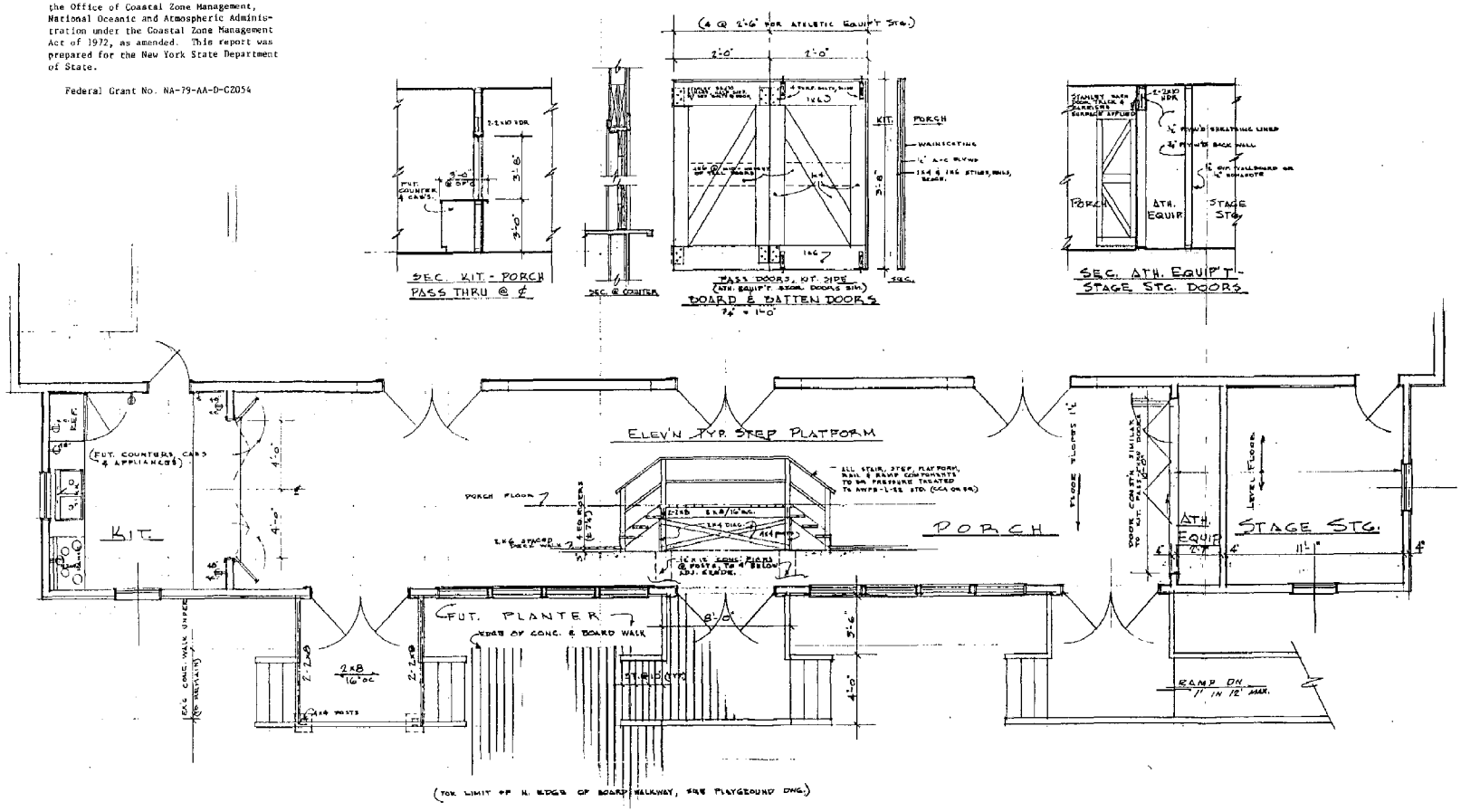
Federal Grant No. NA-79-AA-D-CZ054



SCALE: 1/4" = 1'-0" & AS SHOWN
DATE: 6-23-81

PROJECT NO. 1105

INCORPORATED VILLAGE OF OCEAN BEACH

COMMUNITY HOUSE PORCH

INCL. KIT. & STG. DETS. & PLATFORMS

WALTER L. WATSON
ARCHITECTS
MEMBERS A. I. A.
136 COLD SPRING ROAD, SYOSSET, N.Y. 11791

DRAWING 2

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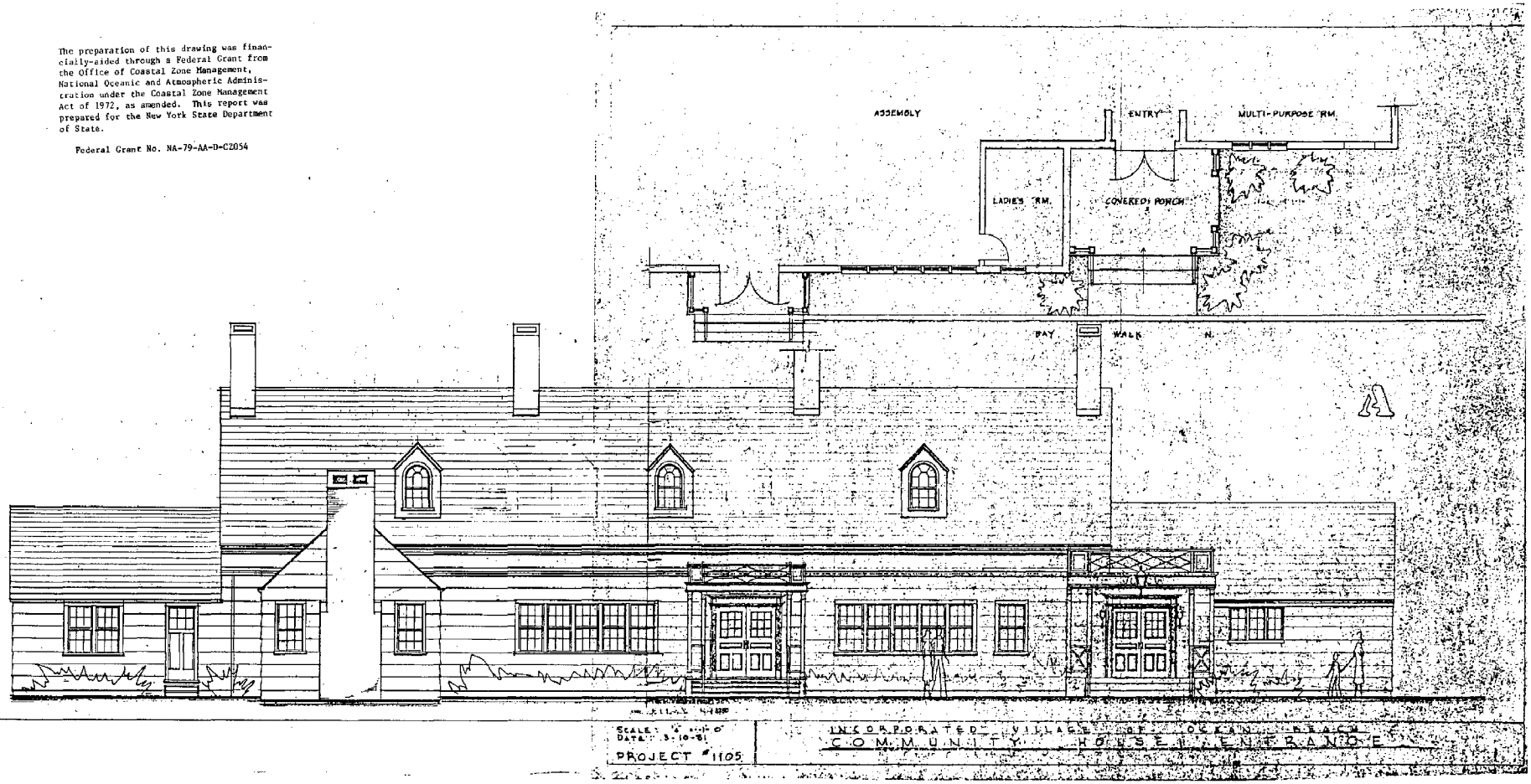
Federal Grant No. NA-79-AA-D-CZ054



DRAWING 3

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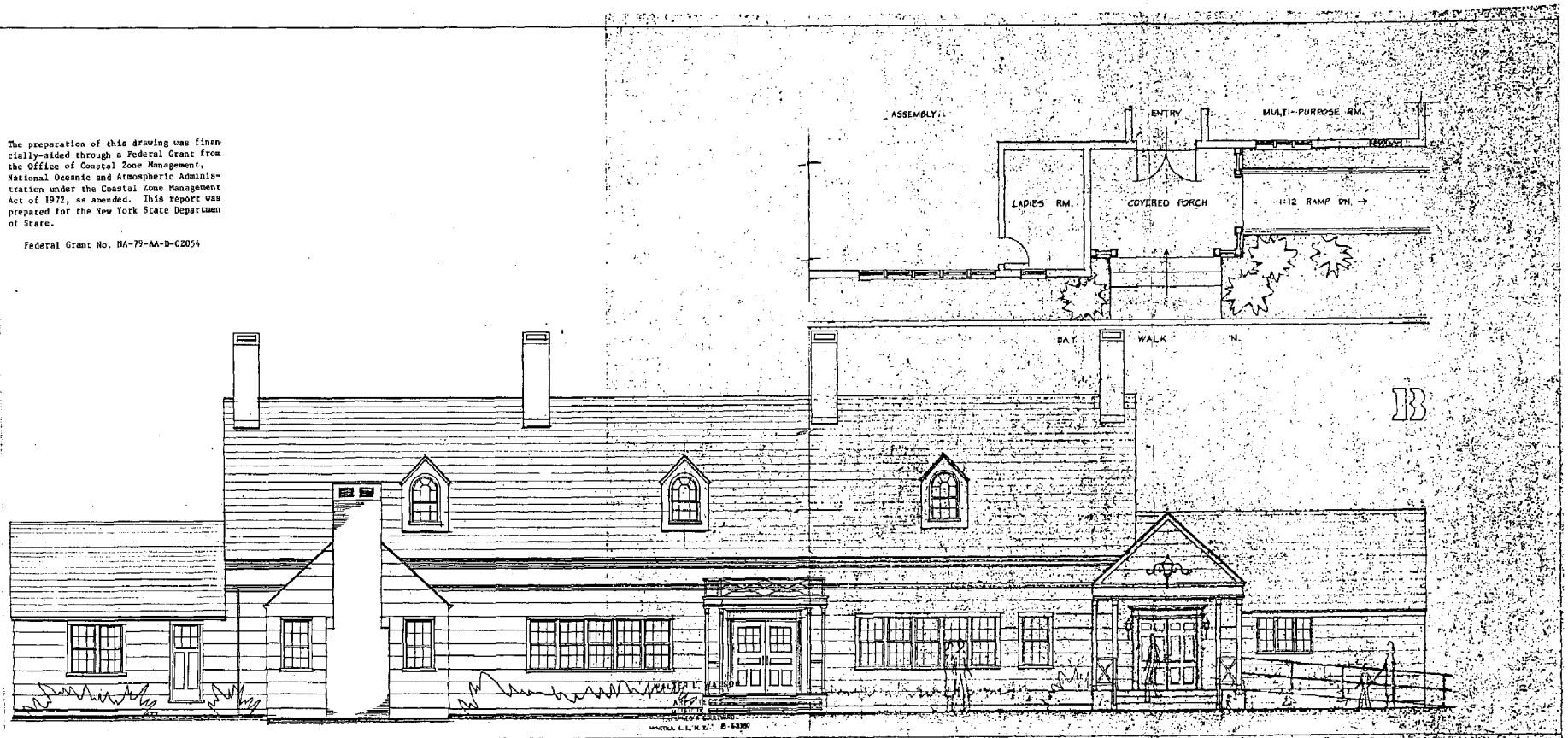

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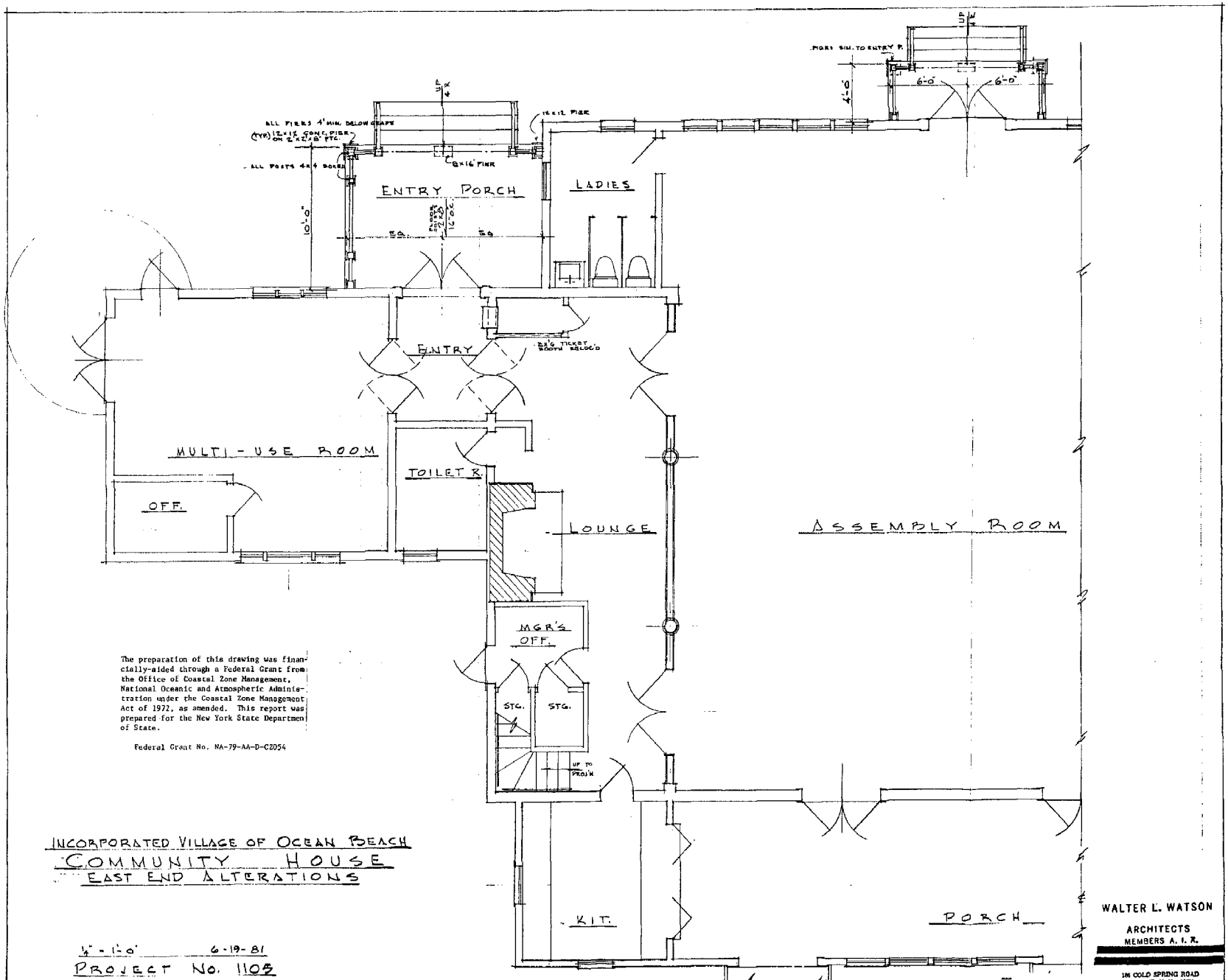
DATE: 5-10-81
PROJECT #1105

INCORPORATED VILLAGE OF OCEAN BEACH
COMMUNITY HOUSE ENTRANCE

DRAWING 4



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Federal Grant No. NA-79-AA-D-CZ054

INCORPORATED VILLAGE OF OCEAN BEACH
COMMUNITY HOUSE
EAST END ALTERATIONS

1/4" = 1'-0" 6-19-81
PROJECT No. 1108

WALTER L. WATSON
ARCHITECTS
MEMBERS A. I. A.
186 COLD SPRING ROAD
SYOSSET, N. Y. 11791

DRAWING 5

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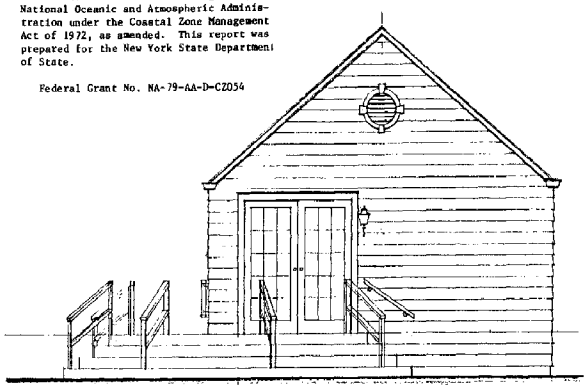
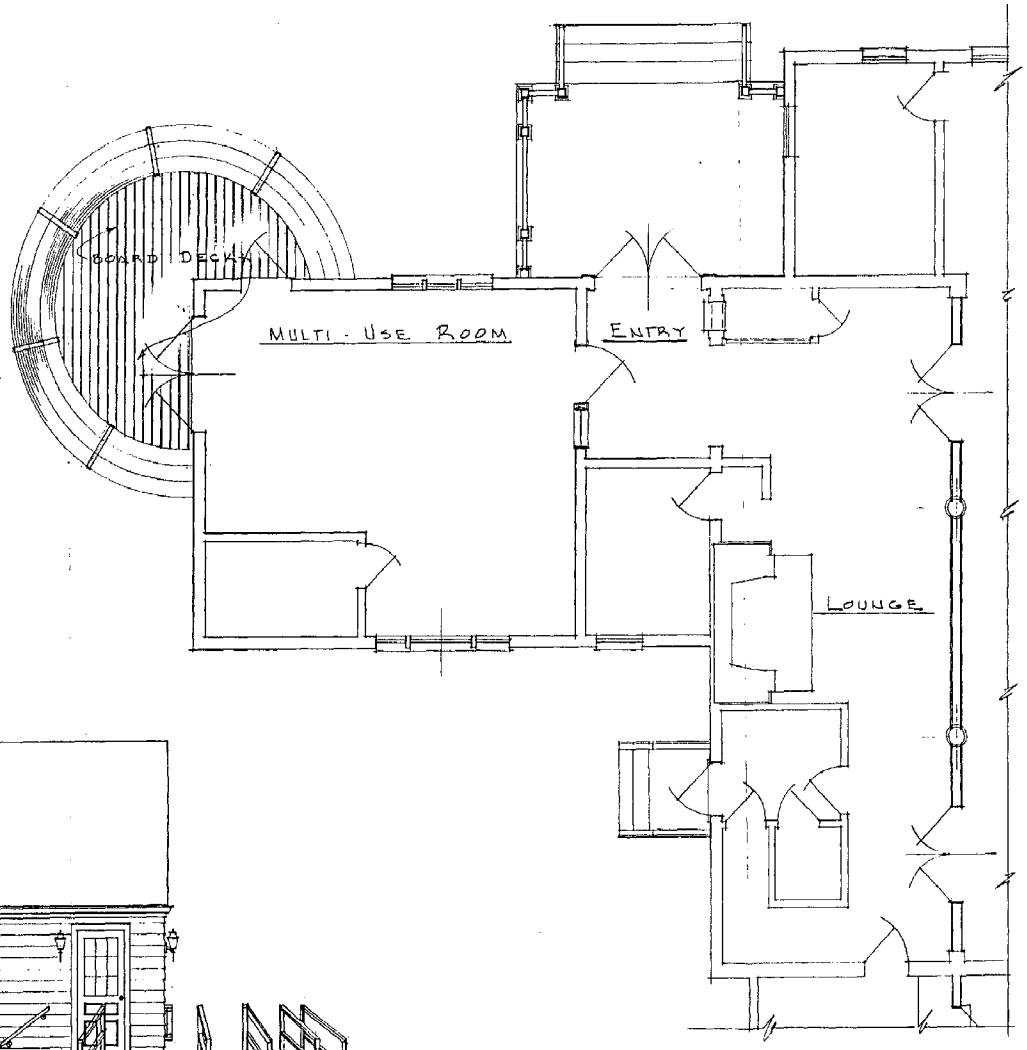
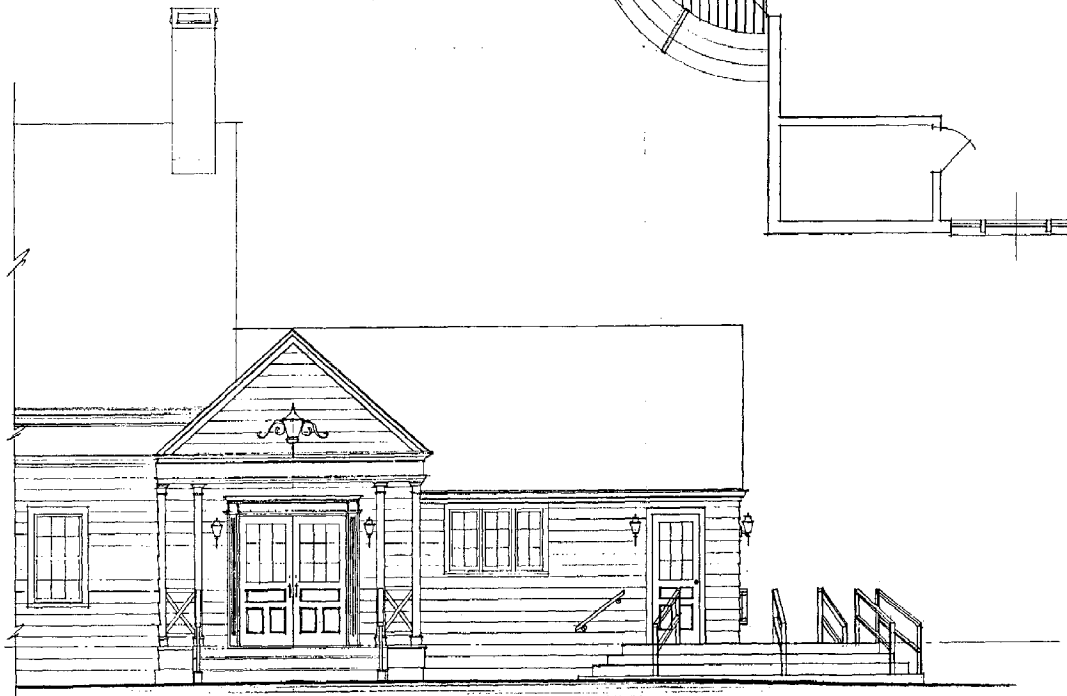
Federal Grant No. NA-79-AA-D-CZ054



EAST ELEV'N





SOUTH ELEV'N

INCORPORATED VILLAGE OF OCEAN BEACH

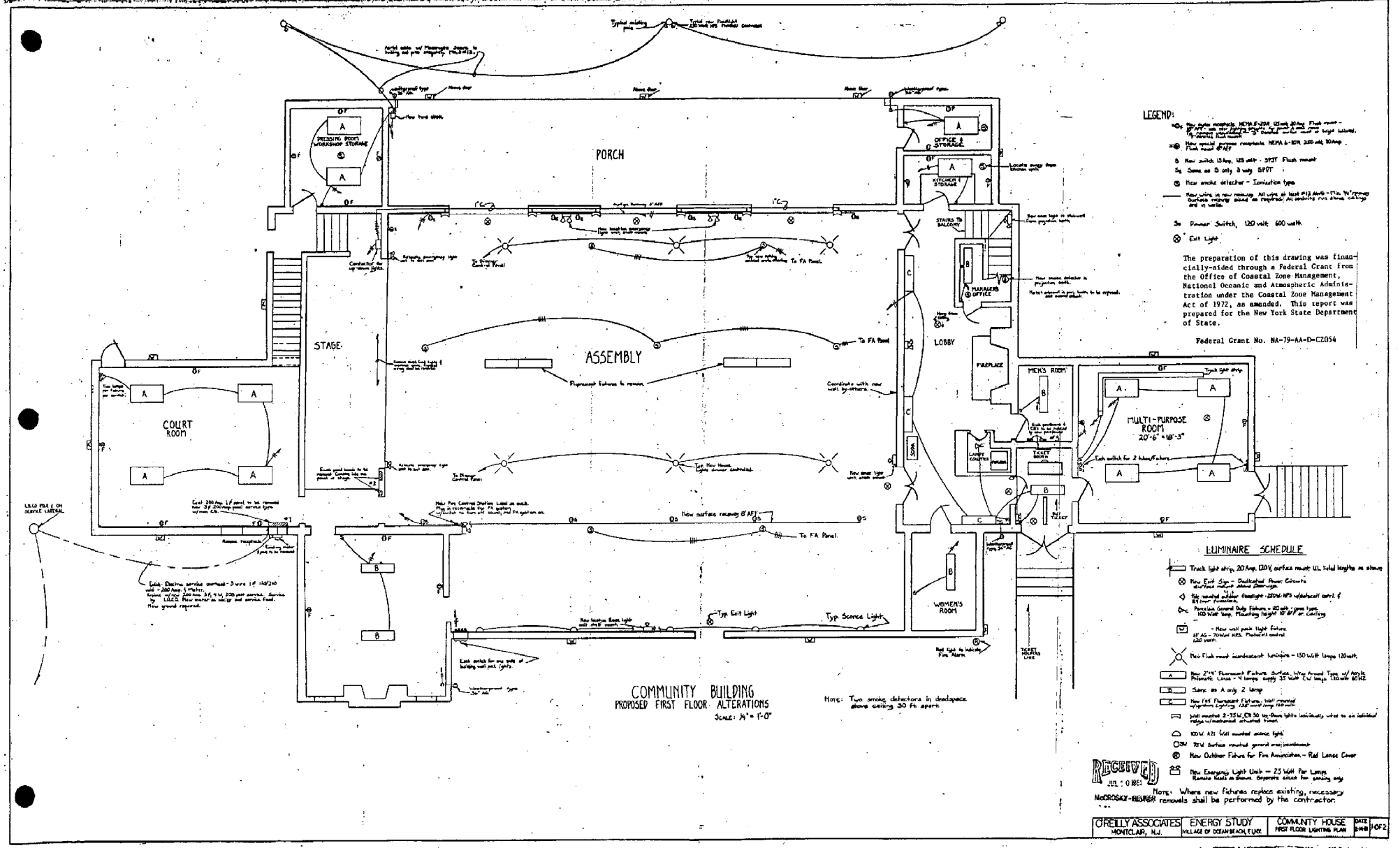
COMMUNITY HOUSE

SCALE : ¼" = 1'-0"
DATE : 7-23-81

PROJECT NO. 1105

WALTER L. WATSON
ARCHITECTS
MEMBERS A.I.A.
186 COLD SPRING ROAD
SYOSSET, N.Y. 11791 746-3380

DRAWING 6


PORCH
DRESSING ROOM WORKSHOP STORAGE
OFFICE & STORAGE
KITCHEN & STORAGE
STAIRS TO BALCONY
MANAGER'S OFFICE
LOBBY
FIREPLACE
MEN'S ROOM
STAGE
ASSEMBLY
COURT ROOM
MULTI-PURPOSE ROOM 20'-6" x 18'-3"
CANDY COUNTER
TICKET BOOTH
WOMEN'S ROOM
To FA Panel
Typ Exit Light
Typ Sconce Light
LEGEND:
Duplex receptacle, NEMA 5-20R, 125 volt, 20 Amp. Flush mount - 18" AFF - use for laptop projects, for panel & lamp, cove light ballast, TV, general flush mount
New special purpose receptacle NEMA 6-30R, 250 volt, 30 Amp. Flush mount 6' AFF
S New switch 15 Amp, 125 volt - SPST Flush mount
S3 Same as S only 3 way SPDT
S New smoke detector - Ionization type
New wire in new raceway. All wire at least #12 AWG - Min. 3/4" raceway. Surface raceway used as required. All conducting wire above ceilings and in walls.
S3 Dimmer Switch, 120 volt 600 watt
Exit Light
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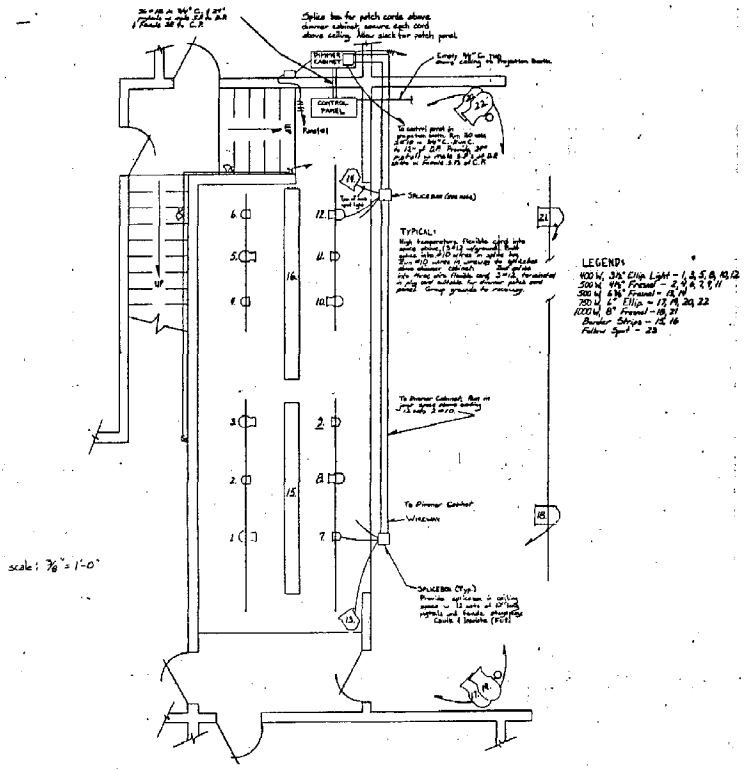
Federal Grant No. NA-79-AA-D-CZ054
LUMINAIRE SCHEDULE
Track light strip, 20 Amp, 120V, surface mount UL listed lengths as shown
New Exit Sign - Dual-lighted, Power Converter, surface mount, Metal Housing
Pole mounted outdoor floodlight - 250W MPS w/photocell control, 8 ft mounting height
Decorative Ground Duty Fixture - 30 with green tops, 100 Watt lamp, Mounting height 10' AFF or Ceiling
New wall pack light fixture 18" AG - 70W HPS, Photocell control 120 volt
New Flush mount incandescent luminaire - 150 Watt lamps 120 volt
New 2'x4' Fluorescent Fixture, Surface, Wire Ground Type w/ Acrylic Prismatic Lenses - 4 lamps, Supply 35 Watt C.W. lamps, 120 volt 60 HZ
Same as A only 2 lamp
New 1'x4' Fluorescent Fixture, Wall mounted w/ Prismatic Lighting, 18W cool lamp 120 volt
Wall mounted 2-75W, CR 30 Incandescent lights individually wired to an individual ledge w/ mechanical actuated timer
100 W. R20 Wall mounted sconce light
75W Surface mounted general area incandescent
New Outdoor Fixture for Fire Annunciator - Red Lense Cover
New Emergency Light Unit - 2.5 Watt Per Lamps, Remote Heads as shown, Separate circuit for sending only
Note: Where new fixtures replace existing, necessary removals shall be performed by the contractor.
Note: Two smoke detectors in deadspace above ceiling 30 ft. apart.
COMMUNITY BUILDING
PROPOSED FIRST FLOOR ALTERATIONS
SCALE: 1/4" = 1'-0"
RECEIVED
JUL 10 1981
McCROSKY-REUSSER
O'REILLY ASSOCIATES MONTCLAIR, N.J.
ENERGY STUDY VILLAGE OF OCEAN BEACH, N.Y.
COMMUNITY HOUSE FIRST FLOOR LIGHTING PLAN
DATE 5-1-81
1 OF 2

DRAWING 7



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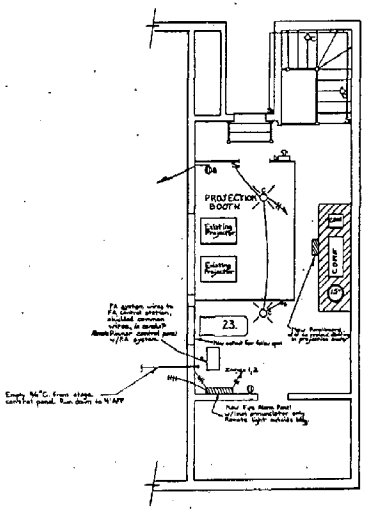


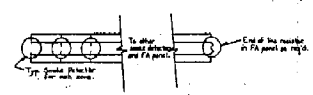
scale: ¼" = 1'-0"

PANELBOARD SCHEDULE

DESIGNATION	RATINGS	BRANCH CB'S	MOUNTING	NEW CONDIT. WIRE RACEWAY	REMARKS
1	120/208 3ϕ 4W 200 ampere - Main CB-10,000 AIC Min.	2 3-P 70Amp 3/4" 1 3-P 125"" Spare 4 1 2-P 40"" Pump 2 3-P 50"" Spares 1 3-P 30"" Spare 1 3-P 20"" Sp.Cir.	FLUSH	4#3/4/26"C	Rated for service entrance equipment. Ground wire and rod req'd.
2	120/208 3ϕ 4W 150 AMP MLO - 4W	20 - 1P 20 Ampere 10 - 1P 30 Ampere 1 - 2P 30 Ampere	FLUSH	4#4 1¼"C	
3	120/208 3ϕ 4W 150 AMP MLO - 4W	20 - 1P 20 Ampere 10 - 1P 30 Ampere 2 - 2P 30 Ampere	SURFACE	4#4 1¼"C	
4	120/208 3ϕ 4W 125 AMP MLO - 4W	1 3-P 50 Amp Spare 1 2-P 20 Amp Sub-Feed Bd. 2 2-P 20 Amp Exist. 2 1-P 30 Amp Lighting & 11 1-P 20 Amp Spares	SURFACE	4#1 2"C	

NOTES:

1. Reuse existing wire and raceway where possible. All wire must be thermoplastic. All panelboards replace existing ones.
2. Extend all existing circuits to new panelboards.
3. Existing Panelboards combined into one unit shall have internal bus & fuses removed and reuse as a splice box. Self tapping screws shall secure doors.
4. All panels to have NEMA 1 enclosures.



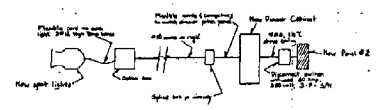
SMOKE DETECTOR CIRCUIT
NO SCALE

ZONES -
1. Assembly & porch above assembly.
2. Storage & outer rooms.

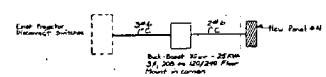
ANNUNCIATORS (BUZZERS)
1. Manager's Office
2. Dressing Room

ANNUNCIATORS (LIGHTS)
1. Outside Red Light

NOTE: FIRE ALARM SYSTEM SHALL BE DISCONNECTED DURING WINTER WHEN UNOCCUPIED. THIS WILL ELIMINATE NUISANCE ALARMS DUE TO LOW TEMPERATURE.



DIMMER CONTROL PANEL SINGLE LINE DIAGRAM
NO SCALE



PROJECTOR POWER SINGLE LINE DIAGRAM
NO SCALE

RECEIVED
1.:.: 0 1991
I.McCROSKY - REUTER

COMMUNITY BUILDING

PROPOSED SECOND FLOOR & STAGE LIGHT ALTERATIONS

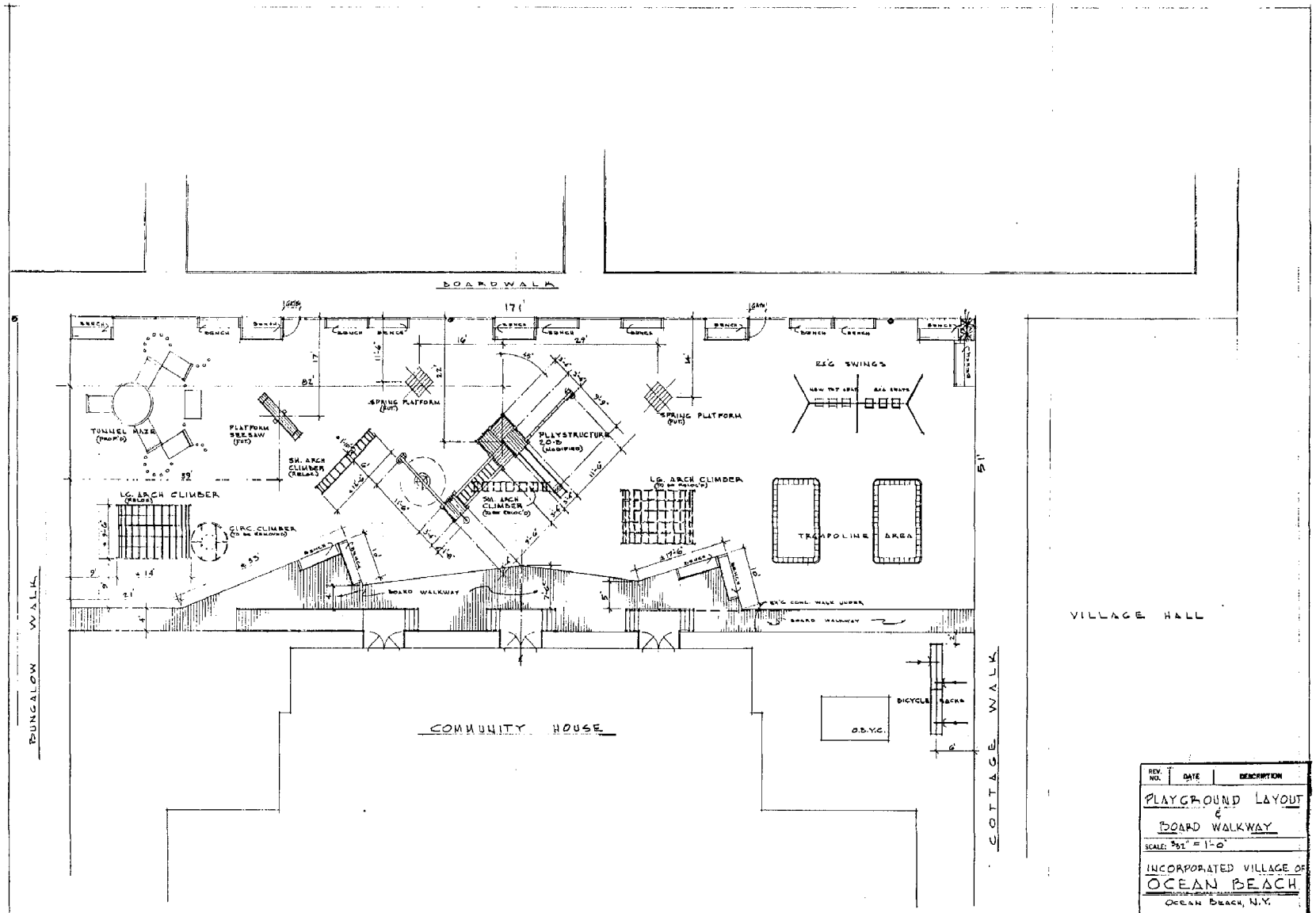
SCALE AS NOTED

The preparation of this drawing was financially-aided through a Federal Grant from the Office of Coastal Zone Management, National Oceanic and Atmospheric Administration under the Coastal Zone Management Act of 1972, as amended. This report was prepared for the New York State Department of State.

Federal Grant No. NA-79-AA-D-CZ054

ORELLY ASSOCIATES MONTCLAIR, N.J.	ENERGY STUDY VILLAGE OF OCEAN BEACH F.I.N.Y.	COMMUNITY HOUSE THEATER LIGHTS & 2ND FL. PLAN	DATE 2-14-81	2 OF 2

DRAWING 8



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Federal Grant No. NA-79-AA-D-CZ054

REV. NO.	DATE	DESCRIPTION

PLAYGROUND LAYOUT & BOARD WALKWAY

SCALE: 3/32" = 1'-0"

INCORPORATED VILLAGE OF OCEAN BEACH

OCEAN BEACH, N.Y.

DR. BY MOS
CK. BY
DATE 7-14-81

JOB NO. 1105 -

DRAWING OF

WALTER L. WATSON

ARCHITECTS

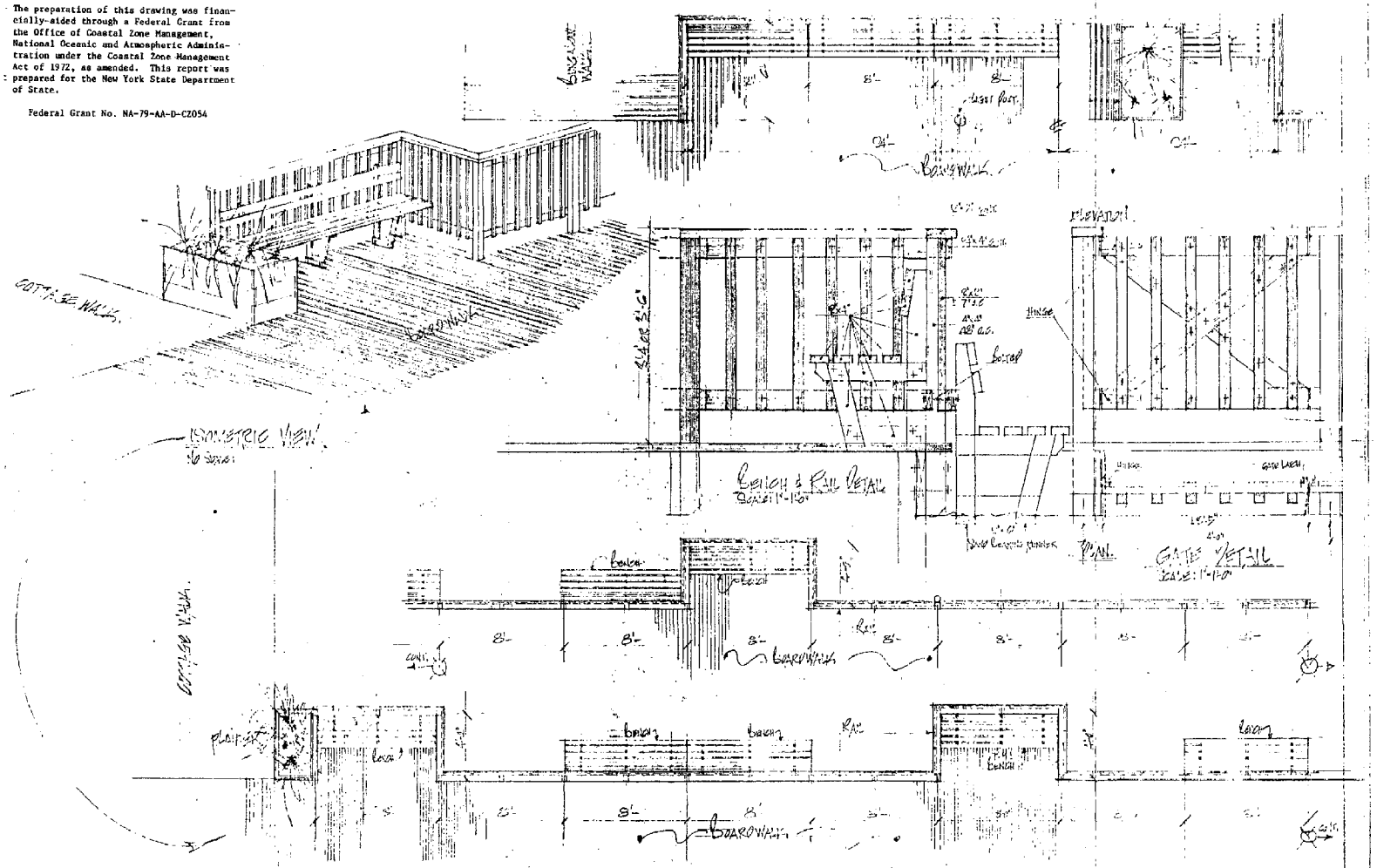
MEMBERS A. I. A.

186 COLD SPRING ROAD

SYOSSET, N.Y. 11791 746-3380

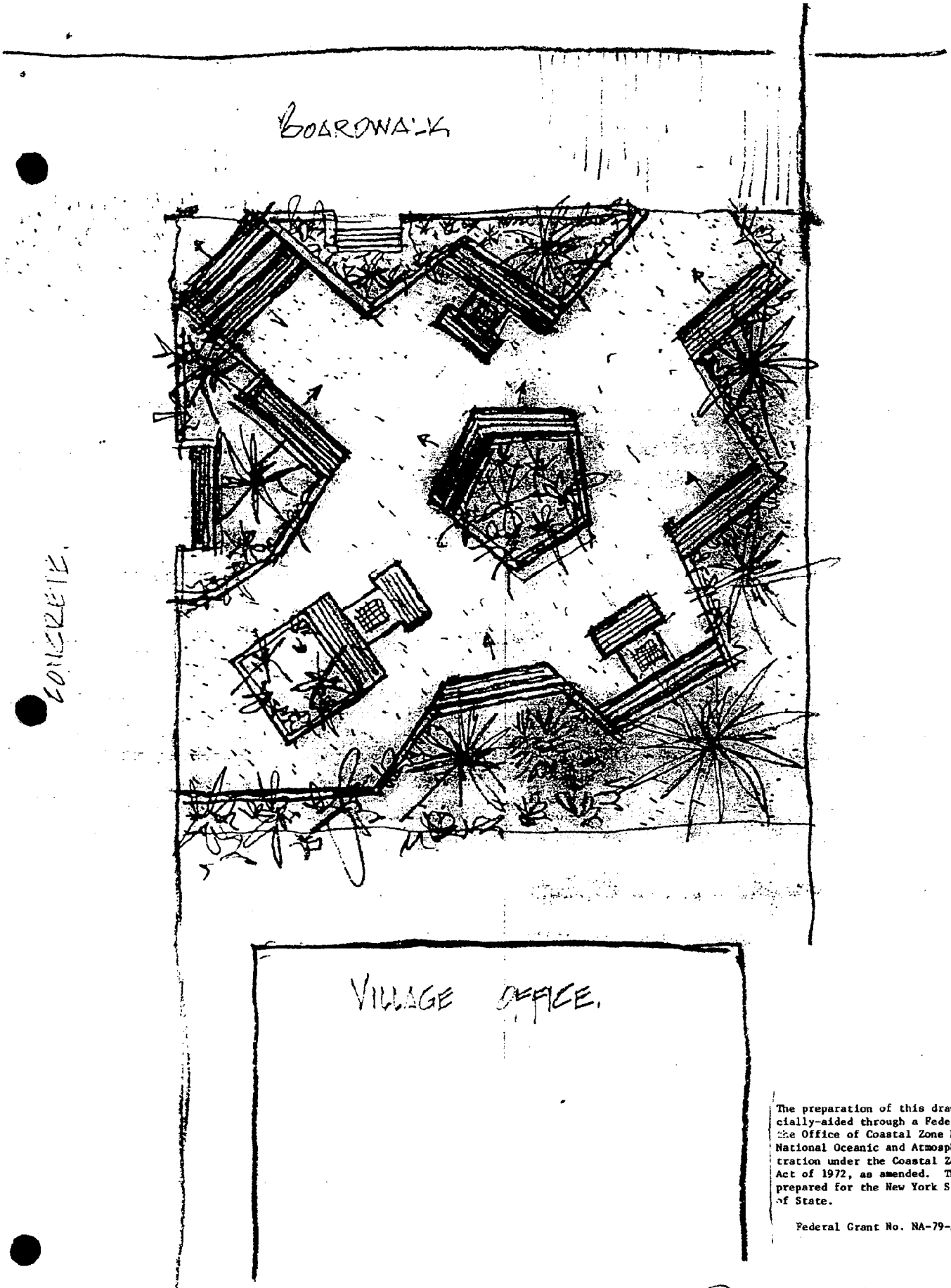
The preparation of this drawing was financially-aided through a Federal Grant from the Office of Coastal Zone Management, National Oceanic and Atmospheric Administration under the Coastal Zone Management Act of 1972, as amended. This report was prepared for the New York State Department of State.

Federal Grant No. NA-79-AA-D-CZ054



WALTER L. WATSON
ARCHITECTS
MEMBERS A.I.A.
186 GOLD SPRING ROAD
SYOSSET, N.Y. 11791 746-3380

DRAWING 10



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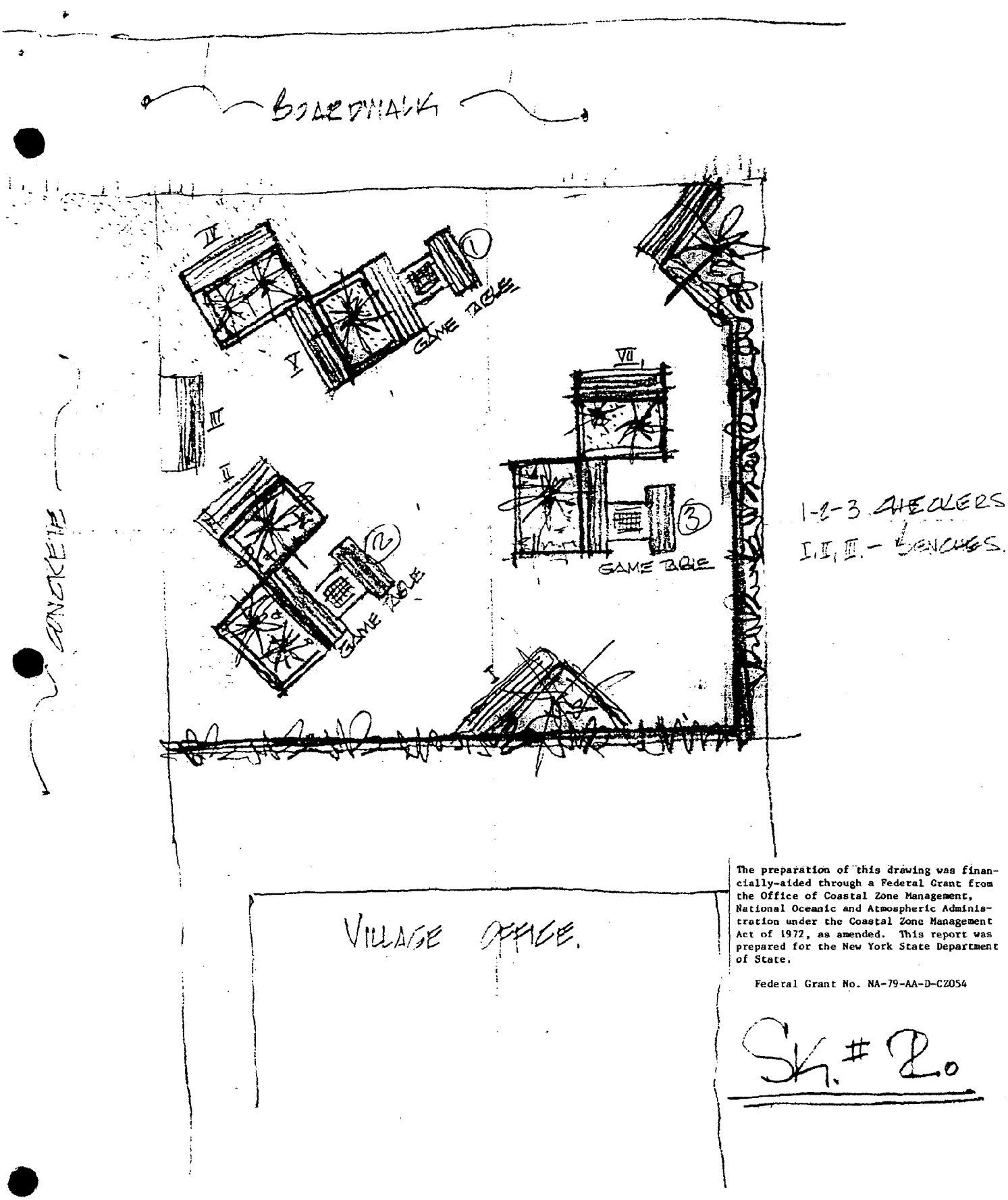
Federal Grant No. NA-79-AA-D-CZ054

DRAWING 11

Sk. II D.



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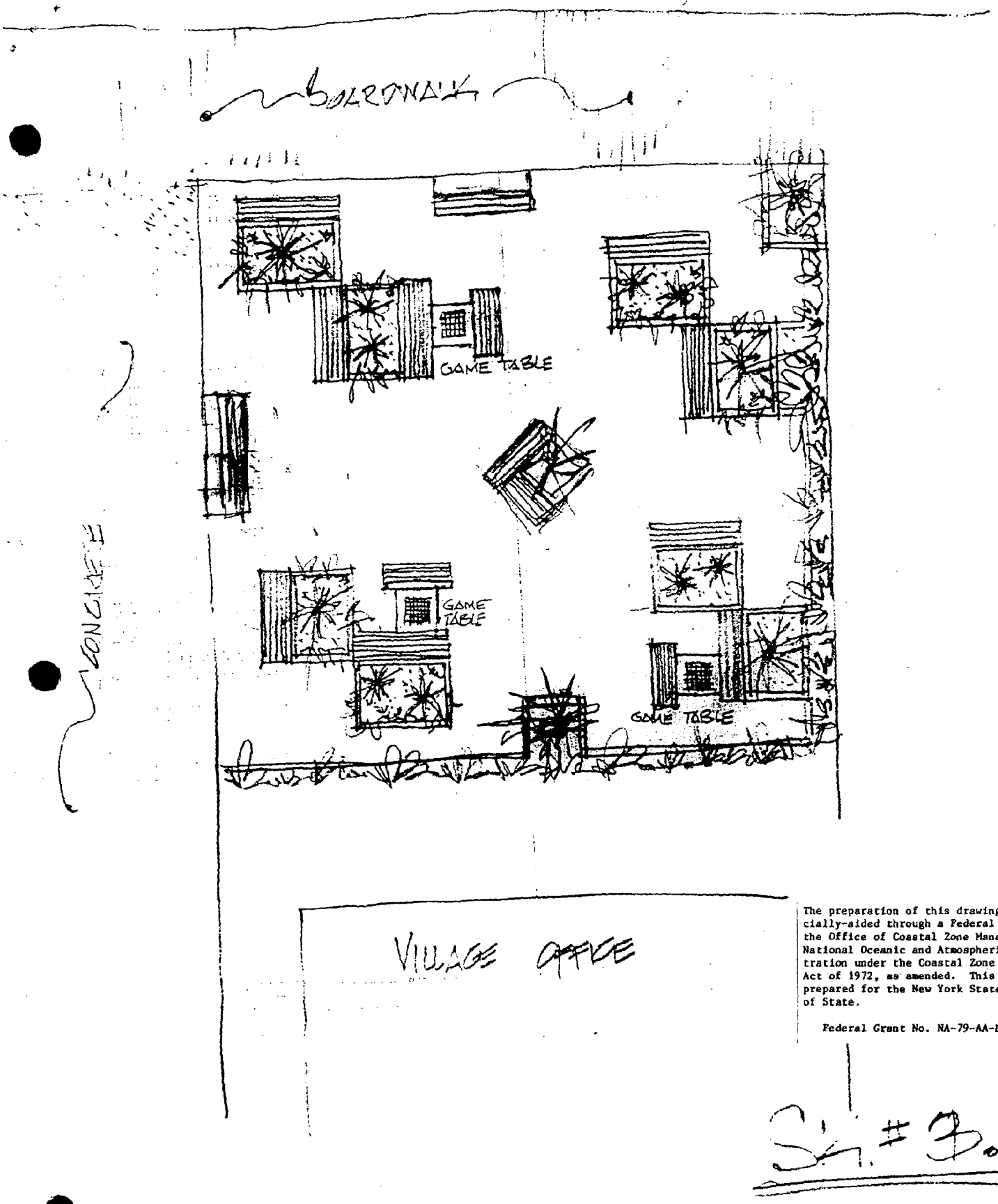
Federal Grant No. NA-79-AA-D-CZ054

Sk. # 2.0

DRAWING 12



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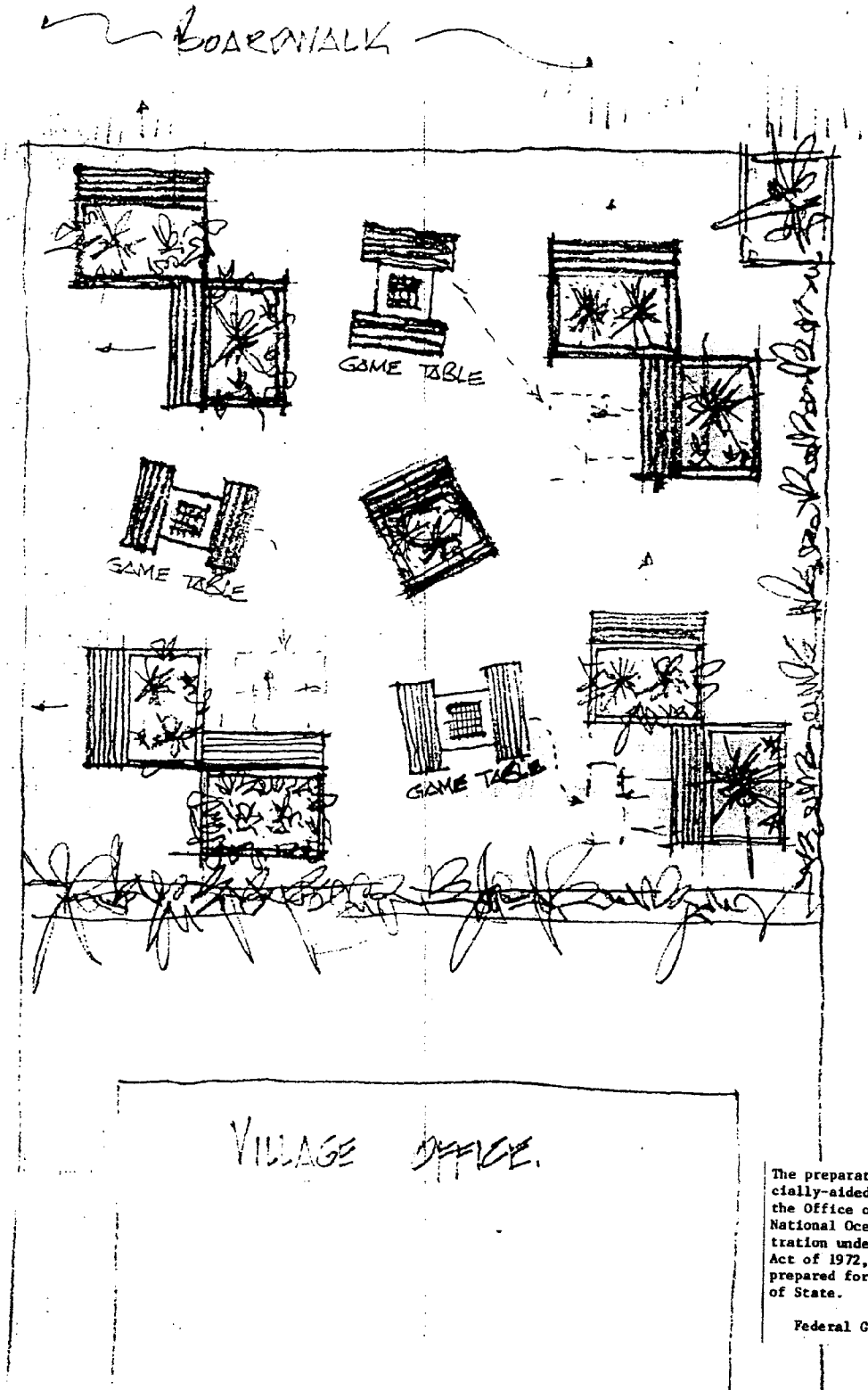
Federal Grant No. NA-79-AA-D-CZ054

Sh. #3.

DRAWING 13



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Federal Grant No. NA-79-AA-D-CZ054

SK. # 4.

DRAWING 14

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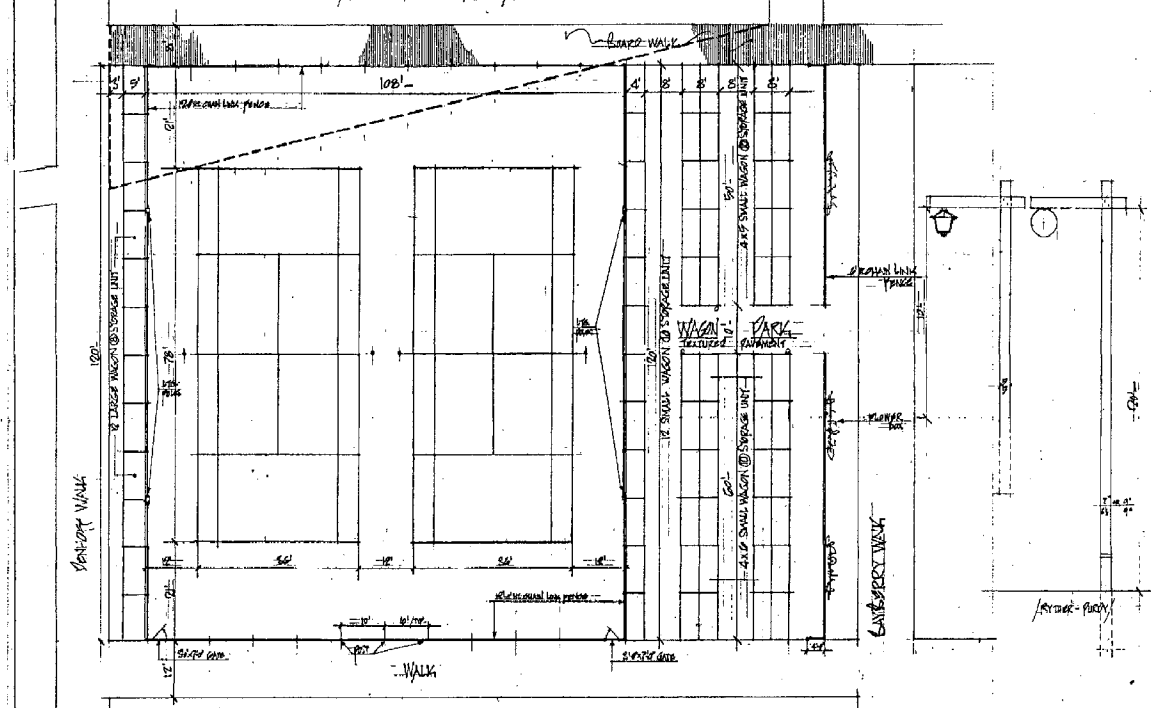
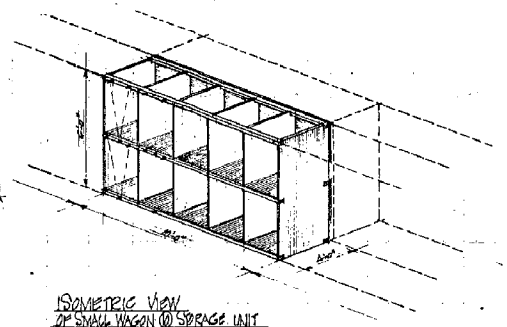
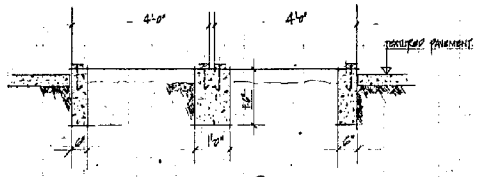
Federal Grant No. NA-79-AA-D-C2054



WAGON PARK LAYOUT
SCALE: 1/16"=1'-0"

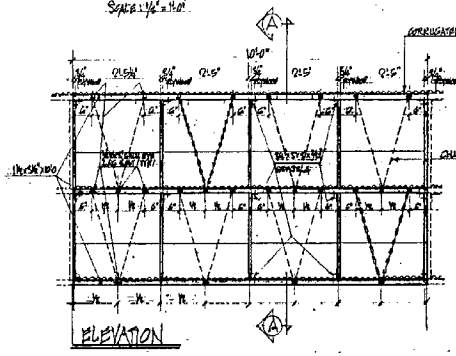


ISOMETRIC VIEW
OF SMALL WAGON ⑩ STORAGE UNIT
NO SCALE.

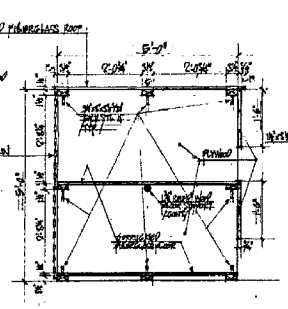


FOUNDATION FOR WAGON STORAGE UNITS TYPICAL
SCALE: 1/2"=1'-0"

LARGE WAGON ⑧ STORAGE UNIT
SCALE: 1/4"=1'-0"

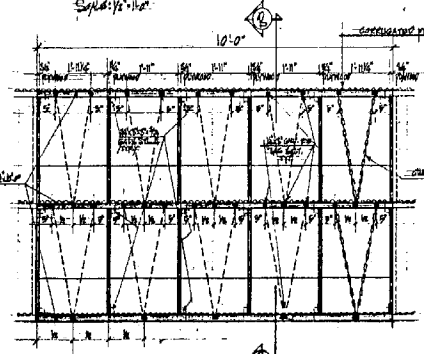


ELEVATION

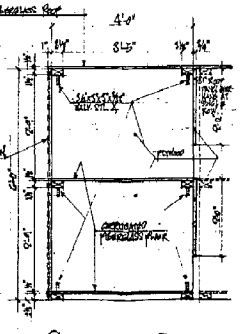


SECTION Ⓐ-Ⓐ

SMALL WAGON ⑩ STORAGE UNIT
SCALE: 1/4"=1'-0"



ELEVATION



SECTION Ⓑ-Ⓑ

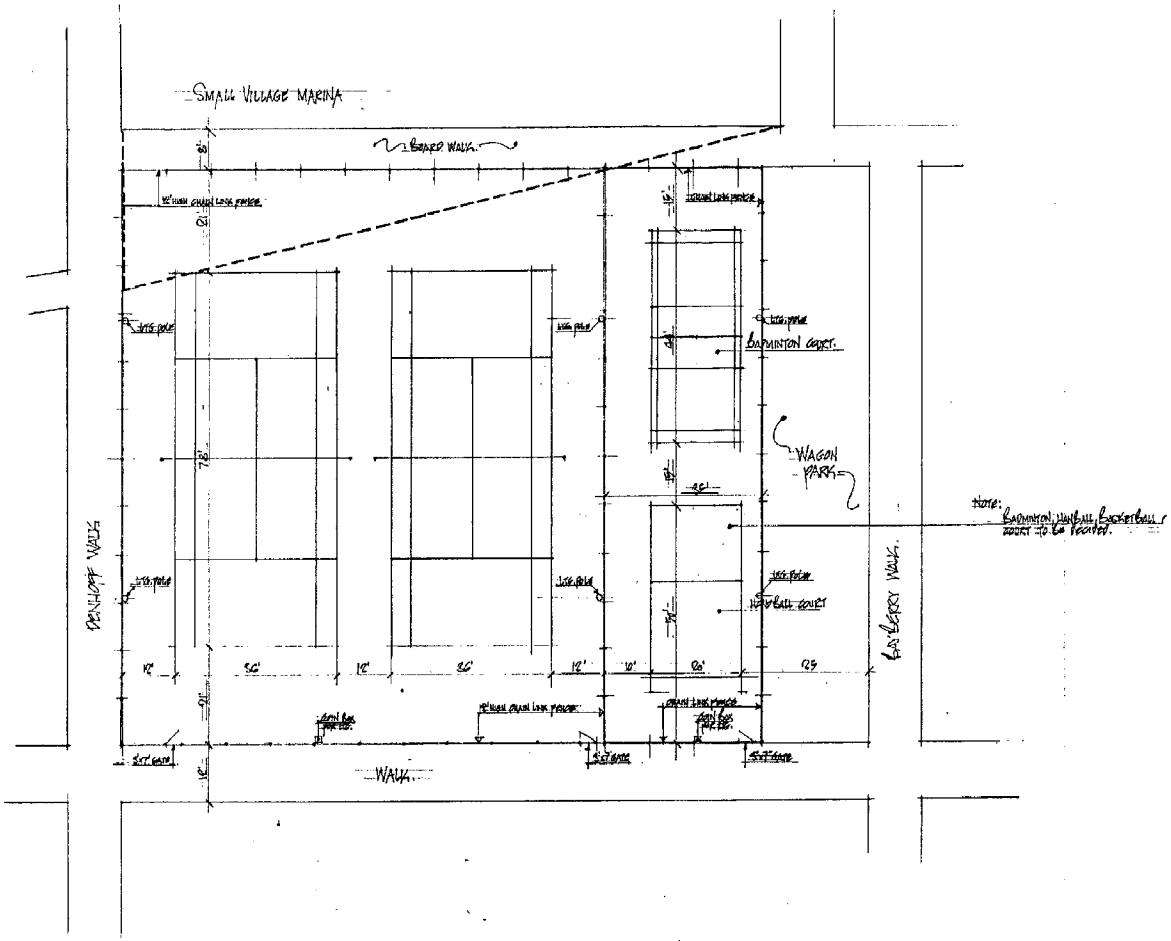
NOTE: ALL COMPONENT TO BE PRESSURE TREATED TO AWPB-L-22 STD. (CCA OR ACA)

INCORPORATED VILLAGE OF OCEAN BEACH

WAGON PARK LAYOUT & DETAILS

SCALE: AS SHOWN

WALTER D. WATSON
ARCHITECTS
MEMBERS A.I.A.
186 COLD SPRING ROAD
SYOSSET, N.Y. 11791 746-8300



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Federal Grant No. NA-79-AA-D-CZ054

SCALE: 1/16 = 1'-0"
DATE: 9/22/81

SK: (T)

INCORPORATED VILLAGE OF OCEAN BEACH
TENNIS COURT - GAME AREA & WAGON PARK

WALTER L. WATSON
ARCHITECTS
MEMBERS A.I.A.
186 COLD SPRING ROAD
SYOSSET, N.Y. 11791 746-3380

DRAWING 16

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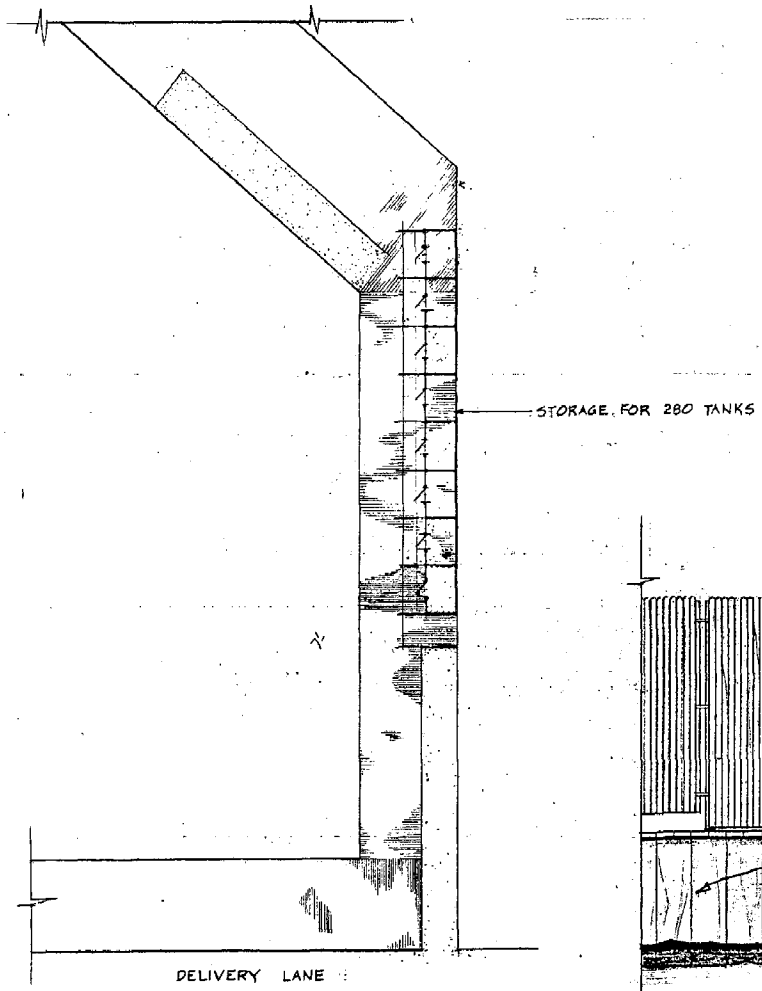
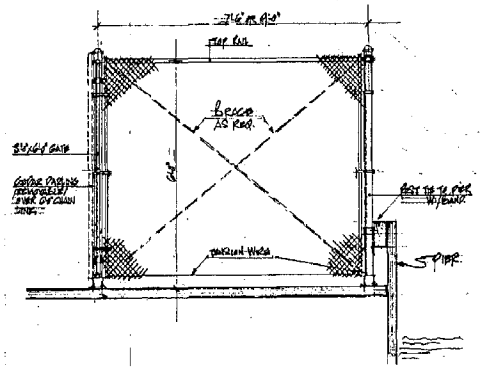
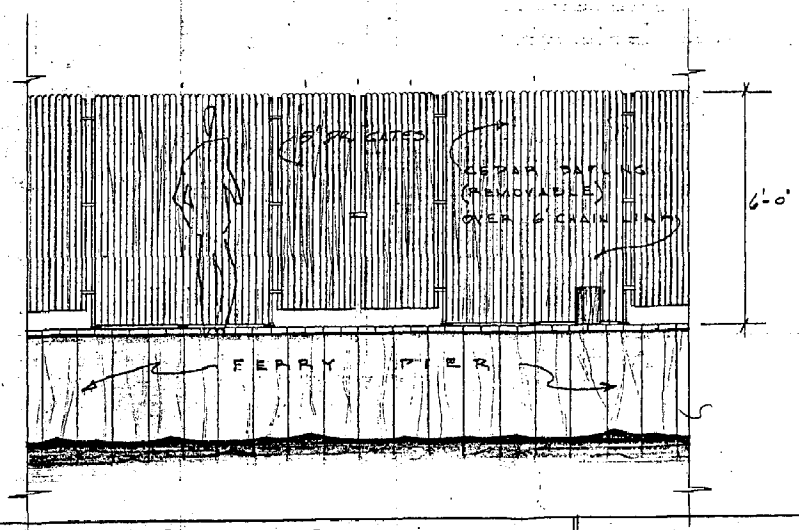
Federal Grant No. NA-79-AA-D-CZ054







SCALE: 1/16" & 1/2" = 1'-0"
DATE: 3-12-81

PROJECT # 1105

INCORPORATED VILLAGE OF OCEAN BEACH

PROPANE TANK STORAGE

WALTER L. WATSON
ARCHITECTS
MEMBERS A. I. A.
120 MINEOLA BOULEVARD
MINEOLA, L. I., N. Y. PI-6-3380

DRAWING 17

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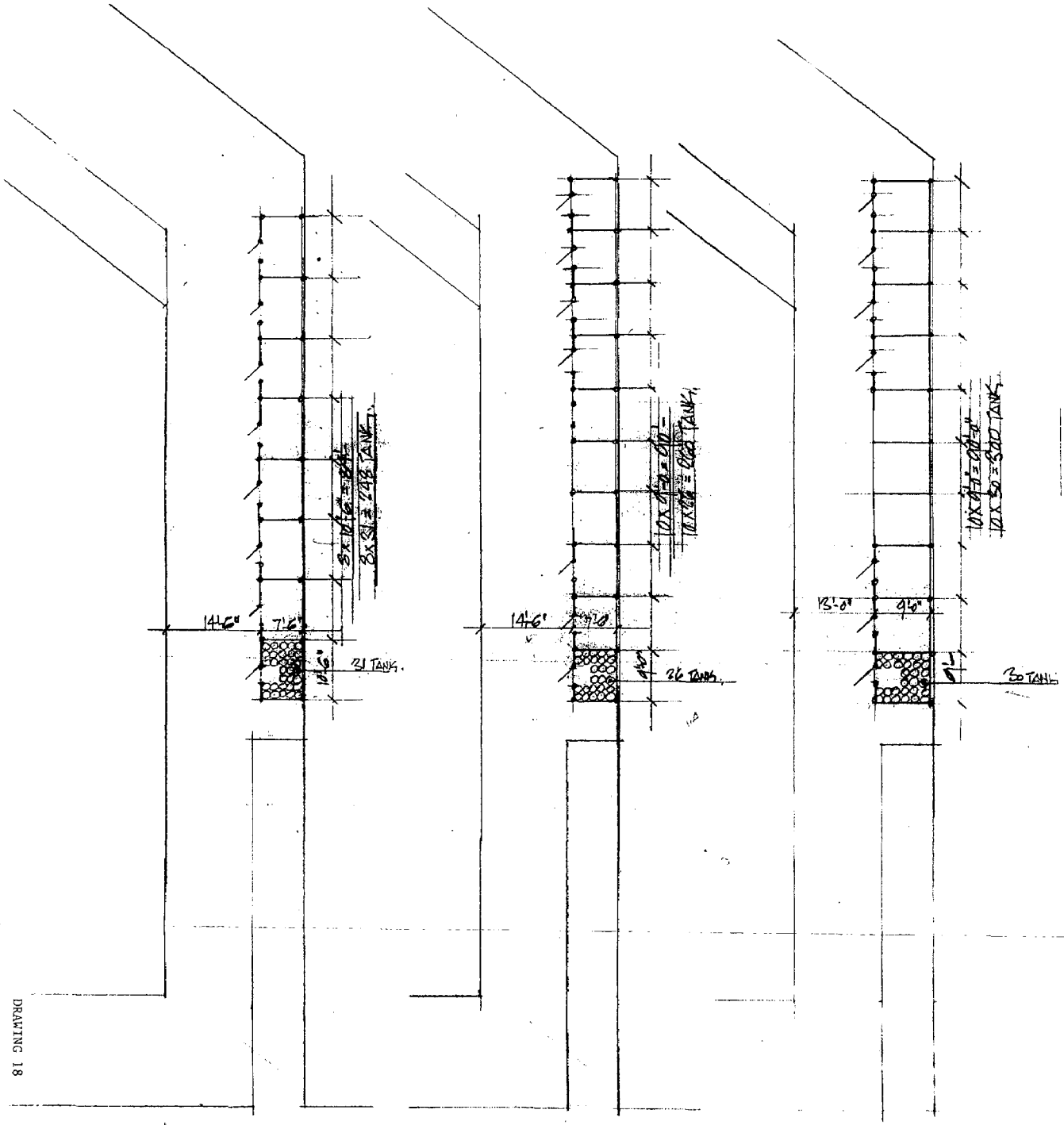
Federal Grant No. NA-79-AA-D-CZ054



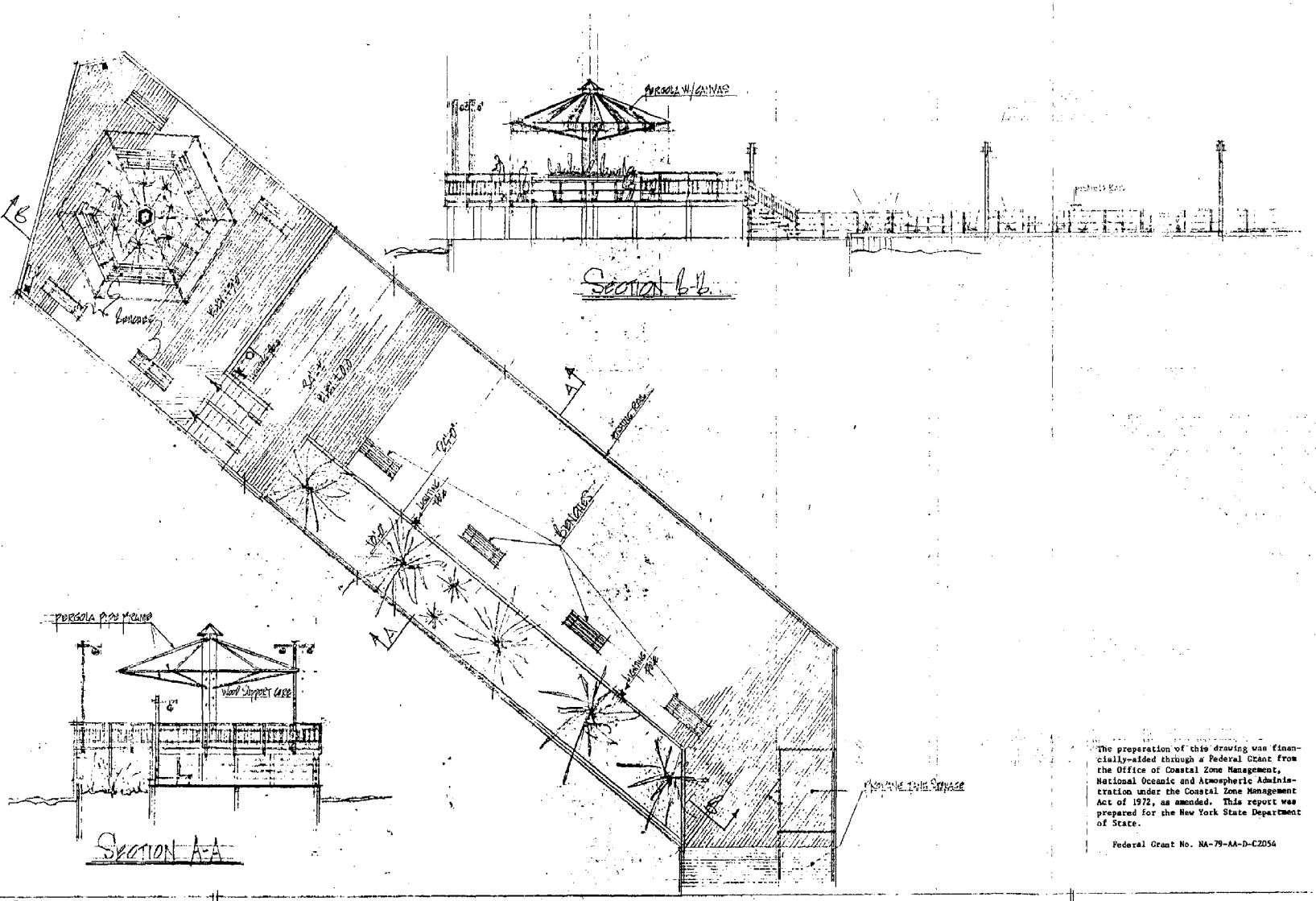
DRAWING 18

SCALE: 1/16" = 1'-0"
DATE: 9/10/81.

SK. (P)

INCORPORATED VILLAGE OF OCEAN BEACH
PROPANE TANK STORAGE LAYOUT

WALTER L. WATSON
ARCHITECTS
MEMBERS A. I. A.
186 COLD SPRING ROAD
SYOSSET, N.Y. 11791 746-3380



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Federal Grant No. NA-79-AA-D-CZ054

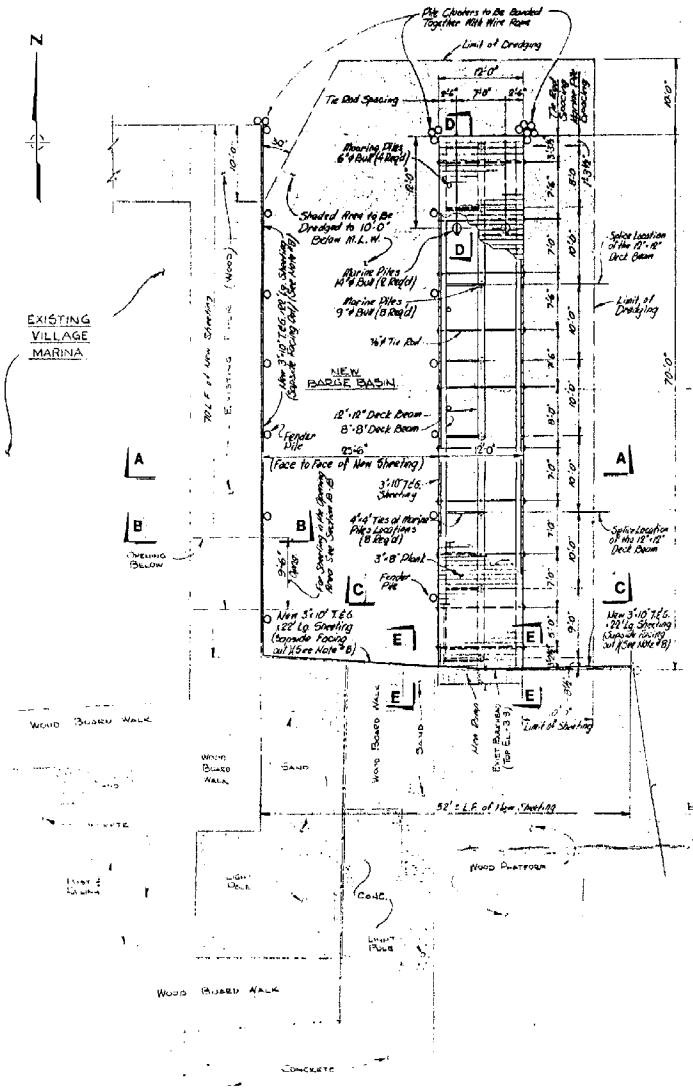
SCALE: 1/8"=1'-0"
DATE: 9/11/81
SK: (E)

INCORPORATED VILLAGE OF OCEAN BEACH
OVERLOOK AND FISHING PIER

WALTER L. WATSON
ARCHITECTS
MEMBERS A.I.A.
186 COLD SPRING ROAD
SYOSSET, N.Y. 11791 746-3380

DRAWING 19

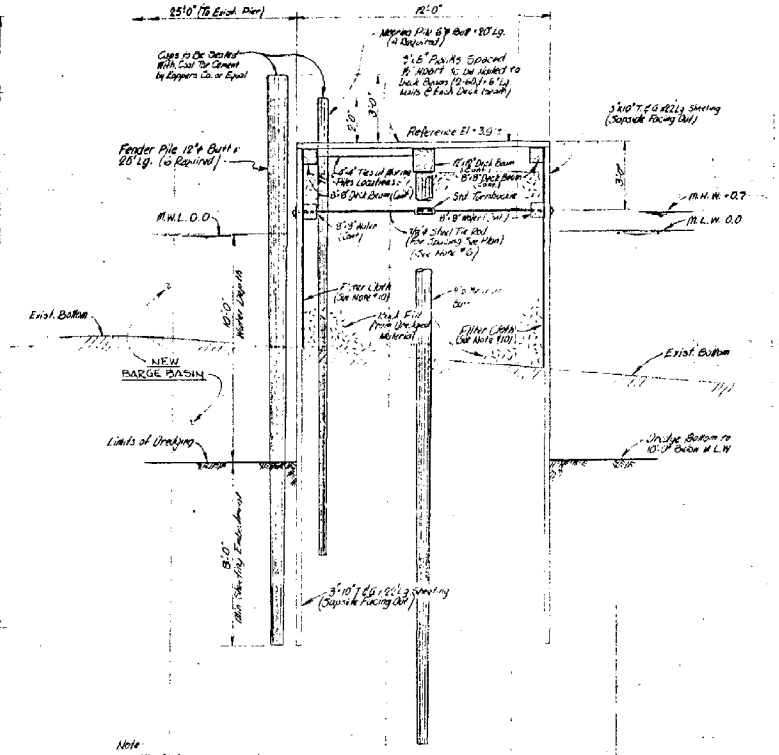
OVERLOOK AND FISHING PIER



PLAN

Scale 1/8" = 1'-0"

Note: All Material to Be Treated Timber Except Hardware & Tie Rods. Refer to Notes



Note
All 6"x8" Deck Beams to be Spiked to Sheeting. (3-9/16"ø x 8" Lg. Spikes per 10" Wide Sheeting) (Typ. 3 Sides)

SECTION C-C

Scale 1/8" = 1'-0"

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Federal Grant No. NA-79-AA-D-CZ054

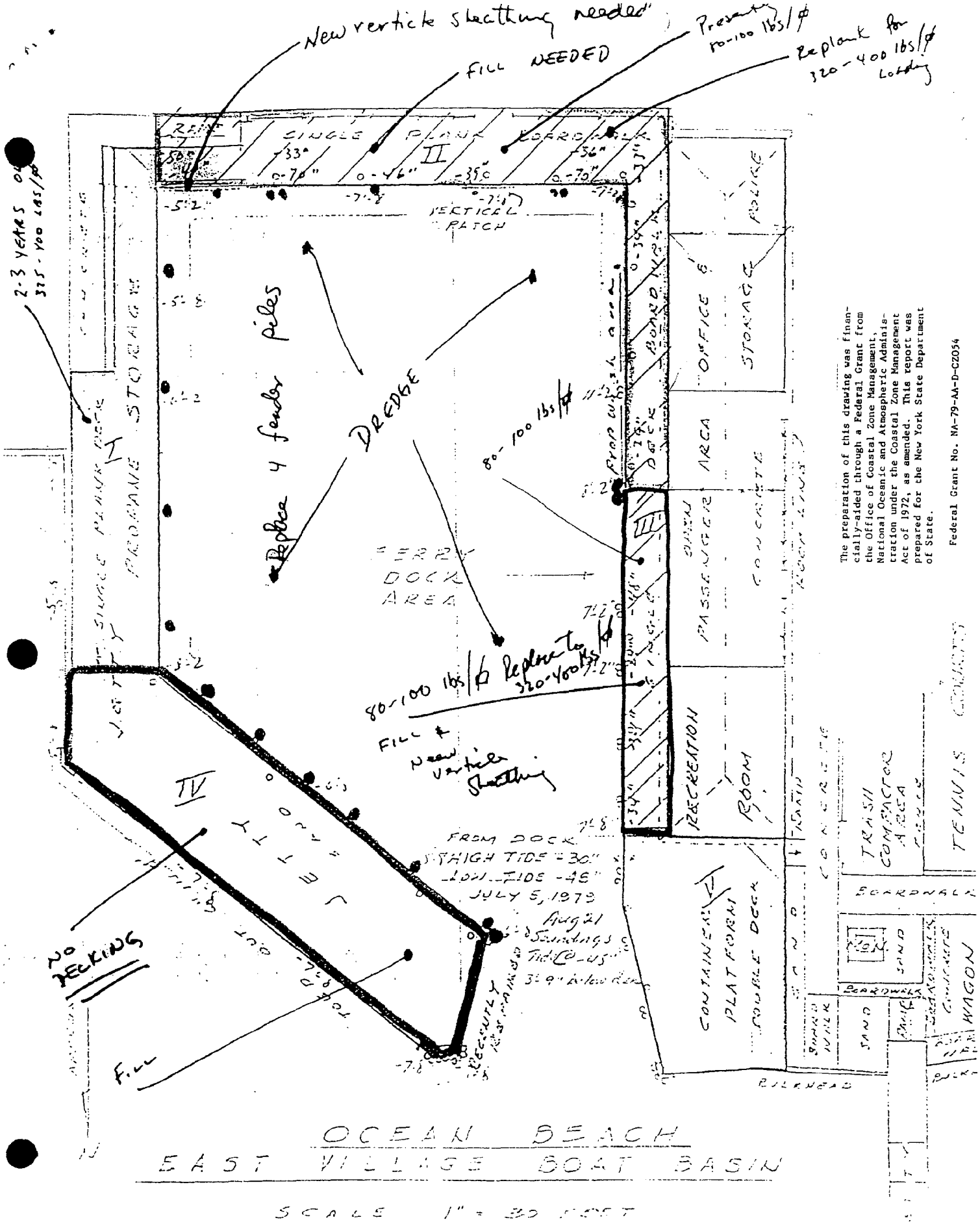
Charles R Velzy Associates, Inc.
Consulting Engineers

Armonk, N.Y.
Mineola, N.Y.
Babylon, N.Y.

Velzy ASSOCIATES

Unauthorized alteration or addition to this drawing and related documents is a violation of Sec 7209 of the N.Y.S. Education Law

DRAWING 20



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Federal Grant No. NA-79-AA-D-CZ054

DRAWING 21

DOCUMENTS SHOWING VILLAGE OWNERSHIP
OF PROPERTIES WITHIN PARK BOUNDARIES

Proposed Bayside Recreation Area - Phase I

A. Windswept - west of Ocean Road.

B. Frontage between Ocean Road and Bungalow Walk.

C. Community House - between Bungalow Walk and Cottage Walk.

D. Parcel containing Village Office - east side of Cottage Walk.

E. Resolution by Village Board of Trustees stating the intent of the Village of Ocean Beach to acquire fee title, easement over or 25 year or more lease to approximately 140 feet of bay frontage located east of the Village Office parcel and extending west to Denhoff Walk of adequate depth for purposes of constructing an 8 foot wide boardwalk.

F. Small Village Marina and tennis court site - area between Denhoff Walk and Bayberry Walk.

G. Title to various walks throughout the Village of Ocean Beach.

Wadsworth

LIBER 5963 PAGE 372

A

STATE OF NEW YORK
COUNTY OF NASSAU } ss.:

On the 21 day of May 1966
before me came MARIE E. KUEHNS

to me known to be the individual described in, and who executed the foregoing instrument, and acknowledged that he executed the same.

Earl H. Thoma
Notary Public
EARL H. THOMA
Notary Public, State of New York
No. 30-3962700
Qualified in Nassau County
Comm. Expires March 30, 1967

STATE OF NEW YORK
COUNTY OF NASSAU } ss.:

On the 21 day of May 19
before me came ROBERT L. WORSTHORN

to me known to be the individual described in, and executed the foregoing instrument, and acknowledged he executed the same.

Earl H. Thoma
Notary Public
EARL H. THOMA
Notary Public, State of New
No. 30-3962700
Qualified in Nassau Coun
Comm. Expires March 30,

STATE OF NEW YORK
COUNTY OF } ss.:

On the day of 19
before me came
to me known, who, being by me duly sworn, did depose and say that he resides at
in
; that he is the
of
the corporation described in and which executed, the foregoing instrument that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of of said corporation; that he signed h name thereto by like order.

STATE OF NEW YORK
COUNTY OF } ss.

On the day of
before me came
the subscribing witness to the foregoing instrument, whom I am personally acquainted, who, being by me sworn, did depose and say that he resides at
in ; that he k
to be the individual described in, and who executed, foregoing instrument; that he, said subscribing witness, present and saw execute the same; and he, said witness, at the same time subscribed as witness thereto.

Title No. 2016679

Location of Property

MARIE E. KUEHNS and ROBERT L. WORSTHORN

TO

INCORPORATED VILLAGE OF OCEAN BEACH

Bargain and Sale Deed

WITH COVENANT

INDIVIDUAL OR CORPORATION

The land affected by the within instrument lies in Section in Block on the Land Map of the County of Suffolk Town of ISLIP VILLAGE OF OCEAN BEACH

Record and Return To:

ARTHUR R. SILSDORF
521 FIFTH AVE.
YORK 17, N. Y.

and Guaranty Company
STREET NEW YORK 17, N. Y.
MAY HILL 7-2400

NASSAU
OLD COUNTRY ROAD
MINEOLA, N. Y.
Pioneer 6-6800

SUFFOLK
WEST MAIN STREET
RIVERHEAD, N. Y.
FACK 7-0660

NEW JERSEY
ACADEMY STREET
NEWARK 2, N. J.
MARKET 3-7064

Please Record and Return to

CITY TITL
INSURANCE COMPANY
234 OLD COUNTRY ROAD MINEOLA
Pioneer 7-0100

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

RECORDED

MAY 26 1966
9-16 A. M.
NORMAN E. KLIPP
Clerk of Suffolk County

MAY 26 9 16 AM '66

COMPARED

5963 p 371

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

SECURITY TITLE AND GUARANTY COMPANY U. S. I. R. S. $46.20 LIBER 5963 PAGE 371

BARGAIN AND SALE DEED, WITH COVENANT—INDIVIDUAL OR CORPORATION.

THIS INDENTURE, made the 27 day of May , nineteen hundred and sixty-six

BETWEEN MARIE E. KUEHNS, residing at 75 Hamilton Avenue, Hasbrouck Heights, New Jersey, and ROBERT L. WORSTHORN, residing at 65 Division Avenue, Levittown, New York,

party of the first part, and INCORPORATED VILLAGE OF OCEAN BEACH, a Municipal Corporation, Ocean Beach, New York, 11770,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of One Dollar and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the distributees or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Village of Ocean Beach, Town of Islip, County of Suffolk and State of New York, being known and designated as Lots 161, 162, 163, and 164 on Map entitled "Property of Wilmot M. Smith Estate", situate at Great South Beach, Long Island, N.Y., surveyed by A. R. Applegarth, C.E., and filed in the Office of the Clerk of Suffolk County July 15, 1910, as Map No. 406.

TOGETHER with all right, title and interest, if any, of the party of the first part of, in and to any streets and roads abutting the above-described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the distributees or successors and assigns of the party of the second part forever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the costs of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

Marie E. Kuehns

Robert L. Worsthorn

Receipt #

JVNK:mw 187 7/21/69

B

SUPREME COURT OF THE STATE OF NEW YORK

COUNTY OF SUFFOLK

In the Matter of Acquiring title in fee by the Incorporated Village of Ocean Beach to certain real property situated at Ocean Beach, Fire Island, Suffolk County, New York, pursuant to Article 14, of the Village Law of the State of New York.	AFFIDAVIT OF TITLE Index No. 156199

STATE OF NEW YORK)
) SS.:
COUNTY OF SUFFOLK)

THOMAS J. KEENEY, LAURENCE DALLAIRE, and THOMAS McGANN, being individually and severally duly sworn, do depose and say, each for himself:

1) That I am over the age of 21 years and reside at Maguires Bay Front Restaurant, #1 Bay Walk, Ocean Beach, Fire Island, New York.

2) That immediately prior to the acquisition by condemnation by the Village of Ocean Beach of title to property in the Incorporated Village of Ocean Beach designated as the northerly 50 feet of Lots 1, 2, 3 and 4 on the Map entitled "Fifth Amended Map of Ocean Beach, Fire Island" filed in the Suffolk County Clerk's Office September 9, 1911 as Map #367 and as the northerly 50 feet of Lots 1, 2, 3 and 4 on a certain map entitled "Property of Wilmot M. Smith Estate, situated at the Great South Beach" and filed in the Suffolk County Clerk's Office on July 15, 1910 as Map #408, deponents were the owners in fee simple of said premises. That said premises was in

SCHEDULE 1

deponents' possession at the time of the acquisition thereof and was in deponents' said possession since .
That deponents' possession thereof for the period indicated hereinabove has been peaceable and undisturbed and that title thereto has never been disputed, questioned or rejected as far as deponents know. Deponents know of no facts by reason of which said possession or title might be called in question or by reason of which any claim to any part of said premises or any interest therein adversed to deponents might be set up. Deponents certify that there are no federal tax claims or liens assessed or filed against them, and that there are no judgments against deponents unpaid or unsatisfied of record entered in any Court of this State or of the United States, and said premises are, as far as deponents know, free from all leases, mortgages, taxes, assessments, water charges, sewer rents and other liens or encumbrances.

3) That no proceedings in bankruptcy have ever been instituted by deponents individually or severally, or against deponents in any Court or before any Officer of State or of the United States, nor have deponents, at any time, made an assignment for the benefit of creditors, nor an assignment now in effect of the rents of said premises or any part thereof.

4) That deponents are citizens of the United States over 21 years of age and have been known by no other name during the past 10 years.

5) That there are no actions pending other than the above captioned affecting said premises and that there are no facts known to deponents relating to the title to said premises which have not been set forth in this Affidavit.

6) That no pledge, sale, transfer or assignment of any award or of the right thereto for compensation and/or damages arising out of this action by the Village has been made by deponents.

7) That this affidavit is made to induce the Village of Ocean Beach to settle deponents' claim for compensation and/or damages arising out of the taking by the Village of the above described premises knowing that said Village will rely on the statements made herein.

Thomas J. Keeney

Laurence Dallaire

Thomas McGann

Sworn to before me this
28th day of November 1969.

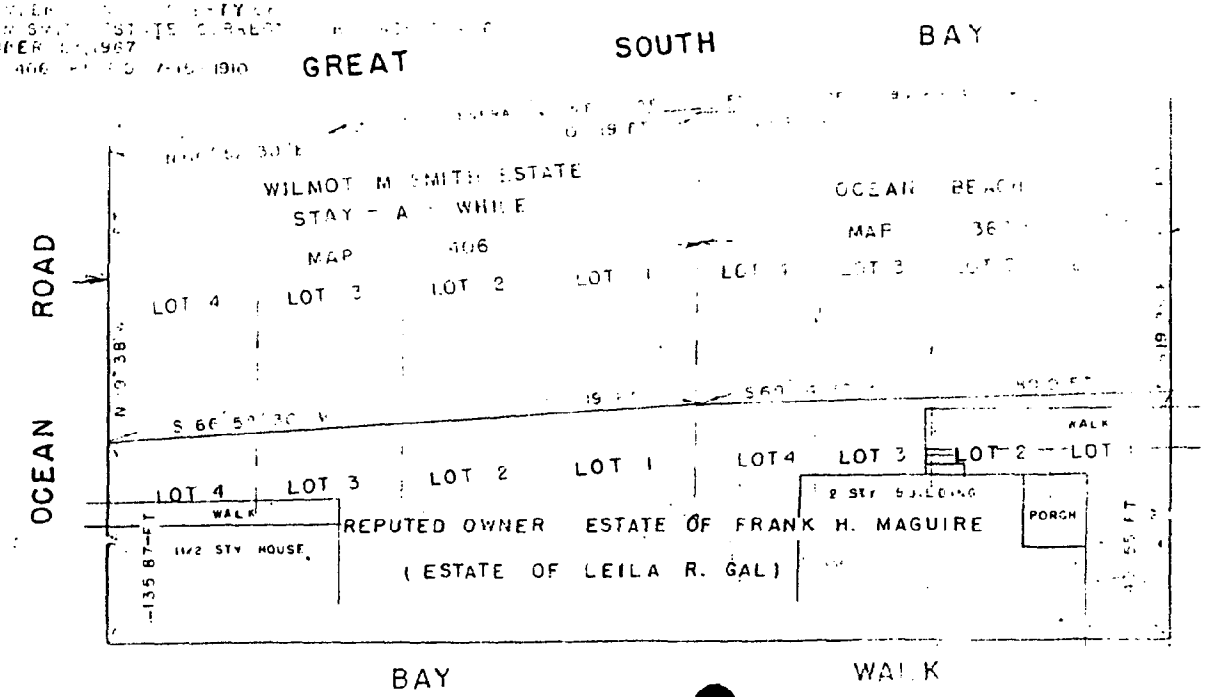
Notary Public

Notary Public, State of New York
Qualified in Suffolk County
Commission Expires March 30, 1970

PROPERTY SITUATE AT

FIRE ISLAND, SUFFOLK COUNTY, N.Y.

AUGUST 3, 1967



Filed 9-23-67 #2
Claire Pettman
Clerk

THIS INDENTURE made the 1st day of ~~May~~ June, nineteen hundred and twenty-eight, BETWEEN OCEAN BEACH COMMUNITY HOUSE, INC., a corporation organized under the laws of the State of New York, party of the first part, and INCORPORATED VILLAGE OF OCEAN BEACH, SUFFOLK COUNTY, NEW YORK, a municipal corporation, party of the second part,

W I T N E S S E T H :

That the party of the first part, in consideration of One Hundred Dollars ($100), lawful money of the United States, and other good and valuable considerations paid by the party of the second part, does hereby grant and release unto the party of the second part,

> "ALL those certain lots at Ocean Beach, Town of Islip, Suffolk County, New York, known and designated on a certain map entitled "Fifth Amended Map of Ocean Beach, Fire Island, Ocean Beach Improvement Co. Bay Shore, New York, L. A. Beach, C.E." filed in the office of the Clerk of the County of Suffolk on September 9, 1911 as map 367 as and by the lots numbers 155 to 166, both inclusive, being the same premises heretofore conveyed to the party of the first part by Harry Thoens and Bessie Thoens, his wife, Theodore C. LeFevre and Margaret B. LeFevre, his wife, and James J. Cosgrove, by deed bearing date the 21st day of August, 1926, and recorded in the office of the Clerk of Suffolk County, on the 13th day of September, 1926, in Liber 1219 of Deeds, Page 591, together with the building thereon erected and all furnishings, fixtures, equipment, fittings, decorations therein and appurtenances thereto, all docks, bulkheads, piers and platforms thereon, or in any way connected with said premises and all easements and rights of way in, on or over the said property. It being intended hereby to convey all of the right, title and interest of the party of the first part in and to the bed of any street or walk adjacent to the property or crossing the same and in and to any land under water or adjacent to the premises including all riparian rights therein."

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, forever.

AND the party of the first part covenants that it

has not done or suffered anything whereby the said premises have been incumbered in any way whatever.

IN WITNESS WHEREOF, the party of the first part has caused its corporate seal to be hereunto affixed and these presents to be signed by its duly authorized officer the day and year first above written.

OCEAN BEACH COMMUNITY HOUSE, INC.,

(Corporate Seal)

By Harry Thoens
President

ATTEST:

Emma Bergen
Secretary

STATE OF NEW YORK }
COUNTY OF NEW YORK } SS.:

On this 13th day of ~~May~~ June, 1928, before me personally appeared HARRY THOENS to me known, who, being by me duly sworn did depose and say, that he resides at ~~[illegible]~~; that he is the President of OCEAN BEACH COMMUNITY HOUSE, INC., the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation; and that he signed his name thereto by like order.

F. M. Stoker
Notary Public
Suffolk & Kings Counties.
Comm. expires Mar. 30, 1930.
Acting in Nassau County under Provisions of the Executive Law.

RECORDED
SEP 25 1929
9 / 0 M.
WARREN F. GREENHALGH
Clerk of Suffolk County

LOCATED AT [illegible]
LOTS [illegible] 164 & [illegible]
MAP OF OCEAN BEACH

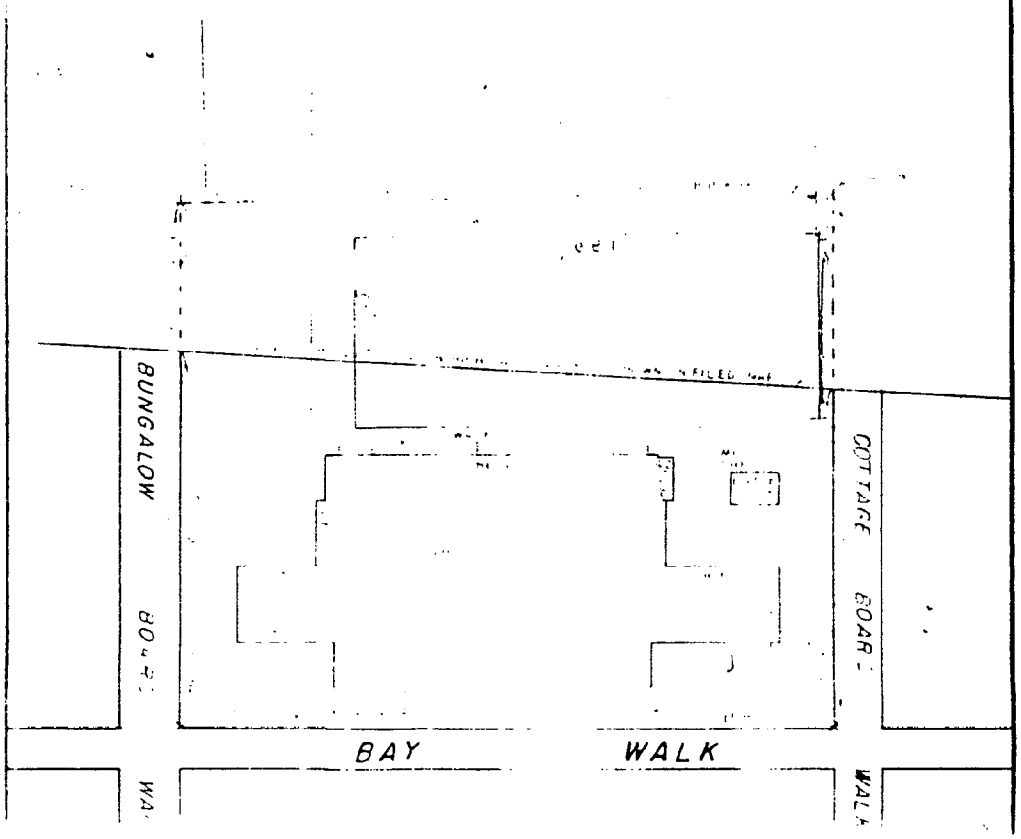
GREAT SOUTH BAY

BASIN

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 SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

GUARANTEES INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.



291—Statutory Form C. Bargain and Sale Deed, with Covenant against Grantor—Individual.

JULIUS BLUMBERG, INC., LAW BLANK PUBLISHERS 71 BROADWAY AND 1 RECTOR ST., NEW YORK

U.S.I.R.S. 19.25

LIBER 3622 PAGE 585

D

This Indenture,

Made the 27th *day of* November, *nineteen hundred and fifty*-three (1953).

Between FRED S. BROOKS, residing at Bay Walk and Bungalow Walk, Ocean Beach, Town of Islip, Suffolk County, New York,

party of the first part,

and THE INCORPORATED VILLAGE OF OCEAN BEACH, a municipal corporation located in the Town of Islip, Suffolk County, New York,

party of the second part,

Witnesseth, *that the party of the first part, in consideration of* one- *Dollar,* *lawful money of the United States,* and other good and valuable consideration *paid by the party of the second part* do es *hereby grant and release unto the party of the second part,* its successors *and assigns forever,*

All those certain lots, pieces or parcels of land, situate, lying and being in the Town of Islip, County of Suffolk, and State of New York, known and designated as lots 315 and 316 on a certain map entitled "Fifth Amended Map of Ocean Beach" and filed in the Office of the Clerk of the County of Suffolk on September 9, 1911 as Map No. 367, which said lots are bounded and described as follows: BEGINNING at the corner formed by the intersection of the northerly side of Bay Walk and the easterly side of Cottage Walk; running thence along Cottage Walk North 19° 38' West 137.10 feet to the southerly side of a bulkhead located on the mean high water line of Great South Bay, as of January 18, 1952; thence along the bulkhead North 69° 22' East 40 feet; thence South 19° 38' East 137.80 feet to the northerly side of Bay Walk; thence along Bay Walk South 70° 22' West 40 feet to the point or place of beginning.

SUBJECT to covenants and restrictions of record.

TOGETHER with all riparian rights, if any, of the party of the first part, in and under the waters of the Great South Bay.

Together with the appurtenances and all the estate and rights of the party of the first part in and to said premises.

To have and to hold the premises herein granted unto the party of the second part, its successors and assigns forever.

And the said party of the first part covenants that he has not done or suffered anything whereby the said premises have been incumbered in any way whatever.

The grantor, in compliance with Section 13 of the Lien Law, covenants that the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and that the grantor will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

In Witness Whereof, the party of the first part has hereunto set his hand and seal the day and year first above written.

In presence of:

Fred S. Brooks L. S.

Fred S. Brooks

L. S.

L. S.

L. S.

D

State of NEW YORK
County of SUFFOLK } ss.:

On the 27th day of November, nineteen hundred and Fifty-three before me came FRED S. BROOKS,

to me known and known to me to be the individual described in, and who executed, the foregoing instrument, and acknowledged to me that he executed the same.

Howard F. Grace

HOWARD F. GRACE
Notary Public, State of New York
No. 52 [illegible] Suffolk County
Certificate [illegible] Nassau Co.
& Queens [illegible] S. Reg.
Commission Expires March 30 1955

State of
County of } ss.:

On the day of nineteen hundred and before me came the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides in

that he knows

to be the individual described in, and who executed the foregoing instrument; that he, said subscribing witness, was present, and saw execute the same; and that he, said witness, at the same time subscribed h name as witness thereto.

FRED S. BROOKS

315-316
#367 -to-

THE INCORPORATED VILLAGE OF
OCEAN BEACH

Deed

Dated, November 27, 1953.

The land affected by the within instrument lies in

Town of Islip
Suffolk County

RECORD AND RETURN TO

LEROY B. ISERMAN
ATTORNEY
HUNTINGTON N. Y.

Reserve this space for use of Recording Office.

DEC 7 11 30 AM '53
CLERK
SUFFOLK

RECORDED
DEC 7 1953
@ 11:30 A M.
WILLIAM W. FRY
Clerk of Suffolk County

E

RESOLUTION

WHEREAS the Village of Ocean Beach, New York, has developed a Proposed Bayside Recreation Area Concept Plan as the basis for an application for financial assistance under the Outdoor Recreation Development Bond Act (Chapter 558, 559, Laws of the State of New York, 1965) and under the Land and Water Conservation Fund Act of 1965 (78 Stat. 897-1964);

AND WHEREAS such Concept Plan calls for the acquisition of fee title, easement over, or 25 year or more lease of a strip of land approximately 140 feet along the bay frontage on a generally east-west bearing and 10 feet deep on a generally north-south bearing lying between the easterly boundary of the Village Office lot and the westerly boundary of the Denhoff Walk right-of-way, or alternately acquire such other rights as may prove necessary over the bay water immediately north of the bulkhead on the same bay frontage, for the purpose of constructing an eight foot wide board-walk segment;

AND WHEREAS in submitting the aforesaid application for financial assistance the applicant must give assurances that all funds expended will be for improvements on land either owned by the municipality or subject to a 25 year or more lease in favor of the municipality;

NOW THEREFORE BE IT RESOLVED that the Village Board of Trustees of the Village of Ocean Beach hereby states its intent to acquire such fee title, easement over or 25 years or more lease to the necessary described strip of land or alternately acquire such other rights as may prove necessary to construct the eight foot wide board-walk segment over the bay water immediately north of the bulkhead on the same bay frontage prior to execution of the financial assistance agreements which are the subject of the application.

F

F

STATE OF NEW YORK }
COUNTY OF } ss.:

On the day of , one thousand nine hundred and before me came

to me known to be the individual described in, and who executed, the foregoing instrument, and acknowledged that he executed the same.

STATE OF NEW YORK }
COUNTY OF } ss.:

On the day of , one thousand nine hundred and , before me came , the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at in ; that he knows to be the individual described in, and who executed, the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed h name as witness thereto.

No. 07-111 X-7

471-472

#367

ADA DOSCHER

- To -

THE INCORPORATED VILLAGE
OF OCEAN BEACH
c/o Leroy B. Loeme
34 Broadway
NY

WARRANTY DEED
(FULL COVENANTS)

THE LAND AFFECTED BY THE WITHIN INSTRUMENT LIES IN BLOCK IN SECTION ON THE LAND MAP OF THE COUNTY OF

Title Guarantee and Trust Company

OFFICES:
176 BROADWAY, NEW YORK
175 REMSEN STREET, BROOKLYN
160-08 JAMAICA AVE., JAMAICA
6 EAST 43TH STREET, NEW YORK
370 EAST 149TH STREET, BRONX
BRIDGE PLAZA NORTH, L. I. CITY
56 BAY STREET, ST. GEORGE, S. I.
MINEOLA, LONG ISLAND
RIVERHEAD, LONG ISLAND
WHITE PLAINS, NEW YORK

4

RESERVE THIS SPACE
FOR USE OF RECORDING OFFICE

DEC 11 3 22 PM '40

SUFFOLK COUNTY

COMPARED

BER

AGE

STATUTORY FORM A

3534—Deed with Full Covenants—(Individual)——G39

LIBER 2138 PAGE 500

THIS INDENTURE, made the 20th day of September one thousand nine hundred and forty, between ADA DOSCHER, (widow) residing at Ocean Beach, Long Island, New York,

, party of the first part,

and THE INCORPORATED VILLAGE OF OCEAN BEACH, a Municipal Corporation of the State of New York

, party of the second part;

WITNESSETH, that the party of the first part, in consideration of one ($1.00) dollar and other good and valuable consideration ~~dollars,~~ lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part, its successors and assigns, forever,

ALL that certain lot, piece or parcel of land, situate, lying and being at Ocean Beach, Fire Island, Town of Islip, County of Suffolk and State of New York, being known and designated as parts of Lots 471 and 472 on a certain map entitled "Fifth Amended Map of Ocean Beach, Fire Island, Ocean Beach Improvement Company, Bay Shore, New York" and filed in the Office of the Clerk of the County of Suffolk September 9, 191[illegible] as Map No. [illegible]67, which said parts of lots are more particularly bounded and described as follows:

BEGINNING at a point on the easterly side of Dehnhoff Walk, which point is distant, measured northerly along the easterly side of Dehnhoff Walk, 100 feet from the corner formed by the intersection of the easterly side of Dehnhoff Walk with the northerly side of Bay Walk; running thence northerly along the easterly side of Dehnhoff Walk to the northwest corner of Lot No. 471 on the aforesaid map and mean high-water line of Great South Bay; running thence easterly along the mean highwater line of Great South Bay to the northwest corner of Lot No. 473 as shown on the aforesaid map; thence running southerly along the westerly line of Lot 473 as shown on aforesaid map to a point which is distant 100 feet from the northerly side of Bay Walk as measured along the westerly line of Lot 473 as shown on the aforesaid map; running thence westerly parallel to Bay Walk to the easterly side of Dehnhoff Walk at the point and place of beginning.

TOGETHER with all of the right, title and interest of the grantor in and to the land lying under water in the Great South Bay in front of and adjacent to the premises and all water rights appurtenant to the lands hereby conveyed and said lands under water.

AND the party of the first part

covenants as follows:

FIRST.—That said party of the first part is seized of the said premises in fee simple, and has good right to convey the same;

SECOND.—That the party of the second part shall quietly enjoy the said premises;

THIRD.—That the said premises are free from encumbrances;

FOURTH.—That the party of the first part will execute or procure any further necessary assurance of the title to said premises;

FIFTH.—That said party of the first part will forever warrant the title to said premises;

SIXTH.—The grantor , in compliance with Section 13 of the Lien Law, covenants that the grantor will receive the consideration for this conveyance as a trust fund to be applied first for the purpose of paying the cost of the improvement and that the grantor will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, the party of the first part has hereunto set her hand and seal the day and year first above written.

IN THE PRESENCE OF:

_(L.S.)

State of New York, County of New York, } ss.:

NO.

ARCHIBALD R. WATSON, County Clerk, and Clerk of the Supreme Court, New York County, the same being a Court of Record having by law a seal, DO HEREBY CERTIFY, That

Edward S. Welch

whose name is subscribed to the deposition or certificate of the proof or acknowledgment of the annexed instrument, and thereon written, was, at the time of taking such deposition, or proof and acknowledgment, a Notary Public in and for such County, duly commissioned and sworn, and authorized by the laws of said State, to take depositions and to administer oaths to be used in any Court of said State and for general purposes; and also to take acknowledgments and proofs of deeds, of conveyances for land, tenements or hereditaments in said State of New York. And further, that I am well acquainted with the handwriting of such Notary Public, or have compared the signature of such officer with that deposited in my office by him, and believe that the signature to said deposition or certificate of proof or acknowledgment is genuine.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the said Court and County this Dec day of 1940

Archibald R. Watson

County Clerk and Clerk of the Supreme Court, New York County.

LIBER 2138 PAGE 502

STATE OF NEW YORK
COUNTY OF New York } ss.:

On the 20 day of September , one thousand nine hundred and forty , before me came ADA DOSCHER

to me known to be the individual described in, and who executed, the foregoing instrument, and acknowledged that She executed the same.

Edward S. Welch

EDWARD S. WELCH, Notary Public
No. 11C, Reg. No. 2-W-136
Expires March 30, 1947

PROPERTY OF *VILLAGE OF OCEAN BEACH*

LOCATED AT *Ocean Beach* SUFFOLK COUNTY, N. Y.

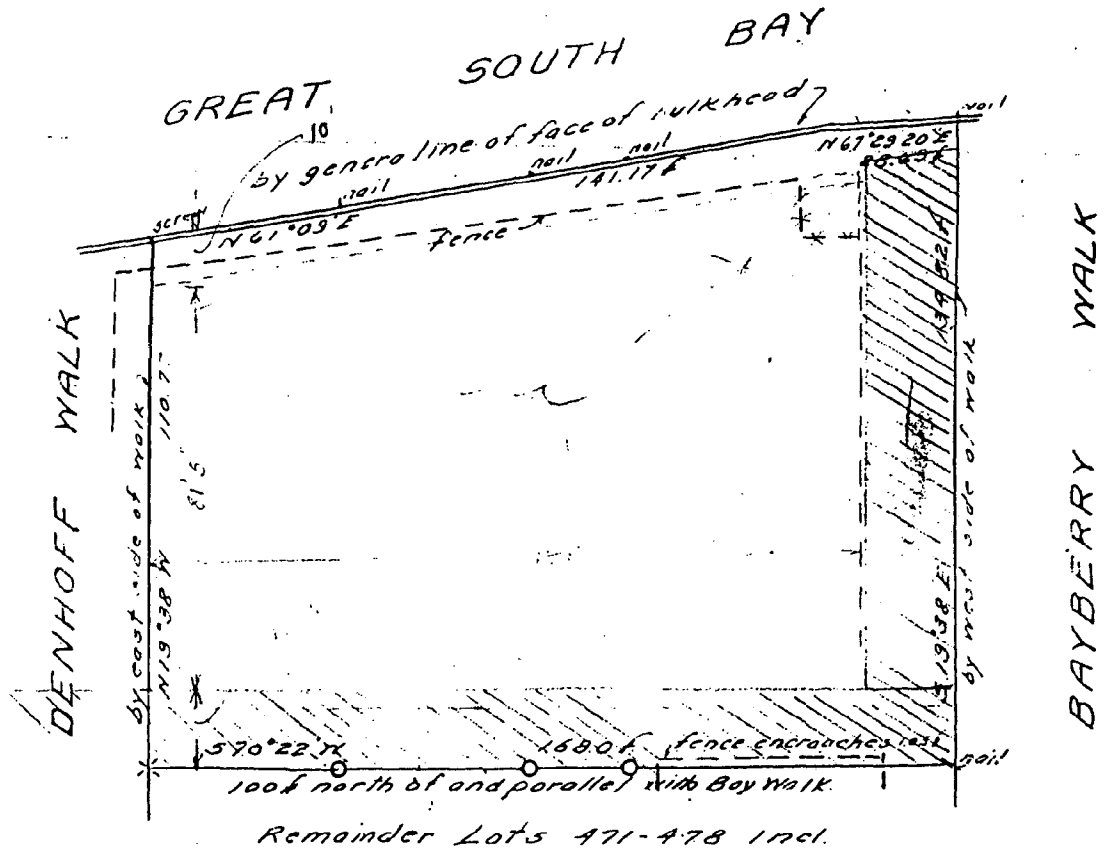
LOT *Northerly Portion Lots 471-478*

MAP OF *Ocean Beach*

SCALE *30* FEET TO 1 INCH

O = STAKE

⊗ = crosscut in walk



SURVEYED *July 14* 19*52* BY

ROBERT J. BARTLEY

THIS INDENTURE,

Made the 22nd day of April, 1929,

BETWEEN Ocean Beach Improvement Company, a corporation with a principal place of business at Bay Shore, N.Y., and Ocean Beach Fire Island Company, a corporation with a principal place of business at Bay Shore, N.Y., parties of the first part, and

The Village of Ocean Beach in Suffolk County, N.Y., a domestic municipal corporation, party of the second part,

WITNESSETH, that the parties of the first part, in consideration of One ($1.00) Dollar, lawful money of the United States, and other good and valuable considerations, paid by the party of the second part, do hereby remise, release, and quitclaim unto the party of the second part, its successors and assigns forever, all that certain strip or parcel of land, situated in the Village of Ocean Beach, Town of Islip, Suffolk County, New York, shown on the "Fifth Amended Map of Ocean Beach, Fire Island, Ocean Beach Improvement Company, Bay Shore, N.Y." said map being filed in the office of the County Clerk of Suffolk County on September 9, 1911, as Map Number 367. Said property is more particularly bounded and described as follows: BEGINNING at a point formed by the intersection of the easterly line of Bayberry Walk and the northerly line of Bay Walk, which point is also the southwesterly corner of lot No. 625, as shown on said Map hereinabove referred to; running thence northerly along the westerly side of said Lot No. 625, as shown on said map and continuing northerly in a straight line to the bulkhead and the high water mark of the Great South Bay; thence southwesterly along the bulkhead to a point that would be formed by the continuation northerly of the easterly line of lot No. 478 shown on said Map; thence southerly in a line parallel with the easterly line

hereof and continuing along the easterly side of lot No. 478 to the northerly line of Bay Walk; thence easterly along the northerly line of Bay Walk to the point or place of beginning. It being the intention to convey that part of Bayberry Walk that lies north of Bay Walk as shown on said Map, and running to the Great South Bay. ALSO ALL that certain strip or parcel of land known as Bay Walk situated in the Village of Ocean Beach, Town of Islip, Suffolk County, New York, shown on the "Fifth Amended Map of Ocean Beadh, Fire Island, Ocean Beach, Improvement Company, Bay Shore, N.Y." said map being filed in the office of the County Clerk of Suffolk County on September 9, 1911, as Map Number 367. Said property is more particularly bounded and described as follows: BEGINNING at the southeasterly corner of lot number 322, shown on said map; thence westerly about 443½ feet to the southwesterly corner of lot number 4 on said map; thence southerly 10 feet to the northwesterly corner of lot number 5 of said map; thence easterly about 443½ feet parallel with the northerly line, to the northeasterly corner of lot number 323 on said map; thence northerly 10 feet to the point of beginning. ALSO ALL that certain strip or parcel of land known as Bay Walk situated in the Village of Ocean Beach, Town of Islip, Suffolk County, New York, shown on the "Fifth Amended Map of Ocean Beach, Fire Island, Ocean Beadh Improvement Company, Bay Shore, N.Y." said map being filed in the office of the County Clerk of Suffolk County on September 9, 1911, as Map number 367. Said property is more particularly bounded and described as follows: BEGINNING at the southwesterly corner of lot number 625 shown on said map; thence easterly about 168 feet to the southeasterly corner of lot number 632 on said map; thence southerly 10 feet to Delivery Lane; thence westerly about 168 feet parallel with the northerly line to a point 10 feet southerly from the southwesterly corner of lot number 625 on said map;

thence northerly 10 feet to the point of beginning. ALSO ALL that certain strip or parcel of land known as Delivery Lane, situated in the Village of Ocean Beach, Town of Islip, Suffolk County, New York, shown on the "Fifth Amended Map of Ocean Beach, Fire Island, Ocean Beach Improvement Company, Bay Shore, N.Y." said map being filed in the office of the County Clerk of Suffolk County on September 9, 1911, as map number 367, said property is more particularly bounded and described as follows: BEGINNING at the northwesterly corner of lot number 470 shown on said map; thence easterly about 168 feet to the northeasterly corner of lot number 479 on said map; thence northerly 10 feet to Bay Walk; thence westerly about 168 feet parallel with the southerly line to a point 10 feet northerly from the northwesterly corner of said lot number 470 on said map; thence southerly 10 feet to the point of beginning. It being the intention to convey that part of Delivery Lane extending from the easterly line of Dehnhoff Walk as shown on said map to the westerly line of Bayberry Walk. ALSO ALL that certain strip or parcel of land situated in the Village of Ocean Beach, Town of Islip, Suffolk County, State of New York, shown on the "Fifth Amended Map of Ocean Beach, Suffolk County, Ocean Beach Improvement Company, Bay Shore, N.Y." Said map being filed in the office of the County Clerk of Suffolk County on September 9th, 1911, as number 367. Said property is more particularly bounded and described as follows: BEGINNING at the southeasterly corner of lot number 6 shown on said map; thence northerly about 158.96 feet to the northeasterly corner of lot number 1 and the Great South Bay; thence easterly 15½ feet to the northwesterly corner of lot number 160 on said map; thence southerly about 157.94 feet parallel with the westerly line to the southwesterly corner of said lot number 155; thence westerly 15½ feet to the point of beginning. It being the intention to convey that part of

Bungalow Board Walk that lies north of Delivery Lane, as shown on said map and running to the Great South Bay; ALSO ALL that said strip or parcel of land known as Delivery Lane, situated in the Village of Ocean Beach, Town of Islip, Suffolk County, State of New York, shown on the "Fifth Amended Map of Ocean Beach, Suffolk County, Ocean Beach Improvement Company, Bay Shore, N.Y." said map being filed in the office of the County Clerk of Suffolk County on September 9th, 1911, as map number 367. Said property is more particularly bounded and described as follows: BEGINNING at the northwesterly corner of lot number 777 as shown on said map; thence easterly along the northerly line of lots number 777, 786, 929 and 938 to the northeasterly corner of lot number 938 thence northerly 10 feet; thence westerly parallel with the southerly line hereof 348 feet; thence southerly 10 feet to the point of beginning. It being the intention to convey that part of Delivery Lane extending from the easterly line of Ocean Breeze Walk as shown on said Map to the westerly line of Surf View Walk. ALSO ALL that certain strip or parcel of land known as Delivery Road, situated at Ocean Beach, in the Town of Islip, County of Suffolk, State of New York shown on a certain map, entitled "Fifth Amended Map of Ocean Beach, Fire Island, Ocean Beach Improvement Company, Bay Shore, N.Y." said map being filed in the office of the clerk of Suffolk County on September 9, 1911 as map number 367. Said property is more particularly bounded and described as follows: BEGINNING at the northeasterly corner of lot number 156 on said map; thence southerly about 50 feet to the southeasterly corner of lot number 155 on said map; thence easterly 8 feet to the southwesterly corner of lot number 166 on said map; thence northerly about 50 feet; parallel with the westerly line to the northwesterly corner of lot number 165 on said map; thence westerly 8 feet to the point

of beginning. It being the intention to convey that part of Delivery Road between Cottage and Bungalow Walks, extending from the northerly line of Delivery Lane as shown on said map to the southerly line of Bay Walk. ALSO ALL that certain strip or parcel of land situated in the Village of Ocean Beach, Town of Islip, Suffolk County, New York, shown on the "Fifth Amended Map of Ocean Beach, Fire Island, Ocean Beach Improvement Company, Bay Shore, N.Y." said map being filed in the office of the County Clerk of Suffolk County on September 9, 1911 as Map Number 367, said property is more particularly bounded and described as follows: BEGINNING at the northeasterly corner of Lot Number 7 shown on said map; thence southerly about 1,853 feet to the southeasterly corner of lot number 80 shown on said map; thence easterly about six inches to a point 15 feet westerly of the southwesterly corner of lot number 81; thence northerly about 1,853 feet parallel with the westerly line to a point six inches easterly of the northeasterly corner of lot number 7 and 15 feet westerly of the northwesterly corner of lot number 154 shown on said map; thence westerly six inches to the point of beginning. It being the intention to complete the conveyance of Bungalow Walk to the full width of 15½ feet as shown on said Map; ALSO ALL that certain strip or parcel of land situated in the Village of Ocean Beach, Town of Islip, Suffolk County, New York, shown on the "Fifth Amended Map of Ocean Beach, Fire Island, Ocean Beach Improvement Company, Bay Shore, N.Y." said map being filed in the office of the County Clerk of Suffolk County, on September 9th, 1911, as map number 367. Said property is more particularly bounded and described as follows: BEGINNING at a point in the southerly line of lot number 6 on said map distant 70 feet westerly from the southeasterly corner of said lot number 6; thence westerly 10 feet to the southwesterly corner of said lot 6; thence northerly 50 feet along the west-

erly lines of lots 6 and 5 on said map; thence easterly 10 feet along the northerly line of said lot 5; thence southerly 50 feet, parallel with the said westerly lines to the point of beginning, together with such portion, if any, of lot 4 on said map; as is necessary to make said plot or walk connect with Bay View Road as laid down on maps of Stay-A-While Beach Estate, Inc., so as to make a continuous walk or roadway. #

TOGETHER with the appurtenances and all the estate and rights of the said parties of the first part in and to said premises.

TO HAVE AND TO HOLD, the above granted premises unto the said party of the second part, its successors and assigns forever.

SUBJECT to all the rights, conditions, and restrictions, contained in a deed of the Ocean Beach Improvement Company to the Ocean Beach Water Company, Inc., dated April 24, 1915.

SUBJECT ALSO to the exclusive and perpetual rights of the said Ocean Beach Water Company, Inc., to make house connections from all walks and delivery roads. #

BEING AND INTENDED TO BE a part of the same premises described in a certain deed by Ocean Beach Improvement Company, one of the parties of the first part to the party of the second part, dated March 13, 1922, recorded in Suffolk County Clerk's office June 30, 1922 in Liber 1047 of deeds, page 236. The object and intention of this deed being to confirm the said deed hereinbefore executed as to the premises hereinbefore described.

IN WITNESS WHEREOF, the parties of the first part have caused their corporate seals to be hereunto affixed and these presents to be signed by their duly authorized officers the day and year first above written.

OCEAN BEACH IMPROVEMENT COMPANY

By JOHN A. WILBUR
President.

(SEAL)

OCEAN BEACH FIRE ISLAND COMPANY

By JOHN A. WILBUR
President.

(SEAL)

STATE OF NEW YORK:
SS.
COUNTY OF NEW YORK:

On this 22nd day of April, 1929 before me personally came JOHN A. WILBUR, to me known, who, being by me duly sworn, did depose and say that he resides at 1840 Grand Concourse, New York City, that he is the President of the Ocean Beach Improvement Company, the corporation described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to said Instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation and that he signed his name thereto by like order.

(SEAL)

WM. J. MILLER
Notary Public, County of N.Y.
Notary Wm. J. Miller, Public Clk.
214 New York County Reg. 022
Comm. March 30, 1930, expires.

STATE OF NEW YORK:
SS.
COUNTY OF NEW YORK:

On this 22nd day of April, 1929 before me personally came JOHN A. WILBUR to me known, who, being by me duly sworn, did depose and say that he resides at 1840 Grand Concourse, New York City, that he is the President of the Ocean Beach Fire Island Company, the corporation described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation and that he signed his name thereto by like order.

WM. J. MILLER (SEAL)
Notary Public, County of N.Y.
Notary Wm. J. Miller, Public Clk.
214 New York County Reg. 022,
Comm. Mar. 30, 1930, Expires.

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