

NO CONSIDERATION

District:
Section: 0021
Block: 00.188
Lot: 000.23

BARGAIN AND SALE DEED

With Covenant Against Grantor's Acts

THIS DEED made this 25th day of February, 2020,

BETWEEN

UNITED HOME ASSOCATES, LLC., having its office at 71 Croft Lane, Smithtown, NY 11787,

and

GRANTOR,

24 CROSS STREET, LLC., residing at 78 ROSLYN AVE Sea Cliff, New York,
11579,

GRANTEES.

WITNESSETH, that the Grantor, for No Consideration paid by the Grantee, does hereby grant and release unto the Grantees, their heirs or successors and assigns of the Grantees forever,

ALL that certain plot, piece or parcel of land, together with the buildings thereon erected, situate, lying and being at

SEE SCHEDULE "A" ANNEXED HERETO AND MADE A PART HEREOF

THE PREMISES herein described are the same and are intended to be the same as those conveyed to the Grantor herein by deed dated February 10, 2015, and recorded in the Office of the Clerk of the County of Suffolk on February 23, 2015, in Liber D 13180, at page 724 to 727.

TOGETHER with all right, title and interest, if any, of the Grantor 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 Grantor in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the Grantee the heirs or successors and assigns of the Grantee forever.

AND the Grantor covenants that the Grantor has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND 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 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. The word "party" shall be construed as "parties" whenever the sense of this Deed requires.

IN WITNESS WHEREOF, the parties of the first part have duly executed this Deed the day and year first above written.

UNITED HOME ASSOCIATES, LLC.

By:


_____ MEMBER.

STATE OF NEW YORK :
COUNTY OF SUFFOLK :

On the 26 day of FEBRUARY, 2020, before me personally came Robin, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument, and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed this instrument.



Signature and Office of Individual taking acknowledgment

EDWARD HUGHES
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01HU6102809
Qualified in Nassau County
Commission Expires December 6, 2023

Title Resources Guaranty Company

**SCHEDULE A
DESCRIPTION OF PREMISES**

Title No. PNT27515N

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Incorporated Village of Sea Cliff, Town of Oyster Bay, County of Nassau and State of New York, bounded and described as follows:

BEGINNING at a point on the westerly side of Glenlawn Avenue, distant 255.00 feet southerly from the corner formed by the intersection of the westerly side of Glenlawn Avenue with the southerly side of Littleworth Lane;

RUNNING THENCE along the westerly side of Glenlawn Avenue, South 00 degrees 44 minutes 00 seconds West, 55.00 feet to a point;

RUNNING THENCE North 89 degrees 16 minutes 00 seconds West, 150.00 feet to a point;

RUNNING THENCE North 00 degrees 44 minutes 00 seconds East, 55.00 feet to a point;

RUNNING THENCE South 89 degrees 16 minutes 00 seconds East, 150.00 feet to a point on the westerly side of Glenlawn Avenue, the point or place of BEGINNING.

NO CONSIDERATION

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Section: 0021
Block: 00.188
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By:


_____ MEMBER.

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Signature and Office of Individual taking acknowledgment

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ZONING BOARD OF APPEALS _____
PLANNING BOARD (check one)

-----x
IN THE MATTER OF THE APPLICATION OF

24 CROSS STREET LLC

APPLICATION

Village of Sea Cliff.
-----x

Propose to construct NEW 2 1/2
STORY SINGLE FAMILY HOME

1. Name of applicant: 24 CROSS STREET LLC

2. Applicant's address: 78 ROSLYN AVE.
SEA CLIFF NY 11579

3. If the applicant is not an owner of the property which is the subject of this application, state the relationship of the applicant to the owner(s):

4. The property which is the subject of this application is located at: 64 GLENLAWN AVE., Village of Sea Cliff, N. Y. and is also known as Section 21, Block 1EE, Lot(s) 23 on the Nassau County Land and Tax Map.

5. The full name and residence address of all owners of the property (if applicant is not the sole owner) is:

6. The property is located in the R-B zoning district of the Village of Sea Cliff.

7. The subject property is located on the West side of GLENLAWN DR (street).

8. The date on which the owner(s) acquired the property was 02.28.2020.

9. The approximate dimensions of the property are 55 feet by 150 feet, and the total acreage of property is _____ acres.

10. The property is presently used for 1 FAMILY RESIDENCE.

11. Are there existing buildings on the property? YES of _____

12. Are there any outstanding village taxes on the property? No If so, for what years? _____

13. The applicant or owner(s) wish to make use of the property for the purpose of: 1 FAMILY RESIDENCE

14. The Building Department of the Village of Sea Cliff denied an application for a building permit on ~~02.28.2020~~ 05.19.2020

15. The proposed construction use of the property does not comply with the following sections of the Village Code: _____

~~138-511 138-513.1 107-4, 107-5, 60-10~~
~~138-513 138-514.1~~

16. This is an application for:

_____an appeal

_____a variance

_____a special permit

other (describe): PLANNING BOARD REVIEW

17. Description of the problem, or reasons for this application, that support the request for relief:

(Note to Applicant - this information is particularly important, and must constitute a complete statement of the grounds for the relief which you are seeking. You may use additional sheets of paper if necessary to provide a complete response)

107-4 REVIEW REQUIRED

107-5 STANDARDS for approval/disapproval

60-10 TYPE I ACTION

18. Has any previous application been made to the Zoning Board of Appeals or Planning Board for the relief sought in this application, or relief similar to that sought in this application? No If so, attach a description of each such prior application, including the date the application was made, the date of the determination by the Zoning Board of Appeals or Planning Board, and a summary of the determination by the Zoning Board of Appeals or Planning Board.

19. Has any previous application been made to the Zoning Board of Appeals or Planning Board for any other relief with respect to the property which is the subject of this application?____
If so, attach a description of each such prior application, including the date the application was made, the date of the determination by the Zoning Board of Appeals or Planning Board, and a summary of the determination of the Zoning Board of Appeals or Planning Board.
20. Are there any outstanding violation notices affecting the subject premises? No
21. Are there any pending court proceedings involving the subject premises? No
22. The undersigned applicant states under penalty of perjury that the foregoing statements and information, and all statements and information contained in papers submitted herewith, are true, correct and complete, to best of the signer's knowledge.

Name of applicant: Maximo Buschfelles
Signature of applicant: [Signature]
Title of signatory: ~~President~~ Member.
Date: 05.28.2020

AFFIDAVIT OF APPLICANT

STATE OF NEW YORK) SS:

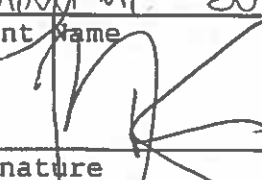
COUNTY OF NASSAU)

The undersigned, being duly sworn, deposes and says that deponent has read the foregoing application subscribed by applicant, and knows the contents thereof, and that the contents of the application are true of the deponent's personal knowledge, except as to the matters stated to be upon information and belief, as to which matters deponent believes the contents to be true.

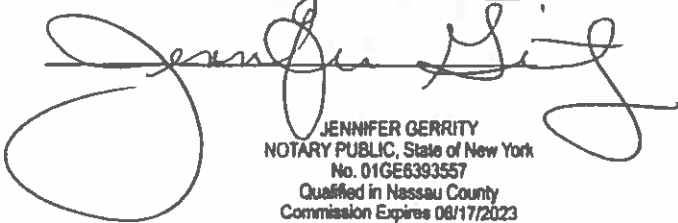
If the applicant is a corporation, the deponent is an officer thereof, to wit the 24 CROSS STREET, LLC and is authorized by the Board of Directors of the corporation to execute this application on behalf of the corporation.

If the applicant is a partnership, the deponent is a general partner thereof, and has authority to execute this application in the name of the partnership.

If the applicant is a limited liability company, the deponent is member thereof, and has authority to execute this application in the name of the company.

Max Mc Guschfrees
Print Name

Signature

Sworn to before me this 29
day of May 2020.


JENNIFER GERRITY
NOTARY PUBLIC, State of New York
No. 01GE6393557
Qualified in Nassau County
Commission Expires 08/17/2023

AFFIDAVIT OF OWNER(S)

(To be completed only if the applicant is not the sole owner)
(All owners must sign either as owner or applicant)

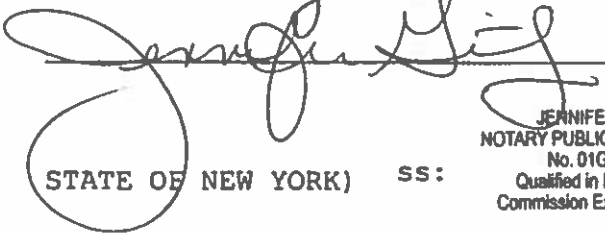
STATE OF NEW YORK) SS:

COUNTY OF NASSAU)

24 Cross Street LLC being duly sworn, deposes and says that (s)he is the owner of the property known as 64 Glenlawn Ave in the Village of Sea Cliff. No other person is an owner of the said property except as described in the attached application. The undersigned hereby acknowledges that the applicant herein is authorized to submit this application to the Village of Sea Cliff on behalf of the owner(s) of the subject property.

Maximo Buschfrees

Sworn to before me on this 29 day of May 2020.





JENNIFER GERRITY
NOTARY PUBLIC, State of New York
No. 01GE8393557
Qualified in Nassau County
Commission Expires 06/17/2023

STATE OF NEW YORK) SS:

COUNTY OF NASSAU)

_____ being duly sworn, deposes and says that (s)he is the owner of the property known as _____ in the Village of Sea Cliff. No other person is an owner of the said property except as described in the attached application. The undersigned hereby acknowledges that the applicant herein is authorized to submit this application to the Village of Sea Cliff on behalf of the owner(s) of the subject property.

Sworn to before me on this _____ day of _____ 20__.

ZONING BOARD OF APPEALS _____
PLANNING BOARD (check one)
VILLAGE OF SEA CLIFF

-----X

In the Matter of the Application of

DISCLOSURE
AFFIDAVIT
General Municipal Law
Section 809

24 CROSS STREET LLC X

(STATE OF NEW YORK) COUNTY OF NASSAU)

Propose to construct 2 1/2 story
SINGLE FAMILY HOME

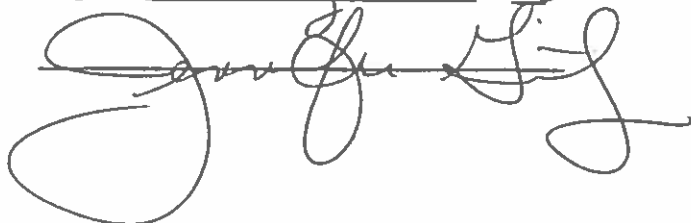
ss: Maximo Buschens, being duly sworn, deposes and says:

1. I am the (applicant with respect to) (owner of the premise which are the subject of) the attached application.
2. I make this affidavit for the purposes of complying with the requirements of General Municipal Law Section 809.
3. No officer of the State of New York, and no officer or employee of the County of Nassau, the Town of North Hempstead or the Village of Sea Cliff, and no party officer of any political party, has an interest in the attached application within the meaning of General Municipal Law Section 809, except as stated hereinafter (if none, state "NONE"):

<u>Name</u>	<u>Address</u>	<u>Position</u>	<u>Nature of Interest</u>
<u>NONE</u>			

Signature

Sworn to before me this 29
day of May 2020.



JENNIFER GERRITY
NOTARY PUBLIC, State of New York
No. 01GE6393557
Qualified in Nassau County
Commission Expires 06/17/2023



Incorporated Village of Sea Cliff
Office of the Superintendent of Buildings
Sea Cliff Village Hall, 300 Sea Cliff Ave., Sea Cliff, New York 11579

Inspection Authorization

I hereby authorize the members of the Zoning Board and/or Planning Board, the Superintendent of Buildings, and Legal Counsel to the Zoning Board and/or Planning Board to enter upon and inspect my property prior to the Zoning Board and/or Planning Board rendering a determination on this application.

Homeowner: _____

Date: 05-28-2020



INCORPORATED VILLAGE OF SEA CLIFF

OFFICE OF THE VILLAGE OF SEA CLIFF BUILDING DEPARTMENT

300 SEA CLIFF AVE, P.O. BOX 340, SEA CLIFF, NY 11579 TEL 516-671-0080 FAX 516-671-6508

BUILDING PERMIT

APPLICATION ID # 11914 APPLICATION DATE 2/26/20 PERMIT # _____

PROPERTY ADDRESS: 64 GlenLawn Dr - SECT: 21 BLOCK 188 LOT 23

Owner: 24 Cross st LLC
 Address: 78 Roslyn Dr City: Sea Cliff State: NY Zip: 11579
 Phone: _____ Cell: (516) 551 8678 Email: mbf@maxbusch.com

Applicant: (if applicant is different from owner state relationship to owner) Maximo Buschfees
 Address: 2 Finch way City: Sea Cliff State: NY Zip: 11579
 Phone: _____ Cell: (516) 551 8678 Email: mbf@maxbusch.com

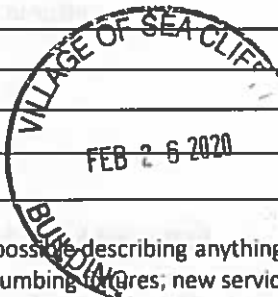
Architect: M. Buschfees Architect PC
 Address: 2 Finch way City: Sea Cliff State: NY Zip: 11579
 Phone: _____ Cell: (516) 551 8678 Email: mbf@maxbusch.com

Contractor:
 Address: _____ City: _____ State: _____ Zip: _____
 Phone: _____ Cell: _____ Email: _____

Plumber:
 Address: _____ City: _____ State: _____ Zip: _____
 Phone: _____ Cell: _____ Email: _____

Electrician:
 Address: _____ City: _____ State: _____ Zip: _____
 Phone: _____ Cell: _____ Email: _____

Other/Mechanical:
 Address: _____ City: _____ State: _____ Zip: _____
 Phone: _____ Cell: _____ Email: _____
 A/C, Boiler, etc Model# _____
 A/C, Boiler, etc Model# _____



PROPOSED WORK: Be as detailed as possible describing anything that is not going to be specifically provided for in plans or other supporting documents such as number of plumbing fixtures; new services, i.e. gas, water, electric, number of new branch circuits or anything else billable by permit. Billable permit items are listed in Village Code Chapter 142-A as a pdf. Link. The building dept. is responsible for assessing permit fees.

2 1/2 story single fam residence.



INCORPORATED VILLAGE OF SEA CLIFF

OFFICE OF THE VILLAGE OF SEA CLIFF BUILDING DEPARTMENT
300 SEA CLIFF AVE, P.O. Box 340, SEA CLIFF, NY 11579 TEL 516-671-0080 FAX 516-671-6508

BUILDING PERMIT

Cost of Improvement: \$

Owner: Depos and says that they are the owner(s) in fee of the Premises, that the work proposed to be done upon the said Premises shall be completed in accordance with the approved application and accompanying plans, and that all the statements herein are true to the deponents own knowledge.

Owner Signature: _____

Owner Signature: _____

Date: 2/26/2020 _____
Notary: _____

JENNIFER GERRITY
NOTARY PUBLIC, State of New York
No. 01GE6393557
Qualified in Nassau County
Commission Expires 08/17/2023

Contractors must submit proof of current insurance (C-105.2 or U-26.3 for compensation and DB-120.1 for disability or DB-155 for disability) as required by NY State. Form CE-200 may be submitted if exempted. Nassau County requires licensing and liability insurance for residential work. Proof of these are also required of contractors prior to the issuance of the permit

OFFICIAL USE

FEES ^{2BA} \$150 pd 2/26/2020 **REQUIRED CERTIFICATES**

Application Fee \$ 75⁰⁰ pd 2/26/2020

Permit Fees

Building _____

Plumbing _____

Electrical _____

Mechanical _____

Certificate _____

Other _____

Total Permit Fees \$

- Cert of Occupancy
- Cert of Approval
- Cert of Completion
- Cert of Compliance
- Cert of Tenancy
- Letter in Lieu

Approved by _____

Examined for approval on _____

New State Law Requires: Site visits by the Building Department prior to the issuance of any permit. Changes in project elements or design shall not be made until such changes are approved and documented with the Building Department.

Village Code Requires: Zoning variances become invalid if authorized work has not begun within six (6) months of Building Department Approval. Extensions may be applied for to the Zoning Board. (138-1304). Building Permits expire twelve (12) months after the approval. Two (2) subsequent six (6) month extensions may be applied with approval of the Building Department and payment of fees. Additional approvals require application (48-15)

PASCAL PETER & LINDA
OR CURRENT OWNER
8 LAFAYETTE PL
SEA CLIFF, NEW YORK 11579

HIGGISON JR PEYTON & MI
OR CURRENT OWNER
231 LITTLEWORTH LN
SEA CLIFF, NEW YORK 11579

DEEKS DANIEL
OR CURRENT OWNER
219 LITTLEWORTH AVE
SEA CLIFF, NEW YORK 11579

DIETRICH RYAN
OR CURRENT OWNER
8 LAFAYETTE PL
SEA CLIFF, NEW YORK 11579

SEIGEL LISA HU & DAVID
OR CURRENT OWNER
71 GLENLAWN AVE
SEA CLIFF, NEW YORK 11579

UNITED HOME ASSOCIATES LLC
OR CURRENT OWNER
64 GLENLAWN AVE
SEA CLIFF, NEW YORK 11579

BECKER III JOHN & DARLENE
OR CURRENT OWNER
59 GLENLAWN AVE
SEA CLIFF, NEW YORK 11579

MOORE JAMES & JANIS
OR CURRENT OWNER
185 LITTLEWORTH LN
SEA CLIFF, NEW YORK 11579

CASEY MARGARET & MARK
OR CURRENT OWNER
67 GLENLAWN AVE
SEA CLIFF, NEW YORK 11579

SHEEHAN JOSEPH & BERNADETTE
OR CURRENT OWNER
58 GLENLAWN AVE
SEA CLIFF, NEW YORK 11579

MADURA LOUIS & ANGELA
OR CURRENT OWNER
54 GLENLAWN AVE
SEA CLIFF, NEW YORK 11579

KRETCHETOFF M JAROVICKY & NINA
OR CURRENT OWNER
68 GLENLAWN AVE
SEA CLIFF, NEW YORK 11579

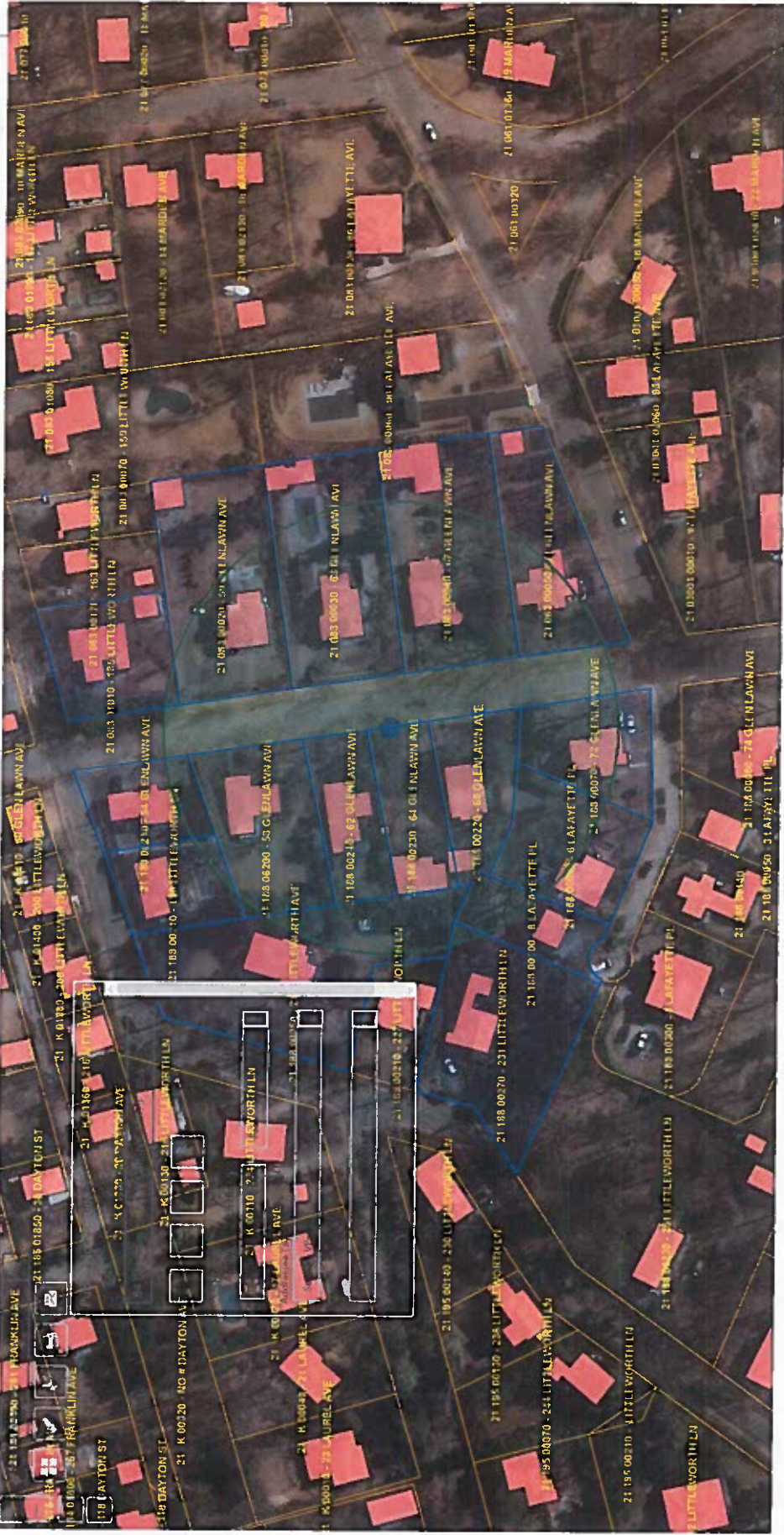
COHN BRUCE & ELIZABETH
OR CURRENT OWNER
72 GLENLAWN AVE
SEA CLIFF, NEW YORK 11579

MARTONE PHILIP JR & LAURIE
OR CURRENT OWNER
63 GLENLAWN AVE
SEA CLIFF, NEW YORK 11579

DRISCOLL TIMOTHY H & LAURIE A
OR CURRENT OWNER
199 LITTLEWORTH LN
SEA CLIFF, NEW YORK 11579

GRECO MARK & MARY
OR CURRENT OWNER
62 GLENLAWN AVE
SEA CLIFF, NEW YORK 11579

24 Cross Street LLC -
64 Glenlawn Ave.



JERRY P. LARUE
 LICENSED LAND SURVEYOR

P.O. BOX 18
 NEW HYDE PARK, NEW YORK 11040
 (516) 852-1712 (845) 855-3906 fax
 44 OLD ROUTE 85
 PAWLING, NEW YORK 12564
 (845) 855-3904 (845) 855-3806 fax

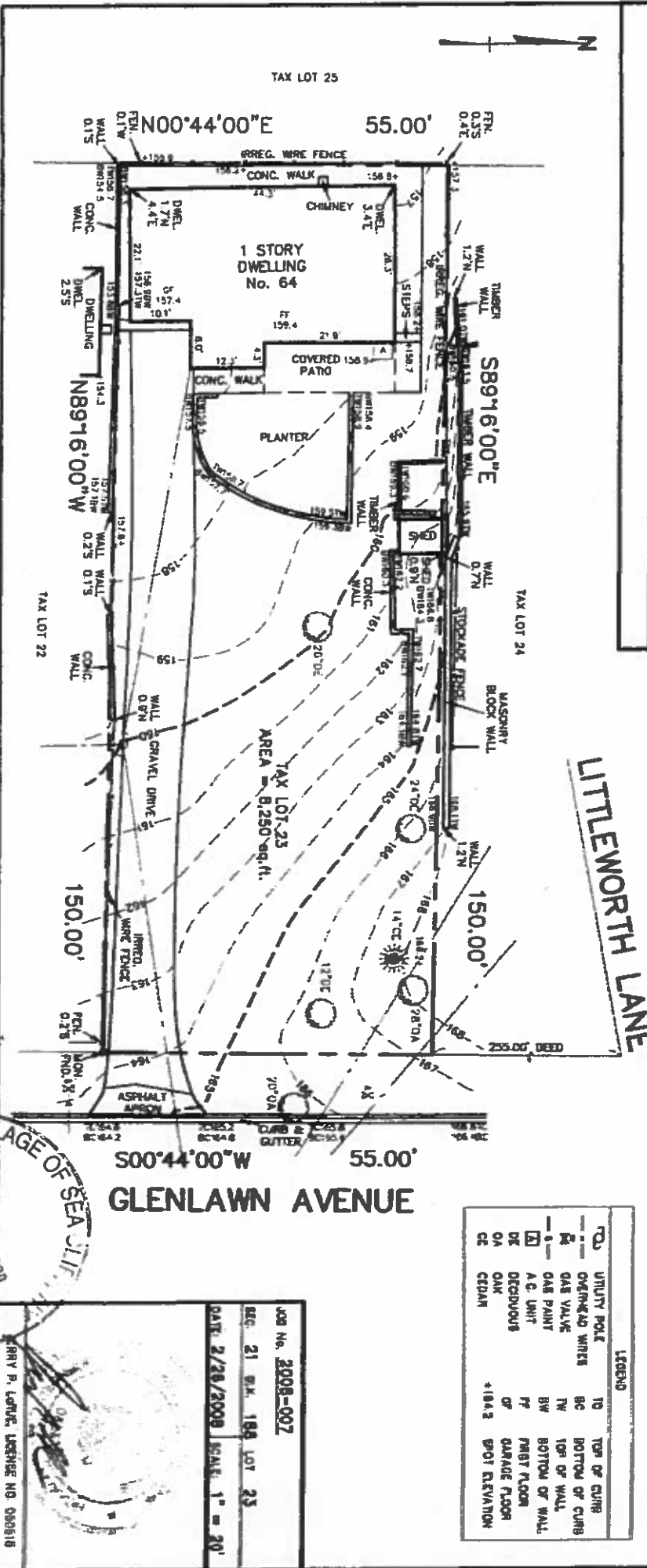
SURVEY and TOPOGRAPHIC MAP

PREPARED FOR: CORTLANDT MANOR DEVELOPMENT, LLC

LOCATION: SEA CLIFF, MASSAU COUNTY, NEW YORK

FILED MAP: DESCRIPTIVE PARCEL - LIBER 12293, PAGE 376

ALSO CERTIFIED TO:



- CURVEY NOTES:**
1. UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 2700 OF THE NEW YORK STATE EDUCATION LAW. CONTOUR OF THIS SURVEY MAP NOT BE TAKEN AS A GUARANTEE OF ACCURACY. THE SURVEYOR SHALL NOT BE CONSIDERED TO BE A VALID TITLE CURVEY UNLESS INDICATED HEREON SHALL BE IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR ACT AND THE REGULATIONS THEREUNDER. THE SURVEYOR HAS CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYOR ACT AND THE REGULATIONS THEREUNDER. THE SURVEYOR HAS CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYOR ACT AND THE REGULATIONS THEREUNDER. THE SURVEYOR HAS CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYOR ACT AND THE REGULATIONS THEREUNDER.
 2. THIS SURVEY IS SUBJECT TO ANY EASEMENT OR RECORD AND OTHER INSTRUMENTS WHICH A TITLE SEARCH WOULD REVEAL.
 3. THIS SURVEY IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS DESIGNED AND SHOULD NOT BE USED FOR PURPOSES FOR WHICH IT WAS NOT DESIGNED.
 4. THIS SURVEY IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS DESIGNED AND SHOULD NOT BE USED FOR PURPOSES FOR WHICH IT WAS NOT DESIGNED.
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 8. THIS SURVEY IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS DESIGNED AND SHOULD NOT BE USED FOR PURPOSES FOR WHICH IT WAS NOT DESIGNED.

LEGEND

---	UTILITY POLE	TC	TOP OF CURB
---	OVERHEAD WIRES	BC	BOTTOM OF CURB
— —	GAS VALVE	TW	TOP OF WALL
— —	A.C. PAINT	BW	BOTTOM OF WALL
— —	A.C. URN	FF	FIRST FLOOR
— —	DECELVUS	DF	DAMAGE FLOOR
— —	CAV	CE	COT ELEVATION
— —	CE		

VILLAGE OF SEA CLIFF
 FEB 27 2008
 BUILDING DEPARTMENT

JOB No. 2008-002
 REC. 21 PM 188 LOT 23
 DATE 2/26/2008 SCALE 1" = 20'

JERRY P. LARUE, LICENSE NO. 080818

64 Glenlawn Avenue Sea Cliff, NY 11579

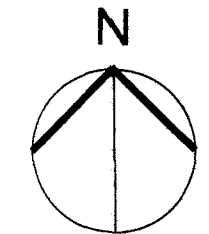
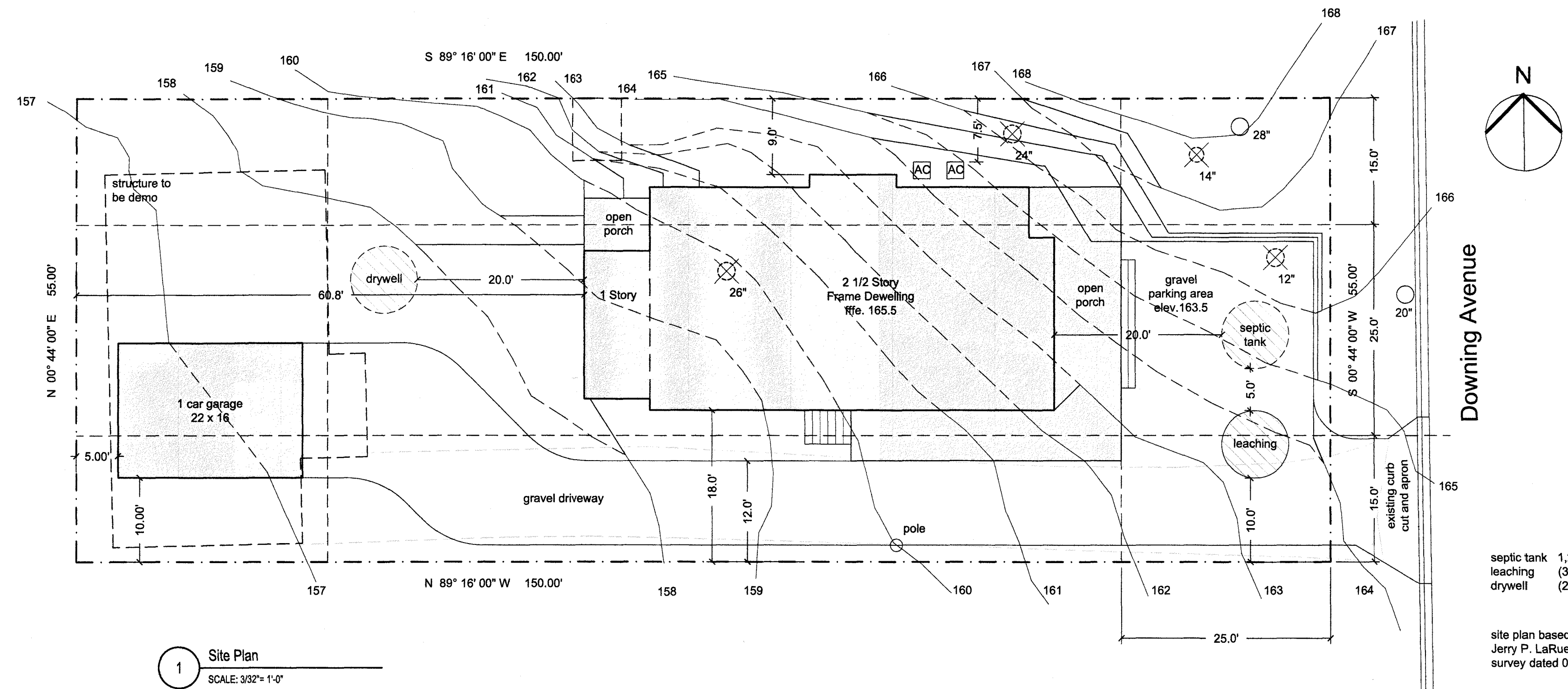
Project Scope of Work	List of Drawings	Energy Statement
Two and a half frame residence and one car garage	A-01 Title, Zoning, Site Plan, Proposed Floor Plans A-02 Exterior Elevations	To the best of my knowledge the proposed work complies with the requirements of the Energy Conservation Construction Code of New York State

General Notes

All materials, assemblies, forms and methods of construction and service equipment shall comply with the requirements of the 2015 International Residential Code as amended by the 2017 New York State supplement and any additional applicable codes and regulations.

Zoning Data:

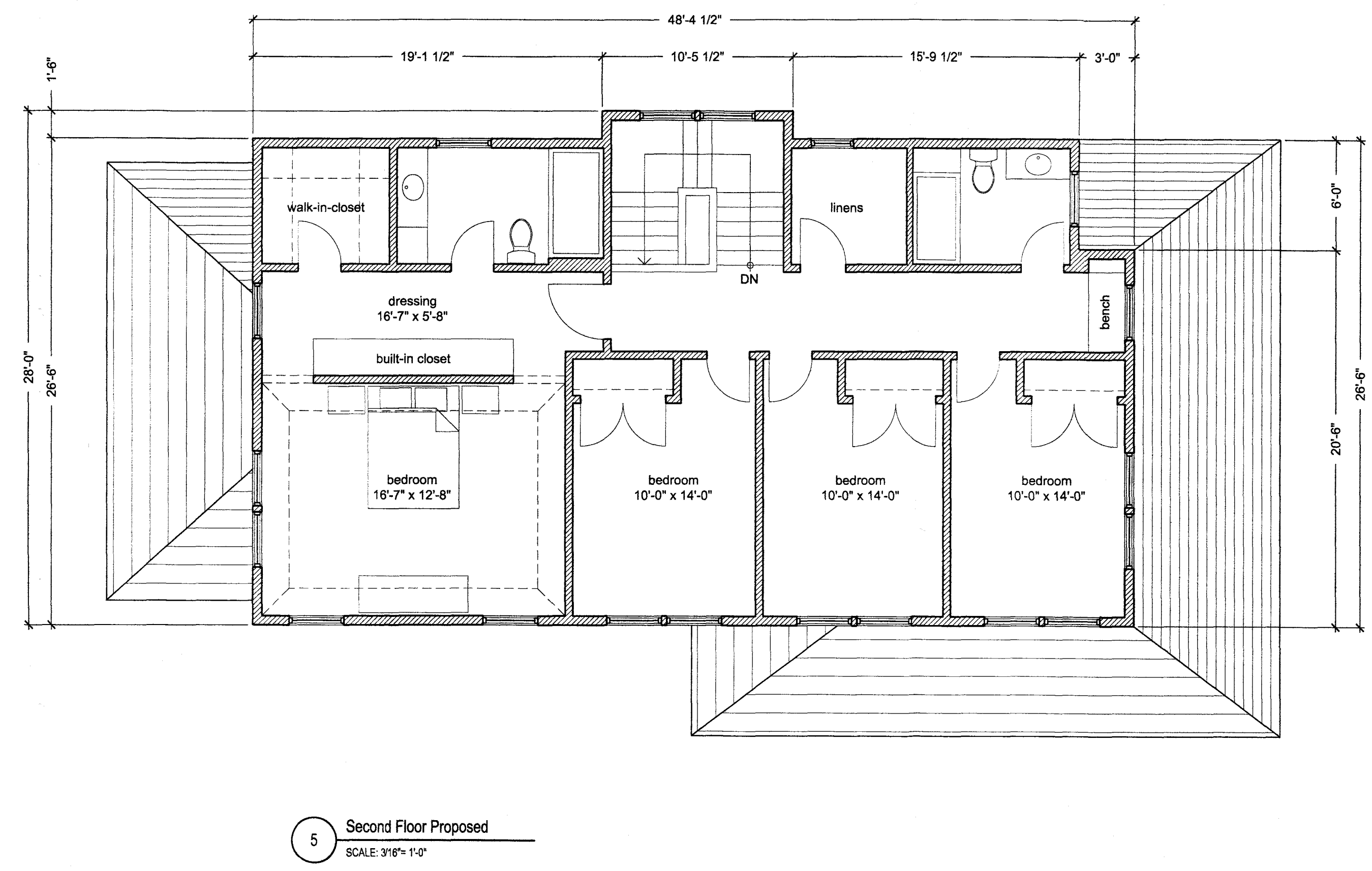
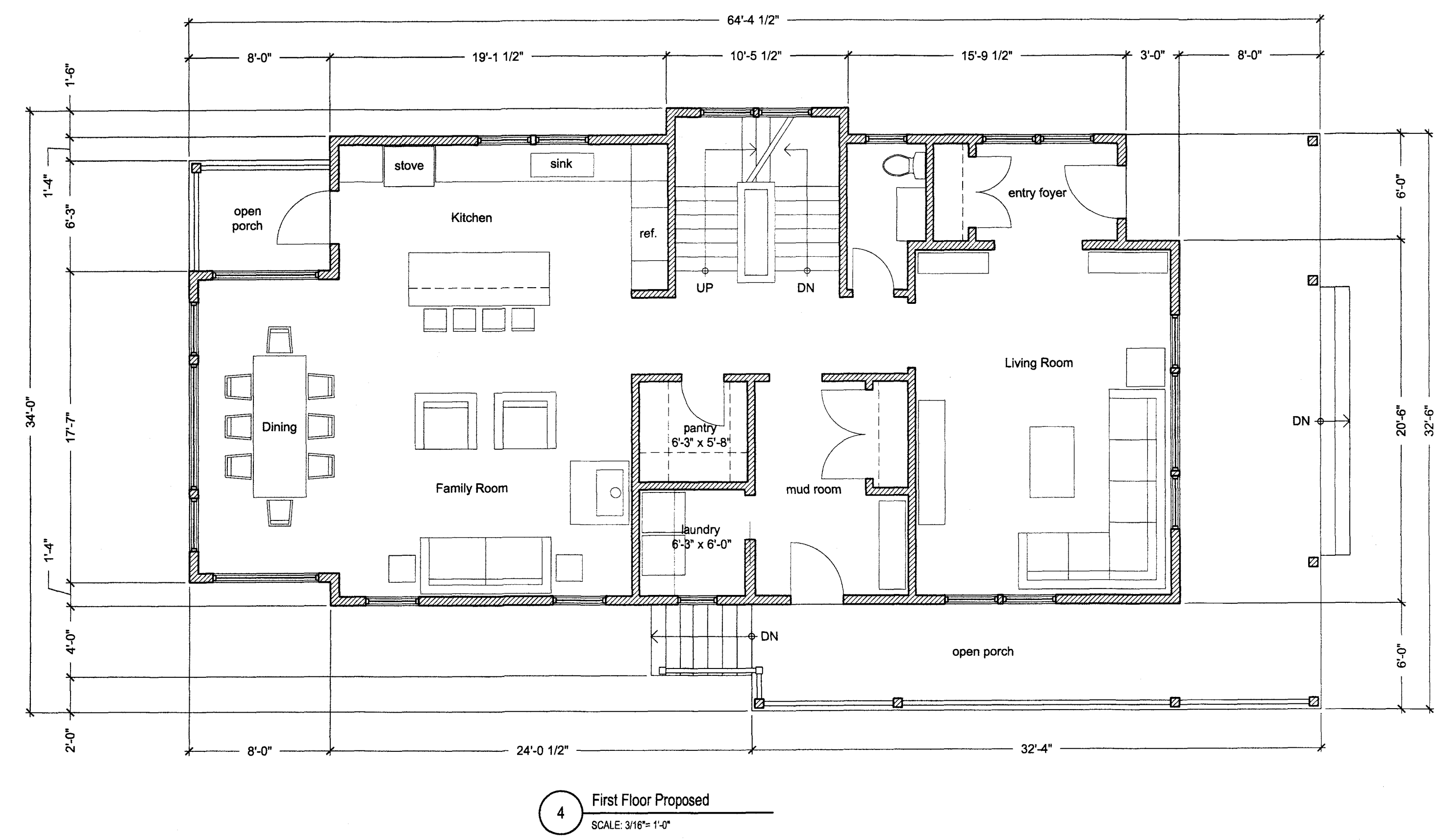
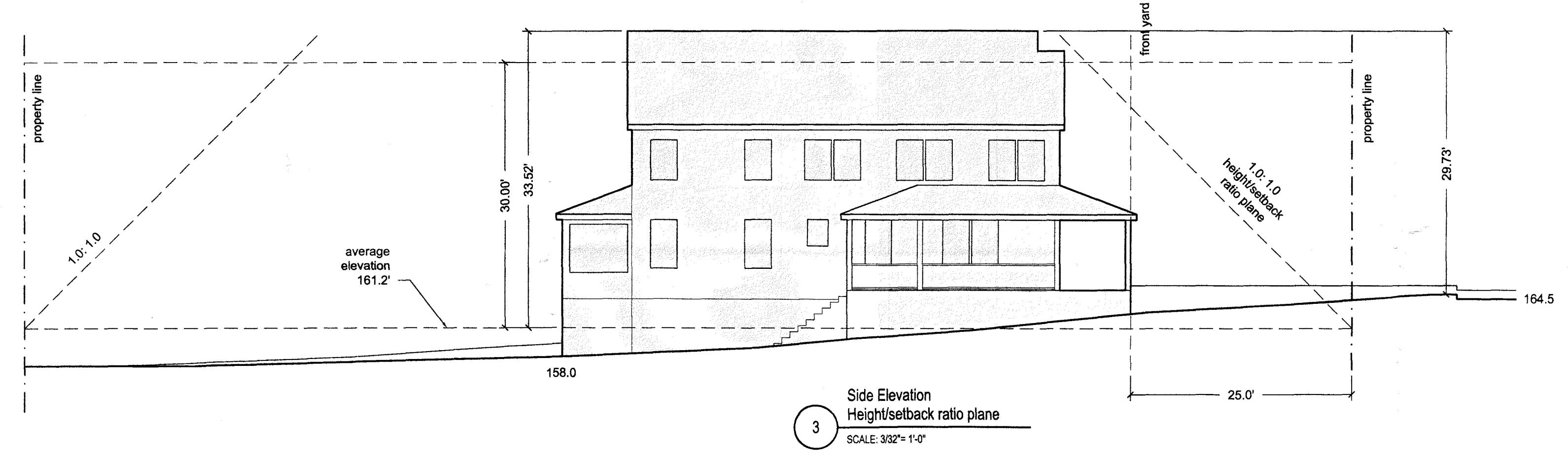
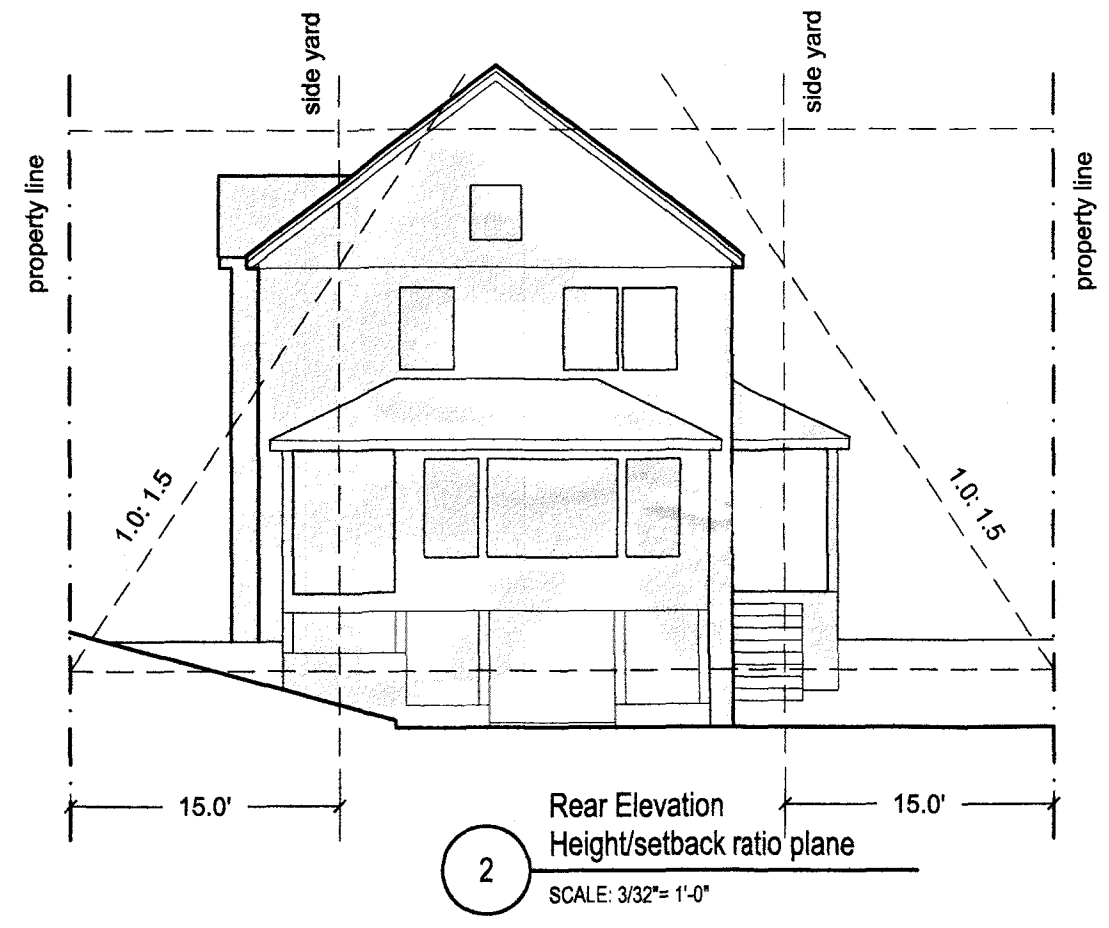
address	64 Glenlawn Avenue	section	21					
zone	Res-B	block	188					
use	single family residence	lot	23					
lot area	a	allowed	10,000 SF	existing	8,250 SF	proposed	-	comments
main building area	b	-	-	-	1,180 SF	1,420 SF	-	
accessory building area	c	-	-	-	-	352 SF	-	
basement	d	-	-	-	-	-	-	
1st floor	e	-	-	-	1,180 SF	1,420 SF	-	
2nd floor	f	-	-	-	-	1,280 SF	-	
attic (over 7 ft high)	g	-	-	-	-	-	-	
porch (over 8 ft deep)	h	-	-	-	-	-	-	
gross floor area	i = .5d+e+f+.5g+.25h	-	-	-	1,180 SF	2,700 SF	-	
lot coverage	(b+c)/a	30%	14.3%	21.4%	-	-	-	
height	-	30 FT	<30 FT	33.52 FT	+3.52 FT	-	-	
front yard	-	25 FT	115.2 FT	25.0 FT	-	-	-	
side yard	-	15 FT	1.7 FT	9.5 FT	-	-	-	
rear yard	-	30 FT	3.4 FT	60.8 FT	-	-	-	
FAR	(i+c)/a	31.0%	14.3%	36.9%	+ 494.5 SF	-	-	



Downing Avenue

septic tank 1,250 gallons
leaching (3) 8'-0" dia. x 5'-0" high rings
drywell (2) 8'-0" dia. x 5'-0" high rings

site plan based on
Jerry P. LaRue licensed surveyor
survey dated 02.26.2008



MBF
2 Finch Way
Sea Cliff, NY 11579
(516) 551-8678
mbf@maxbusch.com

M. BÜSCHFRERS
Architect P.C.

PROJECT: 64 Glenlawn Sea Cliff, NY 11579

REVISIONS:
1. 05.25.2020 Issued for ZBA, ARB & Planning Board Review

STAMP

DRAWING TITLE:
Title, Zoning, Site Plan,
Proposed Floor Plans

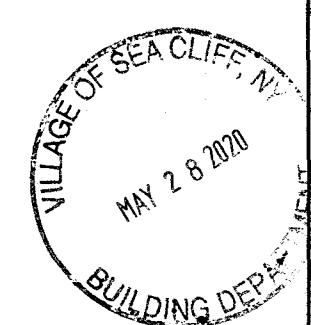
SCALE:
AS NOTED

CHECKED BY:
MB

APPROVED BY:
MB

SHEET No.

A-01





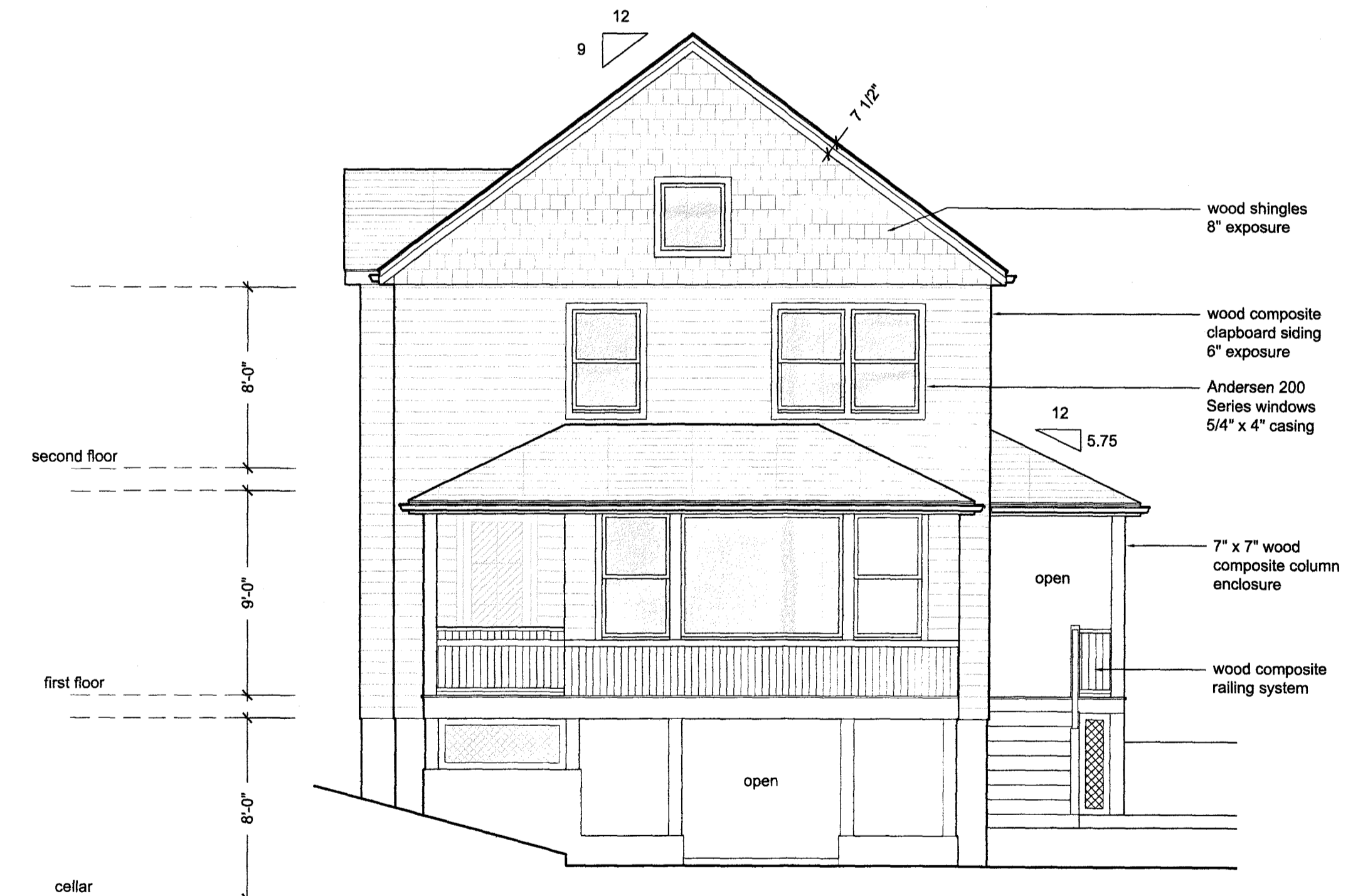
1 Front Elevation
SCALE: 3/16" = 1'-0"



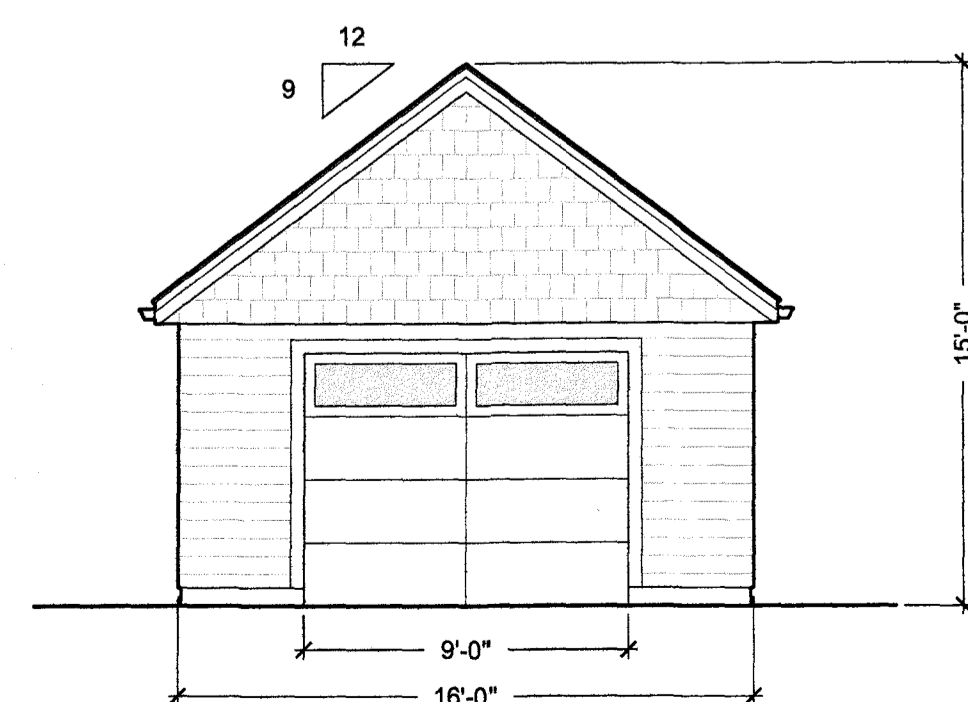
2 Side Elevation
SCALE: 3/16" = 1'-0"



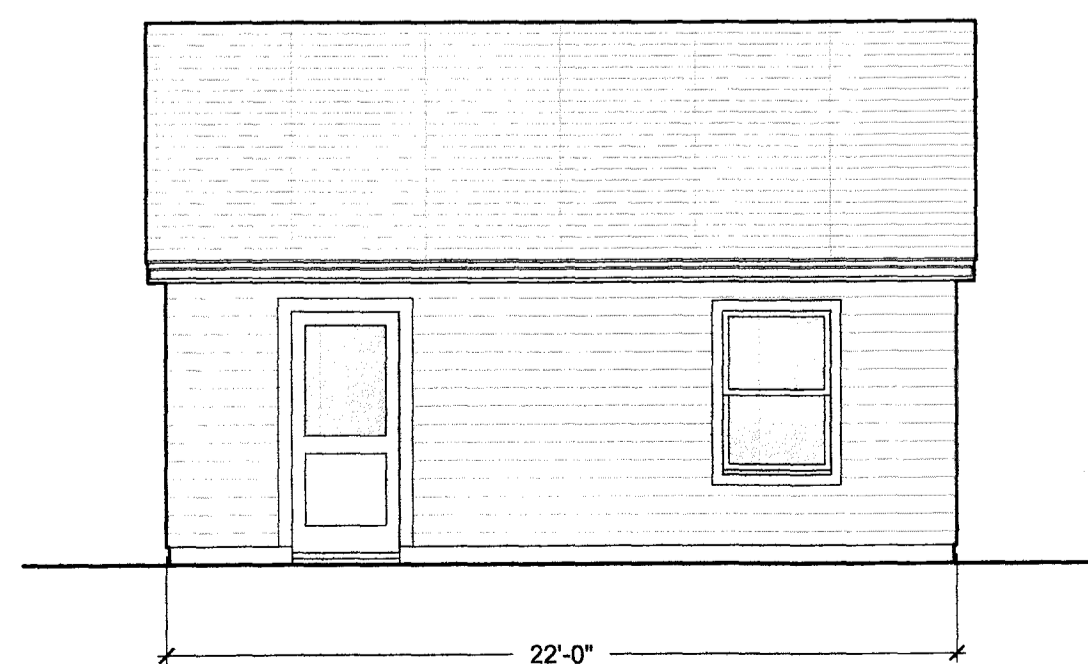
3 Front Elevation
SCALE: 3/16" = 1'-0"



4 Rear Elevation
SCALE: 3/16" = 1'-0"



5 Garage Front
SCALE: 3/16" = 1'-0"



6 Garage Side
SCALE: 3/16" = 1'-0"

REVISIONS
1. 05.26.2020 Issued for ZBA, ARB & Planning Board Review

PROJECT:
64 Glenlawn
Sea Cliff, NY 11579

STAMP

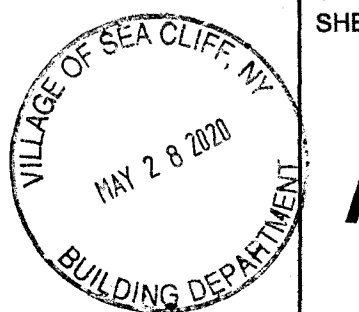
DRAWING TITLE:

Exterior Elevations

SCALE: AS NOTED
DRAWN BY: MB
CHECKED BY: MB
APPROVED BY: MB

SHEET No.

A-02





INCORPORATED VILLAGE OF SEA CLIFF

**OFFICE OF THE VILLAGE OF SEA CLIFF BUILDING DEPARTMENT
300 SEA CLIFF AVE SEA CLIFF N.Y. 11579 PHONE (516) 671-0080**

Notice of Review

5/19/2020

TO:

PROPERTY OWNER: 24 Cross St LLC
PROPERTY ADDRESS: 64 Glenlawn Ave
SECTION/ BLOCK/ LOT: 21/188/23

APPLICATION NO:11914
APPLICATION RECV'D: 5/19/2020
ZONE: Residence B

DESCRIPTION: The applicant proposes to demolish an existing structure and construct a new single family home.

The Proposed Construction does not comply with the following Village of Sea Cliff Code Section(s):

§ 107-4 Review required.

[Amended 10-7-1996 by L.L. No. 1-1996; 12-10-2018 by L.L. No. 7-2018]

Site plan review, as provided herein, shall be required for the following, and the Planning Board shall approve, approve with modifications or disapprove applications, as follows:

A. Applications for building permits. All building permit applications involving the proposed erection of any structure, other than accessory structures on previously improved property or additions to one-family dwellings where the gross floor area of the addition does not exceed 50% of the gross floor area of the existing dwelling.

E. Any substantial change in topography. For purposes of this section, any change in topography in excess of one foot in height or elevation, at any point or over any ten-foot linear area, shall be considered a substantial change.

§ 107-5 Standards for approval and disapproval of applications.

The Planning Board shall consider each site plan submitted to it for compliance with the following criteria, objectives and standards:

A. Protection of the character of the neighborhood and prevention of depreciation of adjoining properties.

B. Achievement of a harmonious relationship and maximum compatibility among the uses shown on said site plan and uses located on adjoining and adjacent properties and districts.

*C. Adequacy of buffer landscaping, screening and building setbacks. [1]
[1] Editor's Note: See Ch. 138, Zoning, regarding buffer area requirements.*

D. Prevention of the overcrowding of land with structures and the inappropriate concentration of same.

F. Reduction and, where possible, prevention of excess water runoff on adjoining and adjacent properties and districts.

G. Adequacy of ingress, egress, interior circulation and parking and loading facilities, particularly in regard to vehicular and pedestrian safety.

§ 60-10 Type I actions.

For purposes of this chapter, Type I actions are those listed in Part 617. In addition to the list of actions in Part 617, the following actions are deemed by the Village to be Type I actions (where the following list conflicts directly with Part 617 listed actions (as determined by the Agency), the following list supersedes those provisions contained in Part 617):

T. Construction on or the development or use of a site which may result in objectionable odors, noise or vibration such that odors will occur routinely (more than one hour per day), noise will be produced which exceeds the ambient noise levels permitted for noise outside of structures or natural barriers that would act as a noise screen will be removed.



Shane Dommin

Village of Sea Cliff Building Department

Note; If the proposed construction does not comply with the Village Code, applicant may apply to the Zoning Board of Appeals for relief, within 60 days hereof. If the proposed construction requires Planning Board approval, an application to the Planning Board may be made. All plans are subject to the Building Codes of New York State.

Jennifer Gerrity

From: gne245@aol.com
Sent: Tuesday, June 16, 2020 12:24 PM
To: planningboard@seacliff-ny.gov
Subject: 64 Glenlawn

Att: Planning Board

From: Moore Residence, 185 Littleworth

We have reviewed the proposed plans for 64 Glenlawn.

As you well know, the existing house on that plot has been an eyesore to our street for many years.

We are happy that someone is finally going to build a beautiful, new house and clean up the yard.

This will be a tremendous upgrade to our neighborhood!

We are totally in favor of this major improvement.

Sincerely,

James and Janis K. Moore
185 Littleworth Lane
Sea Cliff, NY 11579
516-330-3030

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185 Littleworth Lane
Sea Cliff, NY 11579
516-330-3030

Jennifer Gerrity

From: Donald Batorsky <dbatorsky@gmail.com>
Sent: Monday, June 22, 2020 5:55 PM
To: planningboard@seacliff-ny.gov
Cc: karen.stern
Subject: Fwd: Application of 64 Glenlawn Avenue-24 Cross Street LLC REV5.12.2020

Hi,

I had sent this to the zoning board in May Re: Application of 24 Cross Street LLC, 64 Glenlawn Avenue, Sea Cliff, New York,. Although some changes have occurred in the plan as discussed on June 16 2020 at the Zoning Board of Appeals Meeting , I believe the concerns expressed remain valid.

Respectfully,

Nadine Batorsky, Executrix for Estate of Nina Kretchetoff

Owner of 68 Glenlawn Ave,

Sea Cliff NY

Email: nbatorsky@gmail.com

908-464-4057

----- Forwarded message -----

From: Donald Batorsky <dbatorsky@gmail.com>
Date: Tue, May 19, 2020 at 5:37 PM
Subject: Application of 64 Glenlawn Avenue-24 Cross Street LLC REV5.12.2020
To: <zba@seacliff-ny.gov>

To: Zoning Board of Appeals, Village of Sea Cliff

From: Nadine Batorsky, Executrix for Estate of Nina Kretchetoff

Re: Application of 64 Glenlawn Avenue-24 Cross Street LLC REV5.12.2020

I have the following comments regarding Application of 64 Glenlawn Avenue-24 Cross Street LLC REV5.12.2020

1. On the south side the minimum of 15' sideyard should be maintained because:
 1. There is a retaining wall at the property-line between 64 and 68 Glenlawn, which raises the property at 64 Glenlawn above the property at 68. This could result in maintenance problems if the driveway is too near the retaining wall. Currently, the retaining wall needs repair due to damage caused by vehicles using the driveway on 64 Glenlawn.

2. There are rooms (currently a bathroom and two bedrooms) on the northside of 68 Glenlawn and a narrow side yard. If a variance is permitted the noise from the use of the gravel driveway would be a major nuisance.
3. It is not clear how the side porch would be used since it will be relatively narrow and likely be shaded.
2. The proposed garage would place the garage 10 ft or less from the cottage on the 68 Glenlawn location. There is a concrete retaining wall between the properties. The space between buildings would be shaded and damp and have a potential runoff problem. The side yard requirement for accessory buildings should be maintained.

Respectfully,

Nadine Batorsky, Executrix for Estate of Nina Kretchetoff

Owner of 68 Glenlawn Ave,

Sea Cliff NY

Email: nbatorsky@gmail.com

908-464-4057