

**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 25<sup>th</sup> 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:

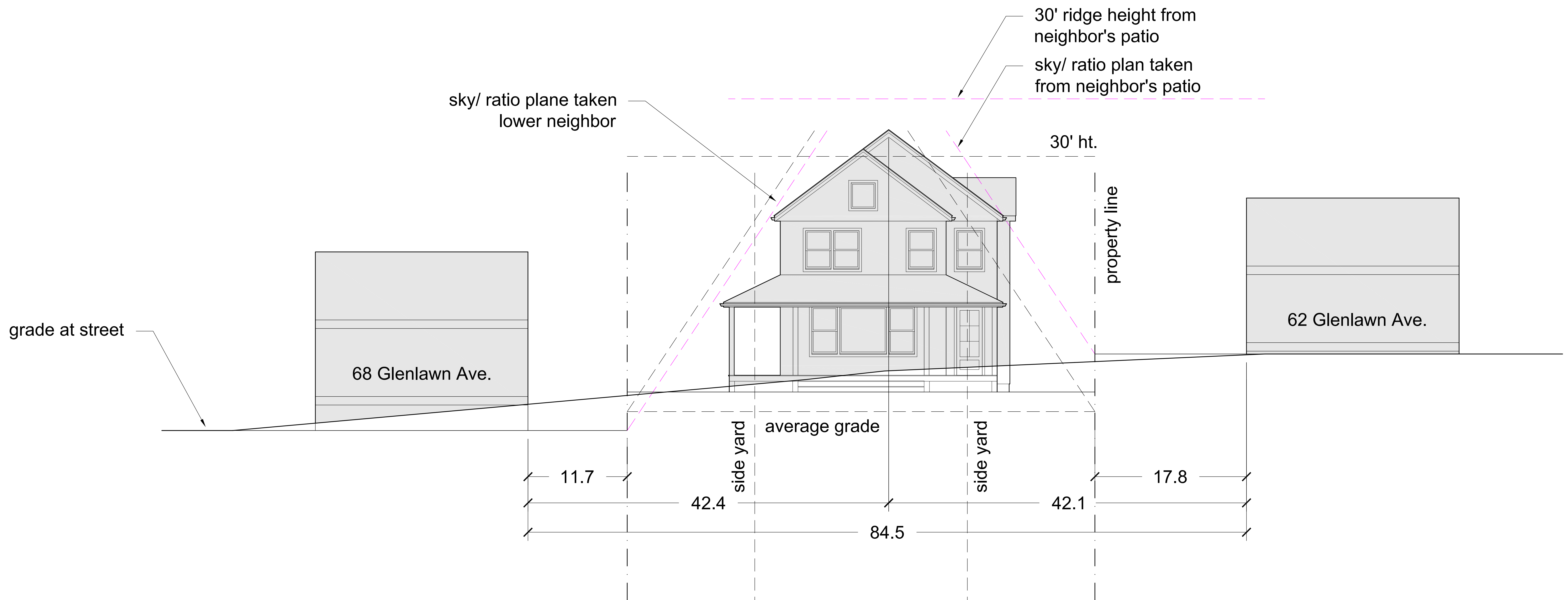
BEGINNING at a point on the westerly side of Glenlawn Avenue, distant 255.00 feet southerly from the corner formed by the intersection of the westerly side of Glenlawn Avenue with the southerly side of Littleworth Lane;

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.





# **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**

**2/28/2020**

**TO:**

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

**APPLICATION NO:** 11914  
**APPLICATION RECV'D:** 2/26/2020  
**ZONE:** Residence B

**DESCRIPTION:** The applicant proposes to construct a new single family home.

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

**§ 138-511 Minimum side yard requirements.**

*[Amended 5-7-2001 by L.L. No. 1-2001]*

*No building shall be erected on any lot containing a side yard less than 15 feet in width.*

The applicant proposes to construct a new single family home 10ft. from the northern property line and 12ft. from the southern property line where a minimum of 15ft. is required.

**§ 138-513 Height restrictions.**

*[Amended 10-16-1995 by L.L. No. 4-1995]*

*No building, or any addition to a building, hereafter erected shall exceed the lesser of two stories in height or a height to the ridge line as follows:*

*A. Flat, shed and mansard roofs: 28 feet.*

*B. Gable, hip and gambrel roofs: 30 feet.*

The applicant proposes to construct a new single family home 33.15ft. high where 30ft. high is the maximum allowed

**§ 138-513.1 Height/setback ratio restrictions.**

*[Added 10-16-1995 by L.L. No. 6-1995]*

*No part of the principal building, other than chimneys, turrets, cupolas, spires, belfries and other minor architectural features, including but not limited to minor domes, skylights, dormer windows and other ornamental features, shall extend above the height/setback ratio plane.*

The applicant proposes to construct a new single family home that encroaches on the height/setback restriction on the northern side of the property.

**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.**



# 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

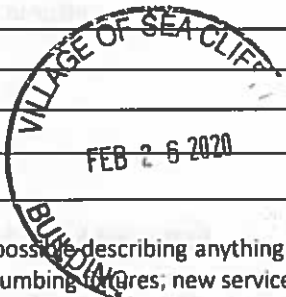
**Architect:** M. Buschfees Architect PC  
 Address: 2 Finch way City: Sea Cliff State: NY Zip: 11579  
 Phone: \_\_\_\_\_ Cell: (516) 551 8678 Email: mbf@maxbusch.com

**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:** Deposits 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** <sup>2BA</sup> \$150 pd 2/26/2020 **REQUIRED CERTIFICATES**

**Application Fee** \$ 75<sup>00</sup> 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

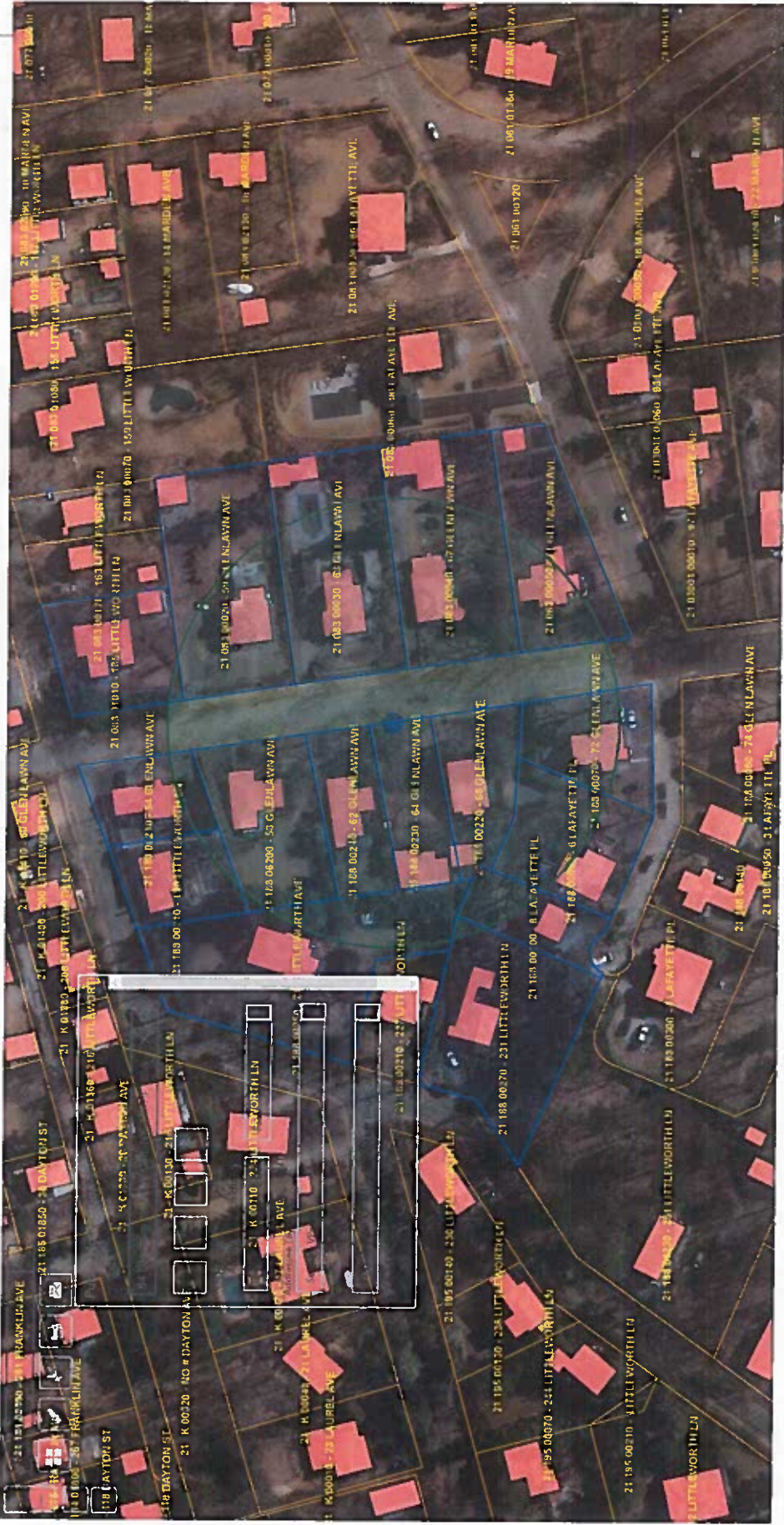
MARTONE PHILIP JR & LAURIE  
OR CURRENT OWNER  
63 GLENLAWN AVE  
SEA CLIFF, NEW YORK 11579

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

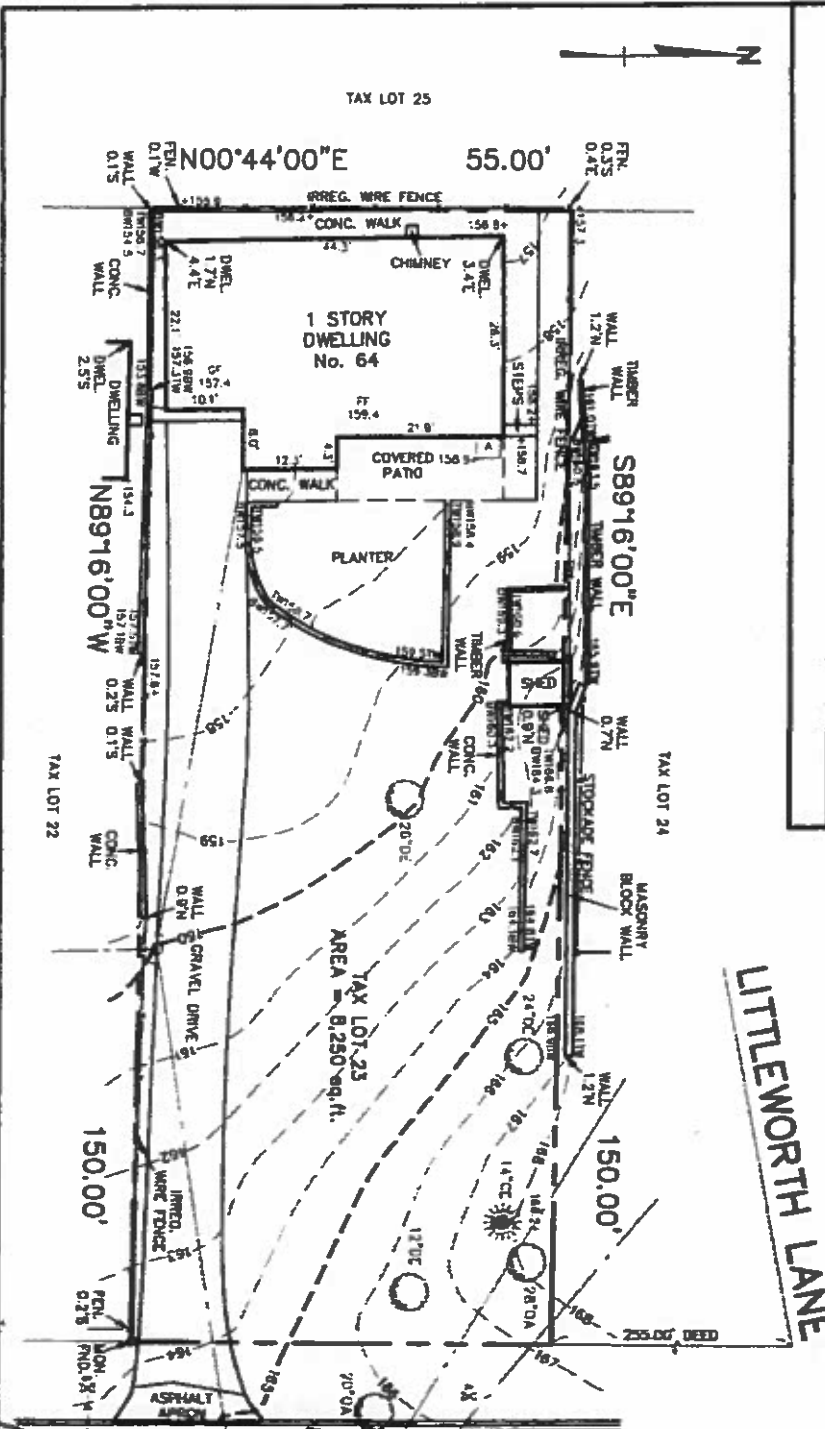
**SURVEY and TOPOGRAPHIC MAP**

PREPARED FOR: CORTLANDT MANOR DEVELOPMENT, LLC

LOCATION: SEA CLIFF, MASSAU COUNTY, NEW YORK

FILED MAP: DESCRIPTIVE PARCEL - LIBER 12293, PAGE 376

ALSO CERTIFIED TO:



LITTLEWORTH LANE

- CURVEY NOTES:**
1. UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 2306 OF THE NEW YORK STATE EDUCATION LAW. CONTOUR OF THIS SURVEY MAP NOT BE TAKEN AS A GUARANTEE OF ACCURACY. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SURVEY. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SURVEY. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SURVEY.
  2. THIS SURVEY IS SUBJECT TO ANY EASEMENT OR RECORD AND OTHER PERTINENT FACTS WHICH A TITLE SEARCH WOULD REVEAL.
  3. THIS SURVEY IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY STATED HEREON.
  4. THIS SURVEY IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY STATED HEREON.
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  7. THIS SURVEY IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY STATED HEREON.
  8. THIS SURVEY IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY STATED HEREON.

**LEGEND**

---○---	UTILITY POLE	BC	TOP OF CURB
---	OVERHEAD WIRES	TC	BOTTOM OF CURB
---	GAS VALVE	TW	TOP OF WALL
---	AC PAINT	BW	BOTTOM OF WALL
---	A.C. UNIT	FF	FIRST FLOOR
---	DECELVUS	DF	DAMAGE FLOOR
---	CAV	+	POT ELEVATION
---	CE	184.2	

S00°44'00"W 55.00'  
**GLENLAWN AVENUE**

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

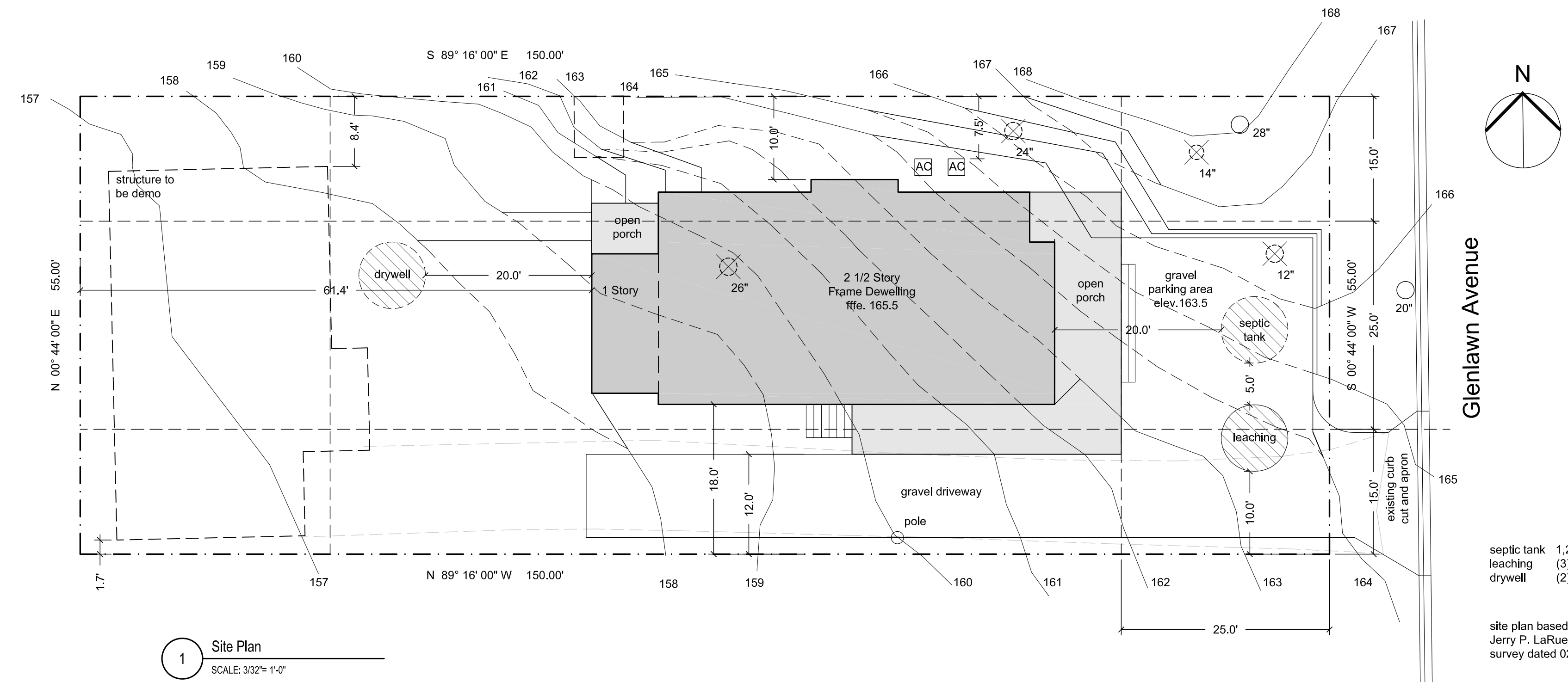
# 64 Glenlawn Avenue Sea Cliff, NY 11579

Project Scope of Work	List of Drawings	Energy Statement
Two and a half frame residence	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**

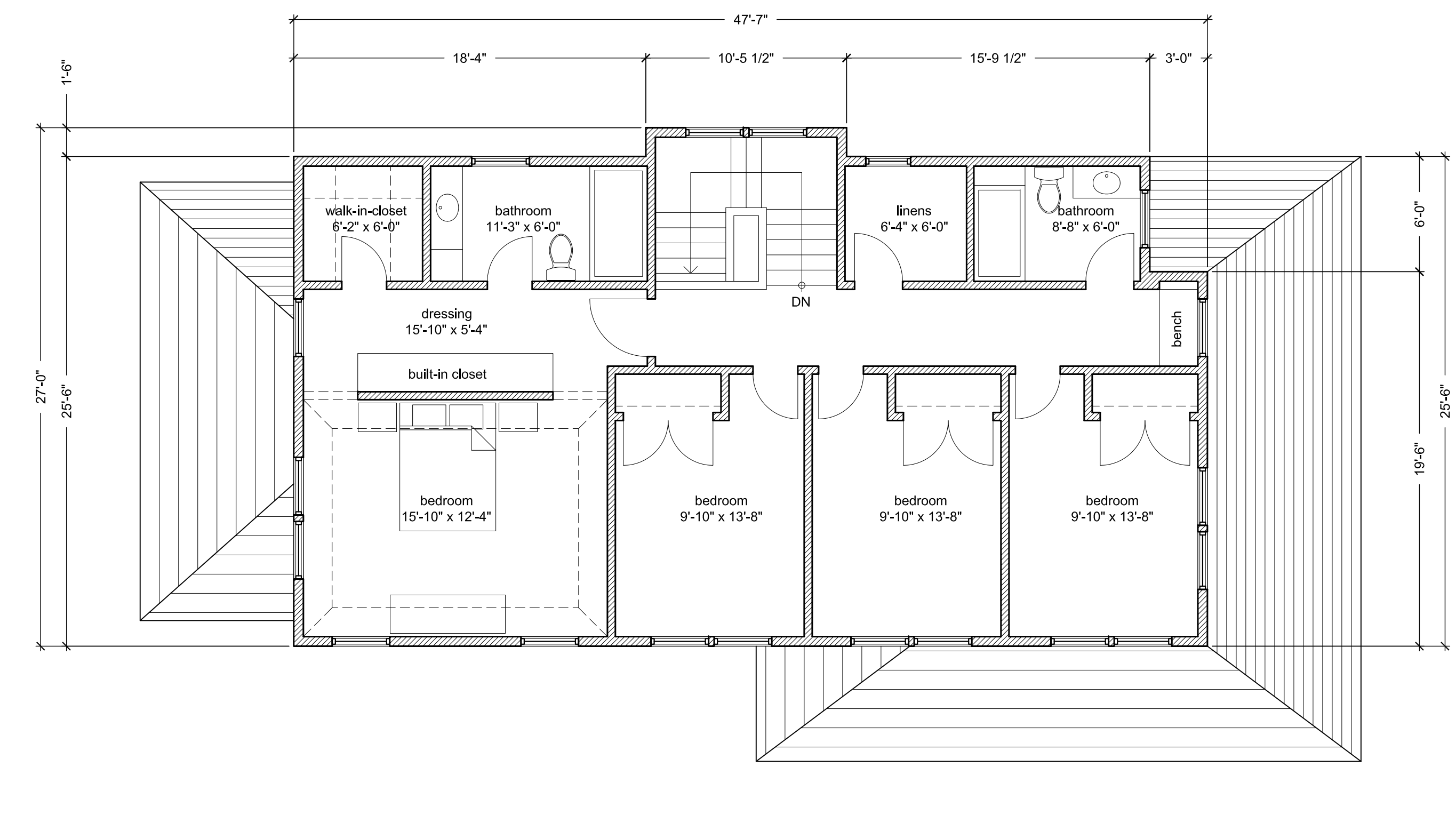
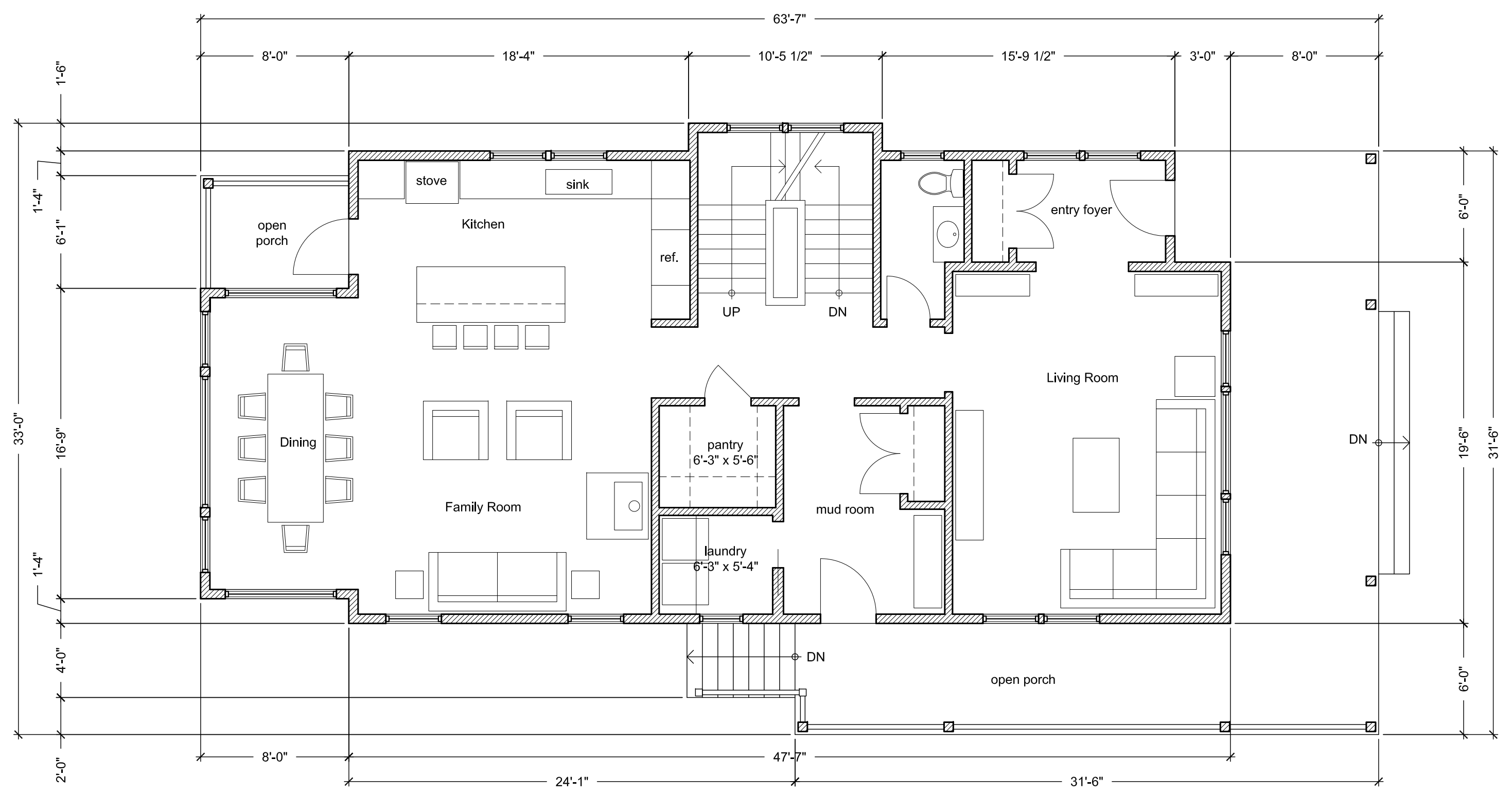
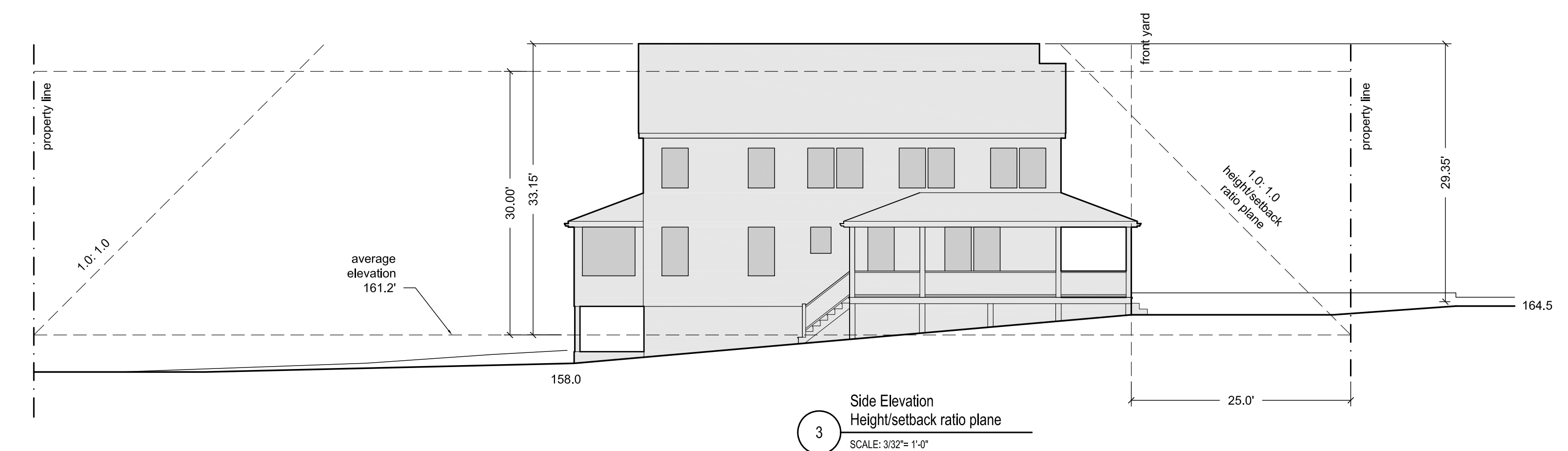
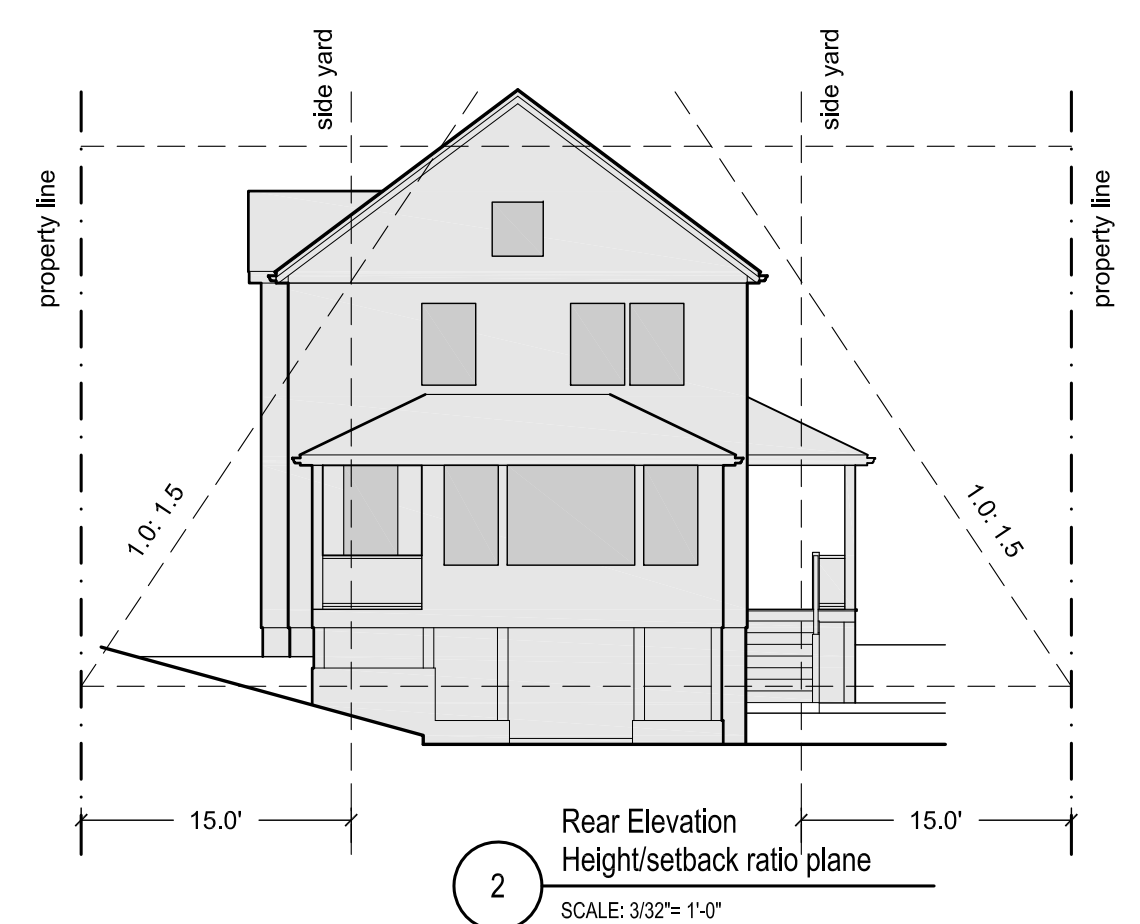
All materials, assemblies, forms and methods of construction and service equipment shall comply with the requirements of the 2015 International Residential Code as amended by the 2017 New York State supplement and any additional applicable codes and regulations.

Zoning Data:		allowed	existing	proposed	comments
address	64 Glenlawn Avenue	section 21			
zone	Res-B	block 188			
use	single family residence	lot 23			
lot area	a	10,000 SF	8,280 SF		
main building area	b	-	1,180 SF	1,345 SF	
accessory building area	c	-	-	-	
basement	d	-	-	-	
1st floor	e	-	1,180 SF	1,345 SF	
2nd floor	f	-	-	1,211 SF	
attic (over 7 ft high)	g	-	-	-	
porch (over 6 ft deep)	h	-	-	-	
gross floor area	i = .5d+.5f+.5g+.25h	-	1,180 SF	2,556 SF	
lot coverage (b+c)/a		30%	14.3%	16.3%	
height		30 FT	<30 FT	33.15 FT	+3.15 FT
front yard		25 FT	116.2 FT	25.0 FT	
side yard		15 FT	1.7 & 8.4 FT	12.0 & 10.0 FT	
rear yard		30 FT	3.4 FT	61.4 FT	
FAR	(i+c)/a	31.0%	14.3%	31.0%	



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.

Issued for ZBA, ABB & Planning Board Review  
Issued for ZBA & Planning Board Review

**REVISIONS**  
1. 05.26.2020  
2. 06.23.2020

**PROJECT:**  
64 Glenlawn  
Sea Cliff, NY 11579

**STAMP**

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

SCALE AS NOTED  
JOB NO. 2008  
DRAWN BY MB  
CHECKED MB  
APPROVED MB

**SHEET No.**

**A-01**



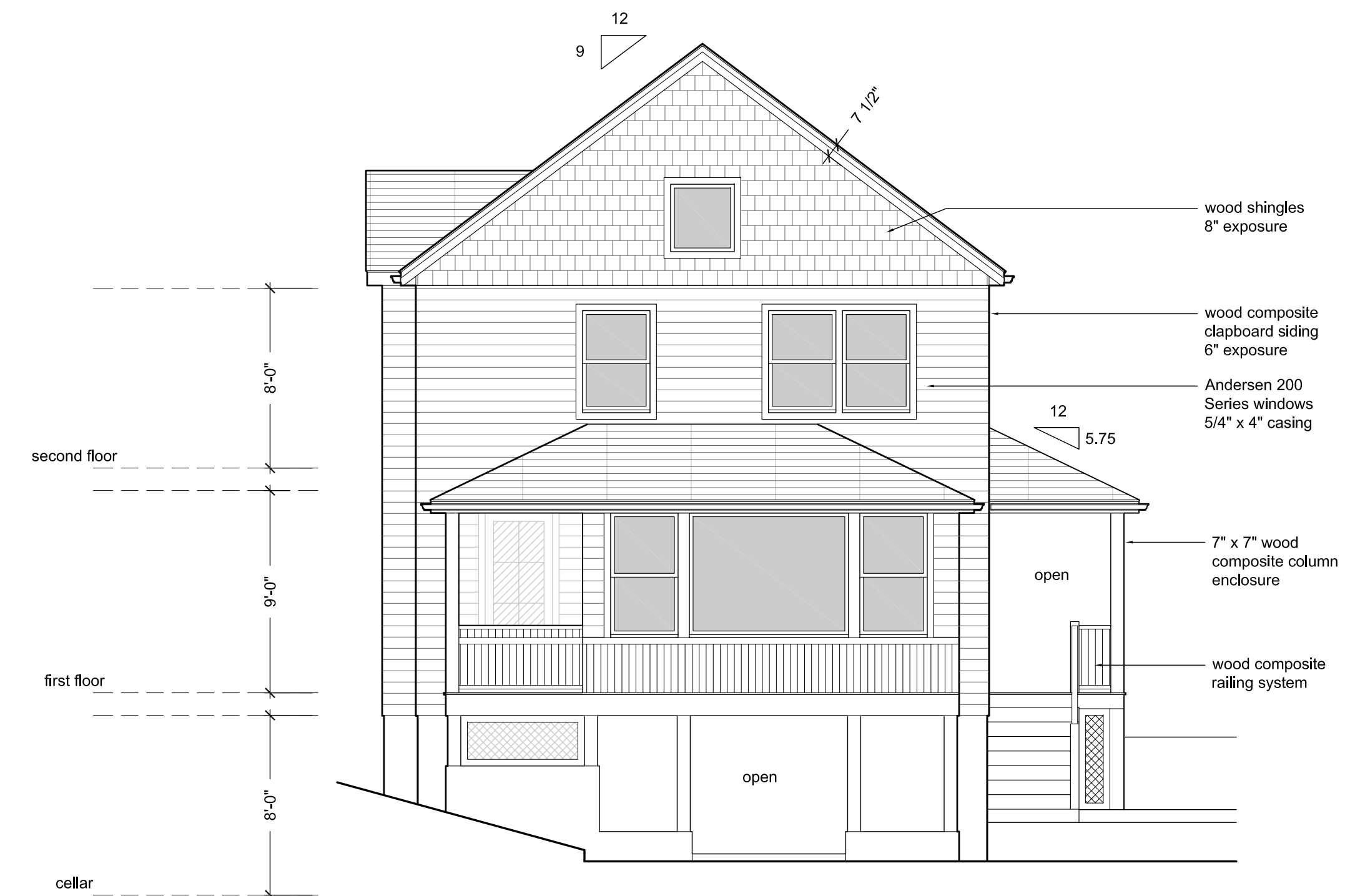
1 Front Elevation  
SCALE: 3/16"= 1'-0"



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



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



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

REVISIONS  
1. 05.26.2020 Issued for ZBA, ABB & Planning Board Review  
2. 06.23.2020 Issued for ZBA & Planning Board Review

PROJECT:  
64 Glenlawn  
Sea Cliff, NY 11579

STAMP

DRAWING TITLE:

Exterior Elevations

JOB NO.  
2008  
SCALE  
AS NOTED  
DRAWN BY  
MB  
CHECKED  
MB  
APPROVED  
MB

SHEET No.

A-02