

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.

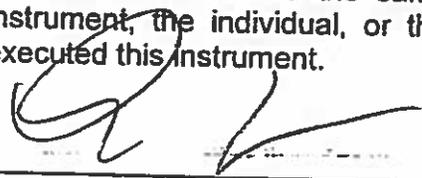
UNITED HOME ASSOCIATES, LLC.

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.



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 9ft 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 33.52ft 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.

§ 138-514.1 Maximum floor area ratio restrictions.

[Added 10-16-1995 by L.L. No. 5-1995; amended 3-3-2003 by L.L. No. 2-2003]

A. No building shall be hereafter erected or altered where the floor area ratio (the total proposed floor area of all buildings on the lot divided by the actual square foot area of the lot) will exceed the following maximums:

[Amended 3-24-2008 by L.L. No. 5-2008]

The applicant proposes to construct a new single family home with an FAR of 36.9% where 31% is the maximum

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

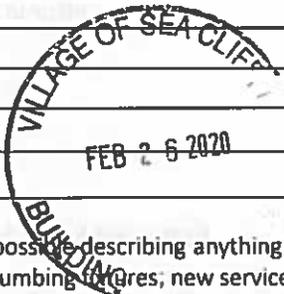
Architect: M. Buschfees Architect PC
 Address: 2 Finch way City: Sea Cliff State: NY Zip: 11579
 Phone: _____ Cell: (516) 551 8678 Email: mbf@maxbusch.com

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: 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 OWMER
8 LAFAYETTE PL
SEA CLIFF, NEW YORK 11579

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

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

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

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

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

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

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

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

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

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

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

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

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

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

GRECO MARK & MARY
OR CURRENT OWMER
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

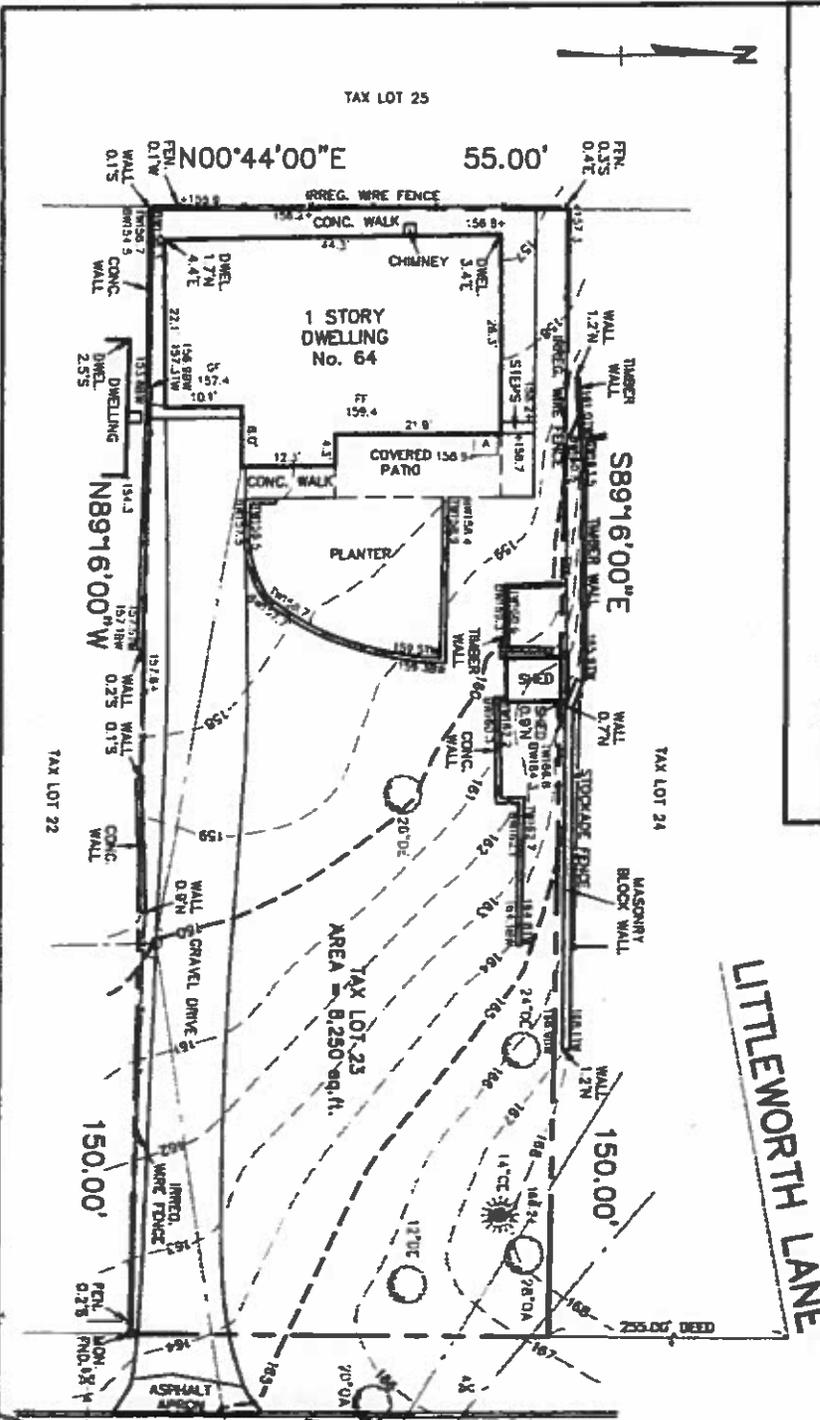
SURVEY and TOPOGRAPHIC MAP

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:**
- 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 CLAIM. CURVEY NOTES INDICATED HEREON SHALL BE IN FULL TO THE RESEARCH/ENGINEERS AND SURVEYORS. THE SURVEYOR HAS CONDUCTED A VISUAL CHECK OF THE TITLE CLAIM, CONVEYANCE, AGREEMENT AND RECORDS TO DETERMINE THE ACCURACY OF THE SURVEY. THE SURVEYOR HAS CONDUCTED A VISUAL CHECK OF THE TITLE CLAIM, CONVEYANCE, AGREEMENT AND RECORDS TO DETERMINE THE ACCURACY OF THE SURVEY. THE SURVEYOR HAS CONDUCTED A VISUAL CHECK OF THE TITLE CLAIM, CONVEYANCE, AGREEMENT AND RECORDS TO DETERMINE THE ACCURACY OF THE SURVEY.
 - THIS SURVEY IS SUBJECT TO ANY EASEMENT OR RECORD AND OTHER PERTINENT FACTS WHICH A TITLE SEARCH WOULD REVEAL.
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LEGEND

---	UTILITY POLE	TC	TOP OF CURB
---	OVERHEAD WIRES	BC	BOTTOM OF CURB
---	GAS VALVE	TW	TOP OF WALL
---	GAS PIPING	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
BUILDING DEPARTMENT
FEB 27 2008

JOB No. 2008-002
SEC. 21 P.L. 188 LOT 23
DATE: 2/26/2008 SCALE: 1" = 20'

JERRY P. LARUE, LICENSE NO. 080818

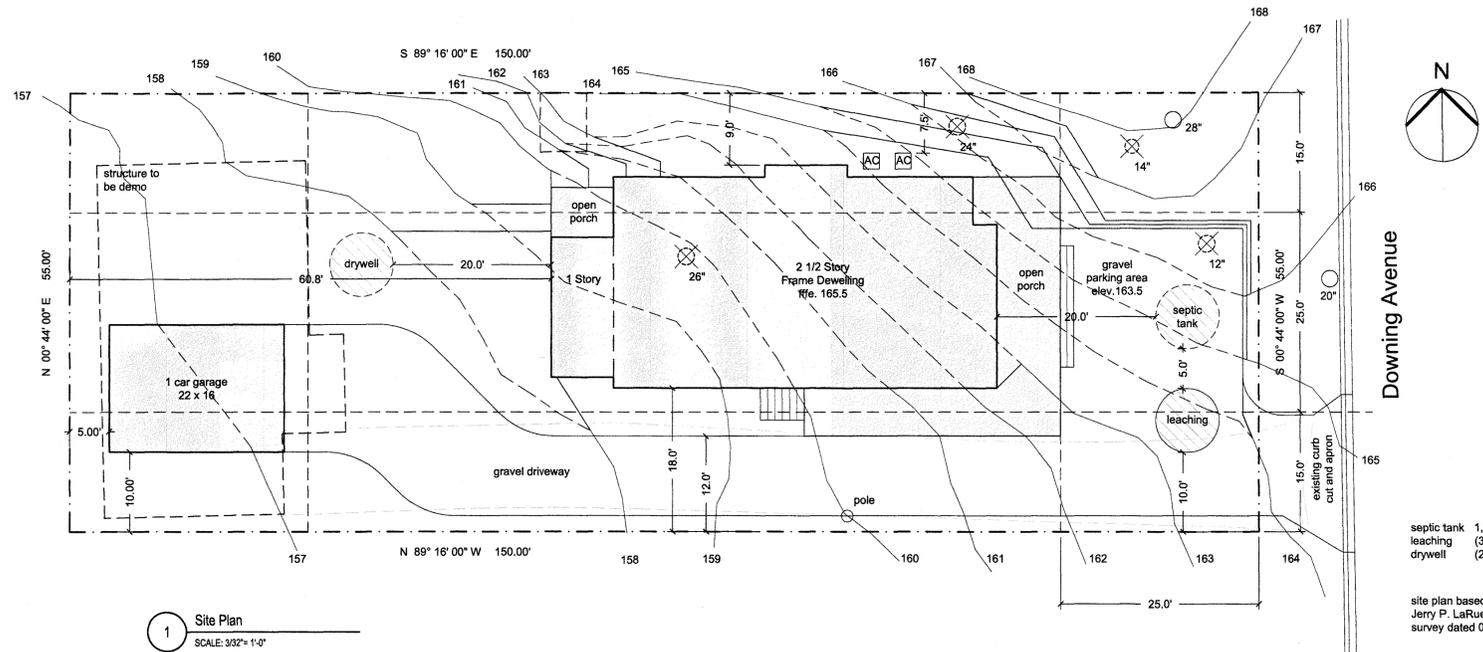
64 Glenlawn Avenue Sea Cliff, NY 11579

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.

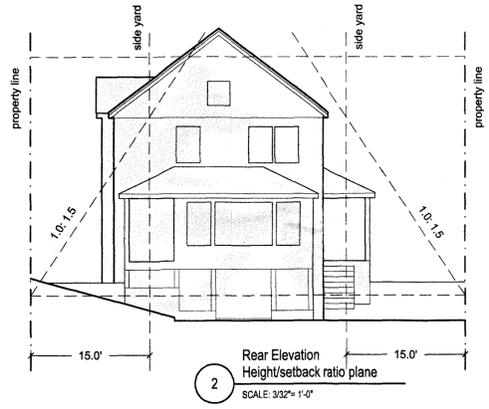
Zoning Data:				
address	64 Glenlawn Avenue	section	21	
zone	Res-B	block	188	
use	single family residence	lot	23	
lot area	a	allowed	existing	proposed
main building area	b	10,000 SF	8,250 SF	-
accessory building area	c	-	1,180 SF	1,420 SF
basement	d	-	-	352 SF
1st floor	e	-	1,180 SF	1,420 SF
2nd floor	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
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



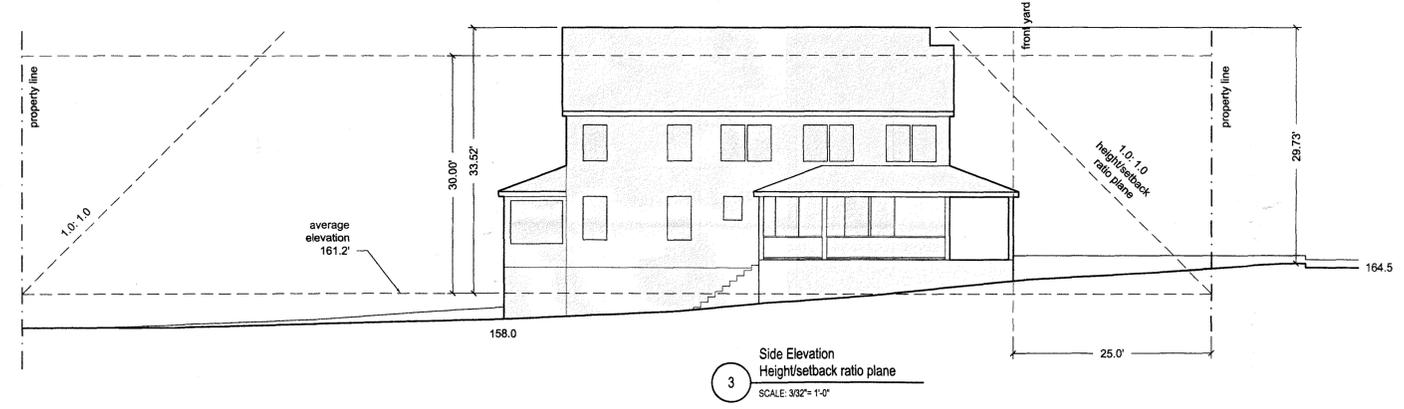
1 Site Plan
SCALE: 3/32" = 1'-0"

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

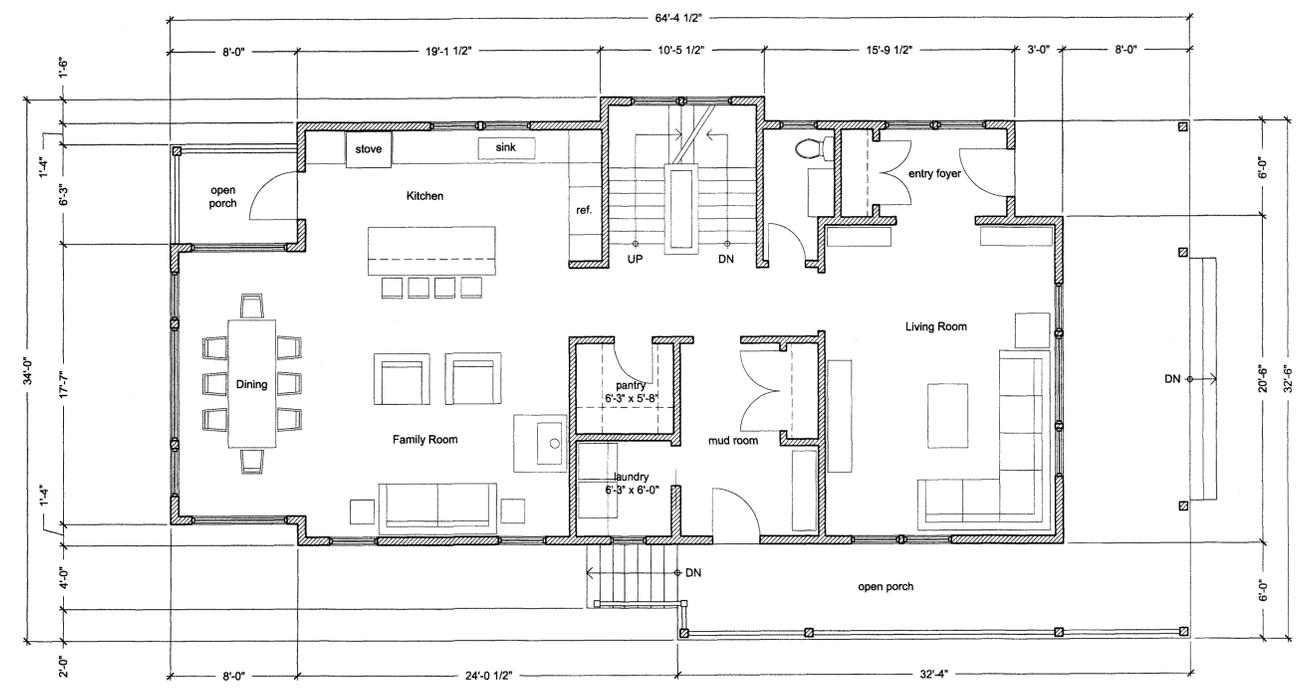
site plan based on
Jerry P. LaRue licensed surveyor
survey dated 02.26.2008



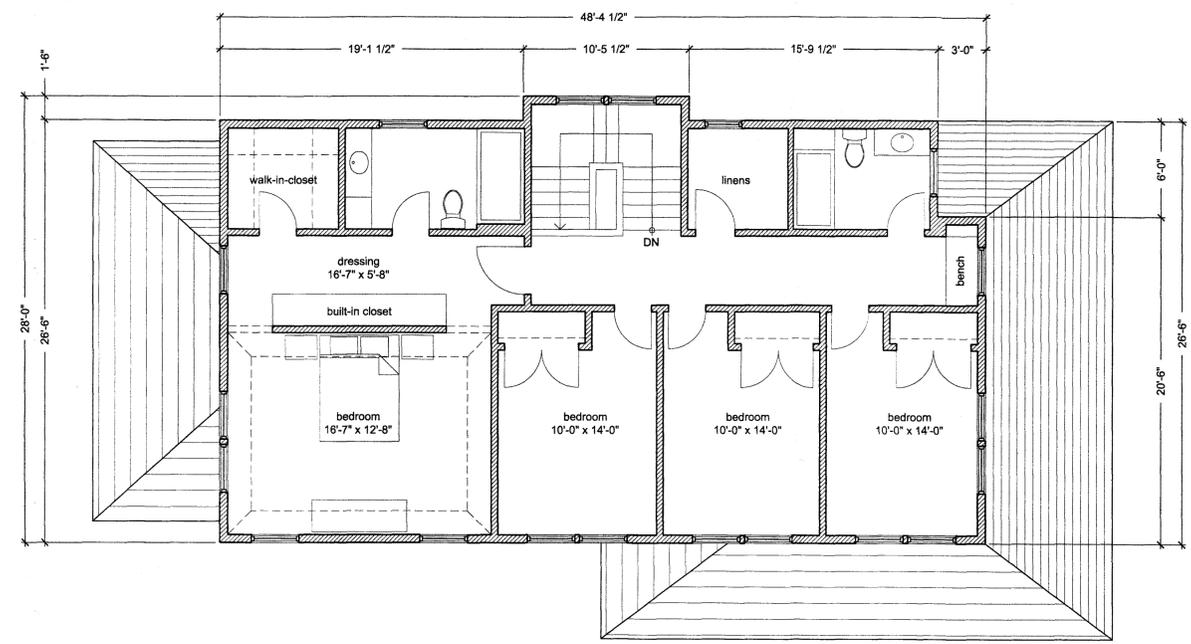
2 Rear Elevation
Height/setback ratio plane
SCALE: 3/32" = 1'-0"



3 Side Elevation
Height/setback ratio plane
SCALE: 3/32" = 1'-0"



4 First Floor Proposed
SCALE: 3/16" = 1'-0"



5 Second Floor Proposed
SCALE: 3/16" = 1'-0"

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

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

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

SHEET No.

A-01





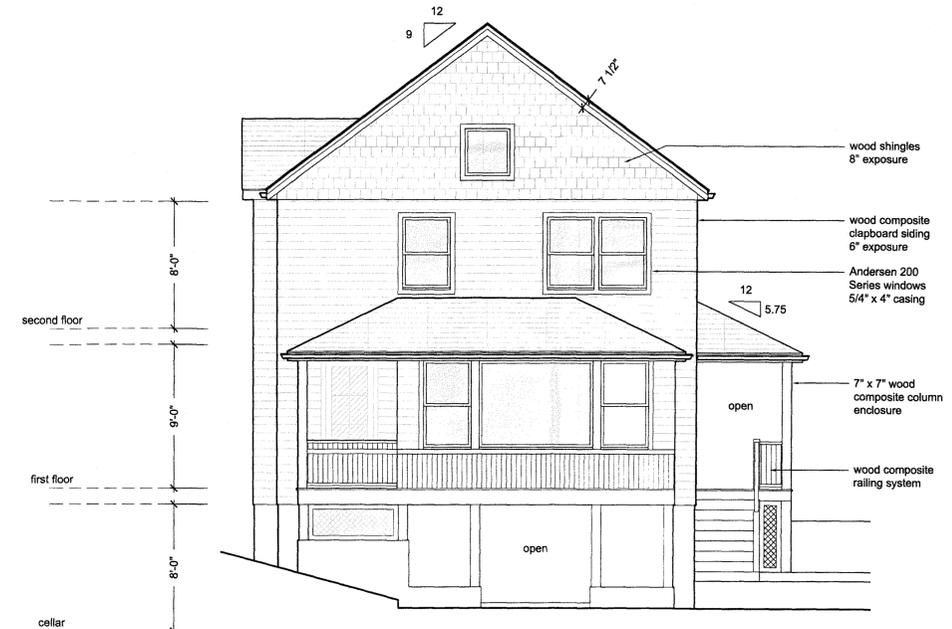
1 Front Elevation
SCALE: 3/16" = 1'-0"



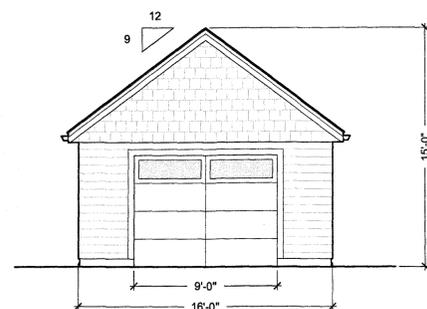
2 Side Elevation
SCALE: 3/16" = 1'-0"



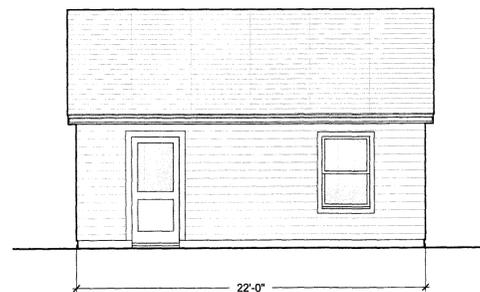
3 Front Elevation
SCALE: 3/16" = 1'-0"



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



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



ZONING BOARD OF APPEALS
PLANNING BOARD _____ (check one)

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

24 Cross St LLC.

APPLICATION

Village of Sea Cliff.

-----x

Proposing to construct new 2 1/2 story
single family home.

1. Name of applicant: 24 Cross St 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: 6A Glenlawn Ave., Village of Sea Cliff, N. Y. and is also known as Section 21, Block 18E, 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 Old Lawn 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 Fam. Res.

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 Fam. Res

14. The Building Department of the Village of Sea Cliff denied an application for a building permit on 022820

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

138-511 138-513.1 ~~138-516~~
138-513 138-514.1

16. This is an application for:

an appeal

a variance

a special permit

other (describe): _____

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)

The proposed location of the house
has taken into consideration
the geographic characteristics of
the site

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? Yes
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 Buschfeller
Signature of applicant: [Signature]
Title of signatory: owner partner
Date: 2/26/2020

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 St. 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.

Maximo Buschfries
Print Name

[Signature]
Signature

Sworn to before me this 28
day of February 2020.

[Signature]
JENNIFER GERRITY
NOTARY PUBLIC, State of New York
No. 0168393557
Qualified in Nassau County
Commission Expires 06/17/2023

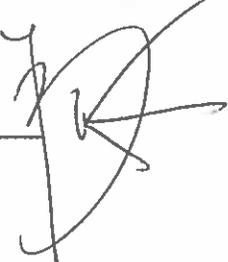
AFFIDAVIT OF OWNER(S)

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

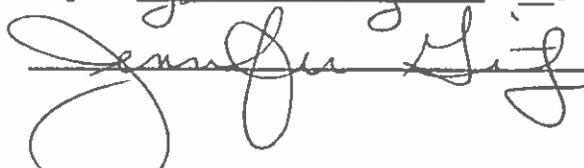
STATE OF NEW YORK) SS:

COUNTY OF NASSAU)

24 Cross St 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 28 day of February 2020.



JENNIFER GERRITY
NOTARY PUBLIC, State of New York
No. 01GE6393557
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 (check one)
PLANNING BOARD _____
VILLAGE OF SEA CLIFF

In the Matter of the Application of

DISCLOSURE
AFFIDAVIT
General Municipal Law
Section 809

24 Cross St Nc

STATE OF NEW YORK) COUNTY OF NASSAU)

Proposing to construct 2 1/2 story
SINGLE FAMILY HOME

ss: Maximo Buschines, 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]
Signature

Sworn to before me this 28
day of February 2020.

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



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: 02.28.20

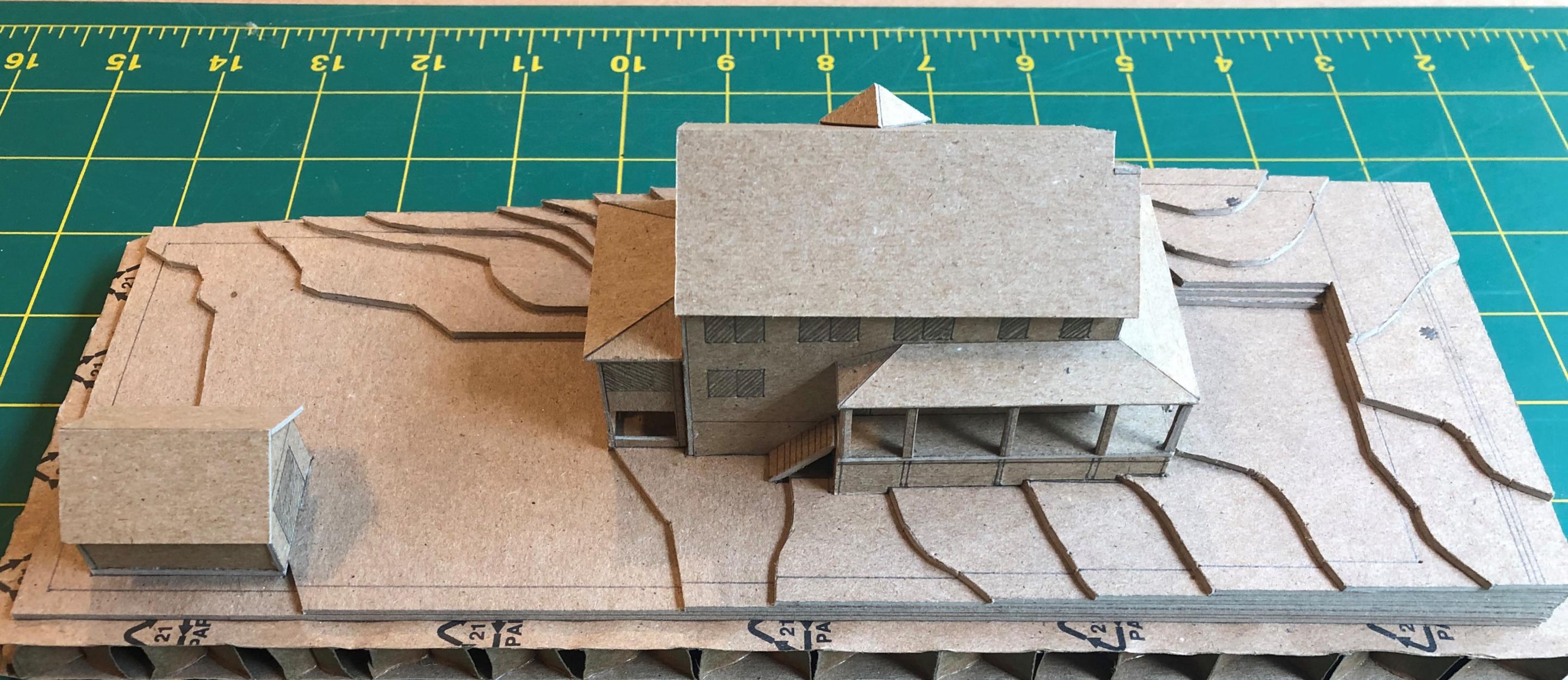






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FAB





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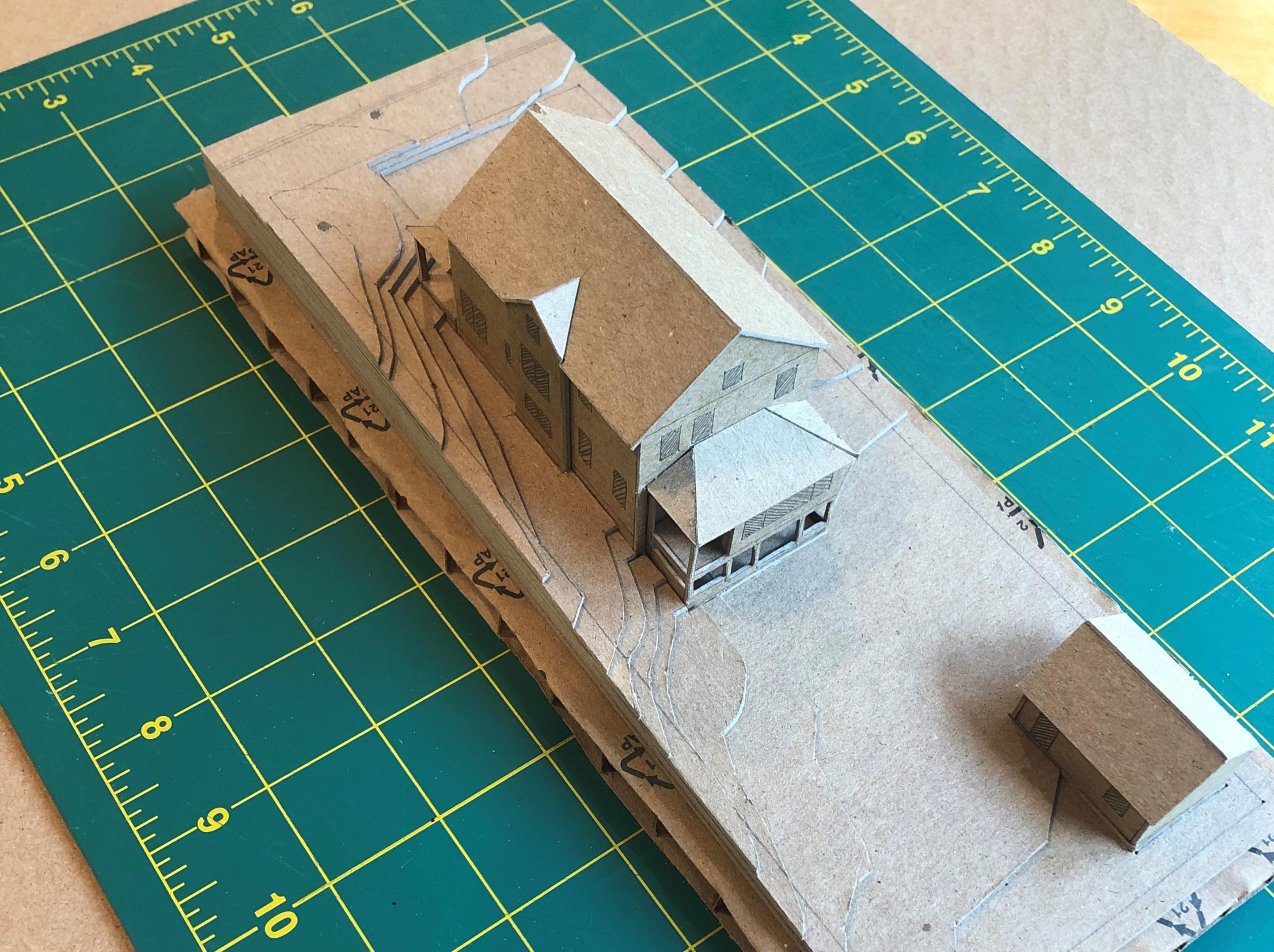
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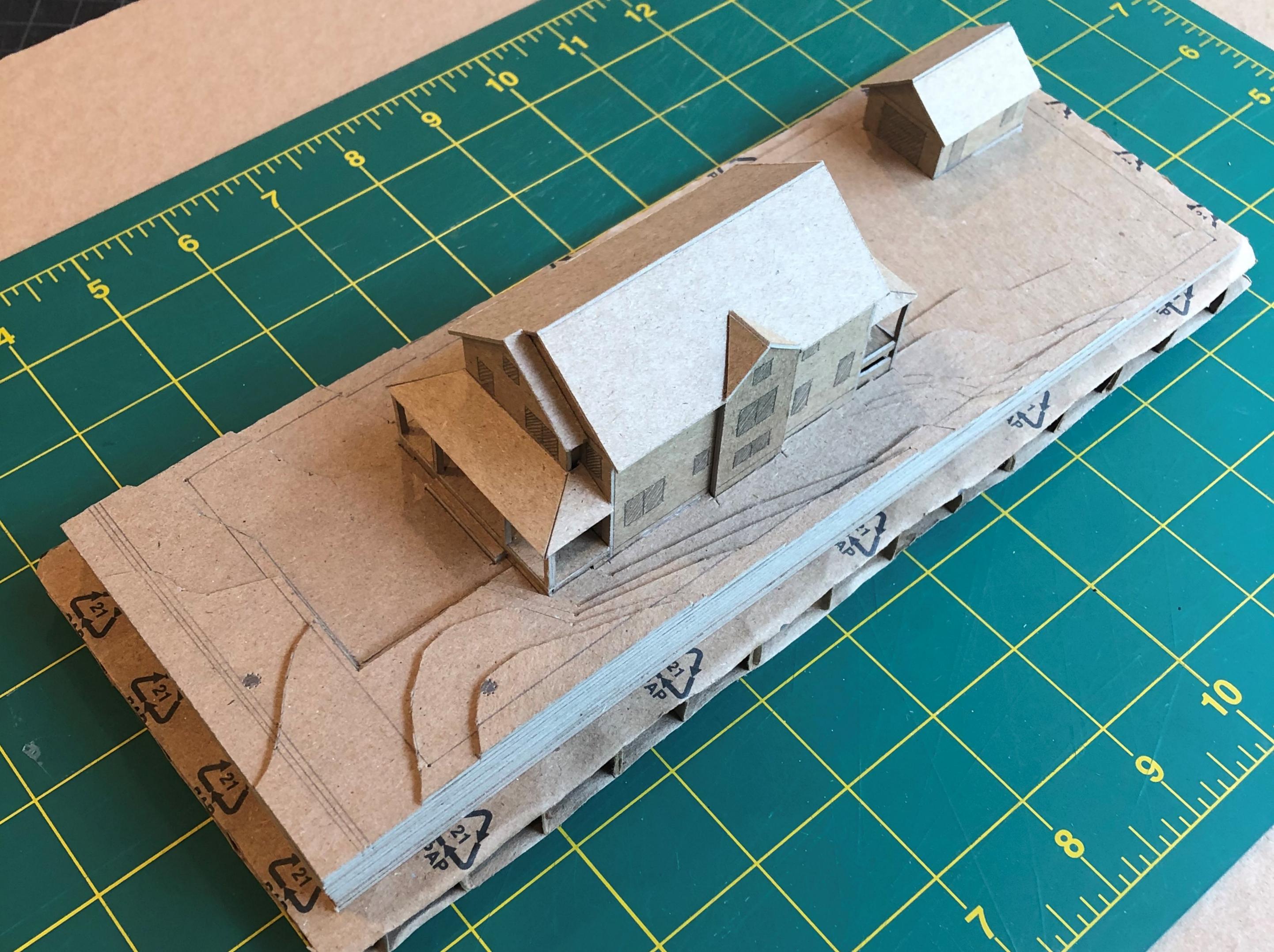
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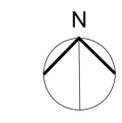
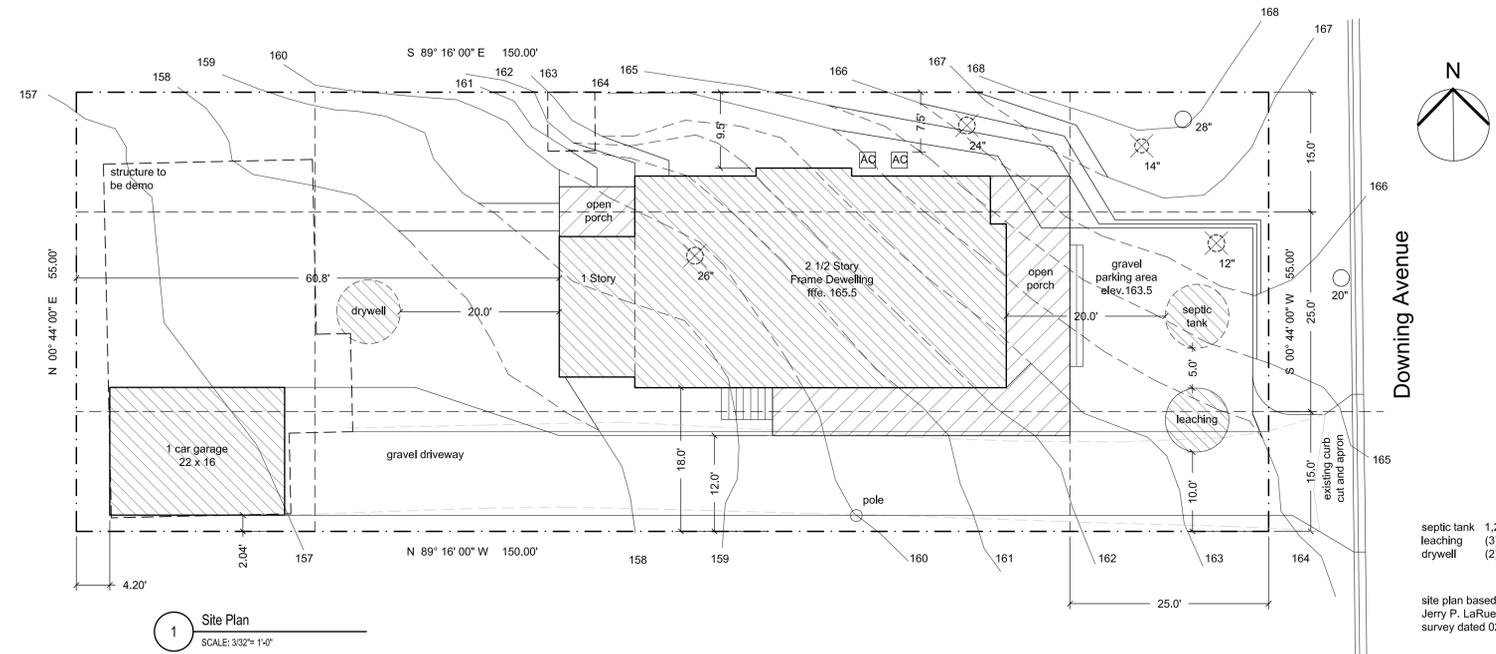
64 Glenlawn Avenue Sea Cliff, NY 11579

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.

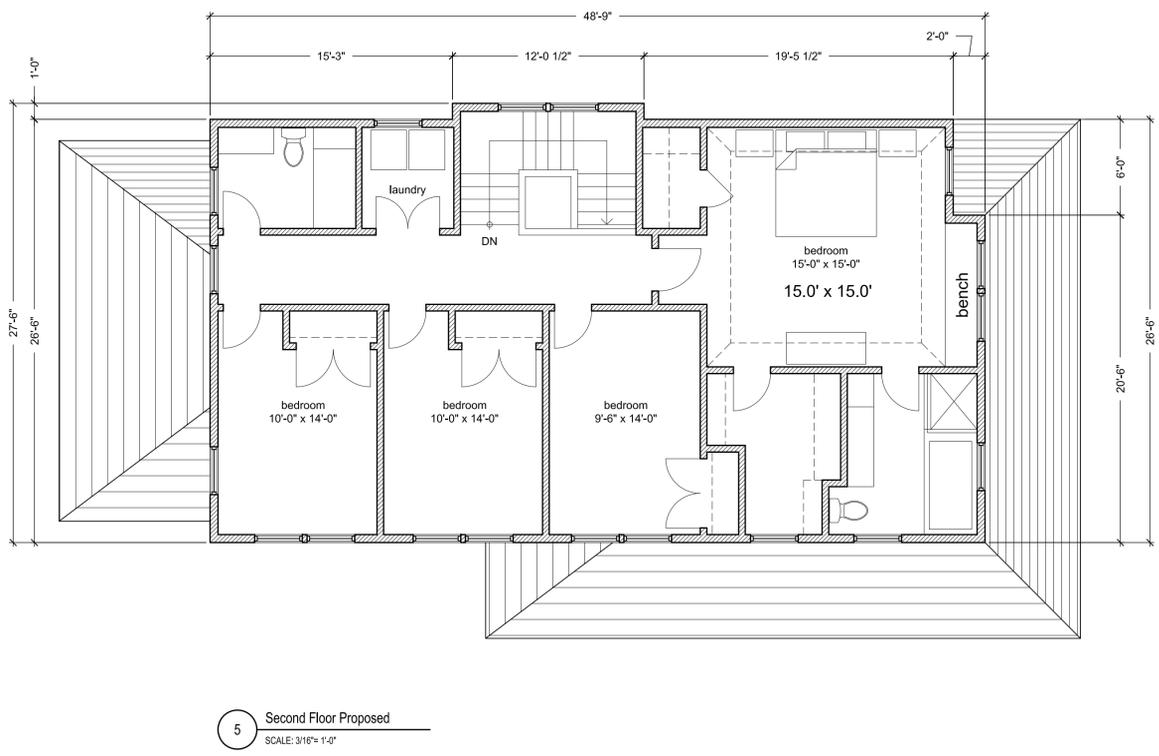
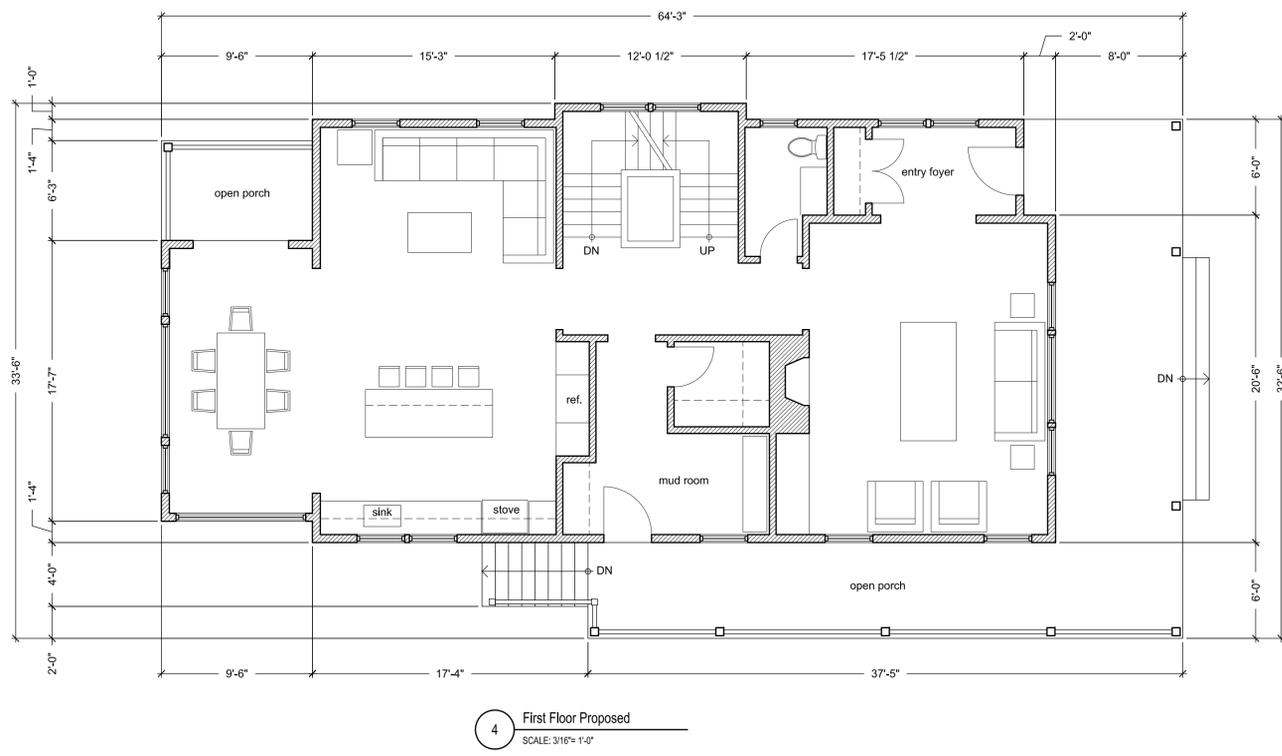
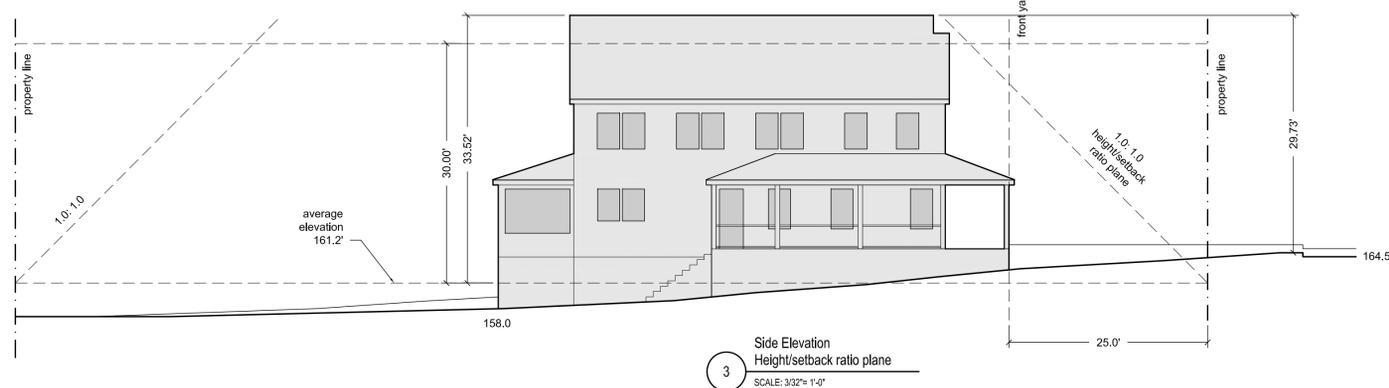
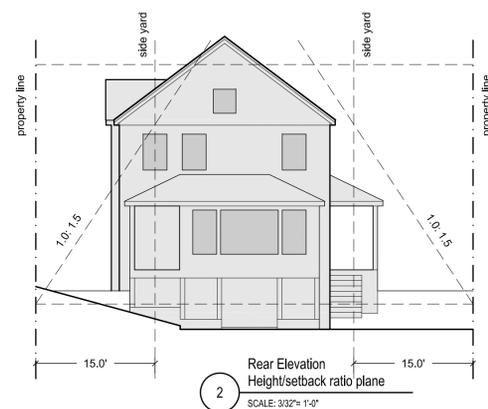
Zoning Data:					
address	64 Glenlawn Avenue	section	21		
zone	Res-B	block	188		
use	single family residence	lot	23		
	allowed	existing	proposed	comments	
lot area	a	10,000 SF	8,280 SF		
main building area	b	-	1,180 SF	1,406 SF	
accessory building area	c	-	-	352 SF	
basement	d	-	-	-	
1st floor	e	-	1,180 SF	1,406 SF	
2nd floor	f	-	-	1,292 SF	
attic (over 7 ft high)	g	-	-	-	
porch (over 6 ft deep)	h	-	-	-	
gross floor area	i = .5d+.5f+.5g+.25h	-	1,180 SF	2,698 SF	
lot coverage	(b+c)/a	30%	14.3 %	21.3 %	
height		30 FT	<30 FT	33.52 FT	variance required
front yard		25 FT	116.2 FT	25.0 FT	
side yard		15 FT	1.7 FT	9.5 FT	2.04 FT garage
rear yard		30 FT	3.4 FT	60.8 FT	4.20 FT garage
FAR	(i+c)/a	31.0 %	14.3 %	36.9 %	+ 492.5 SF



Downing Avenue

septic tank 1,250 gallons
 leaching (3) 8'-0" dia. x 5'-0" high rings
 drywell (2) 8'-0" dia. x 4'-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. 02.28.2020 Issued for ZBA

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



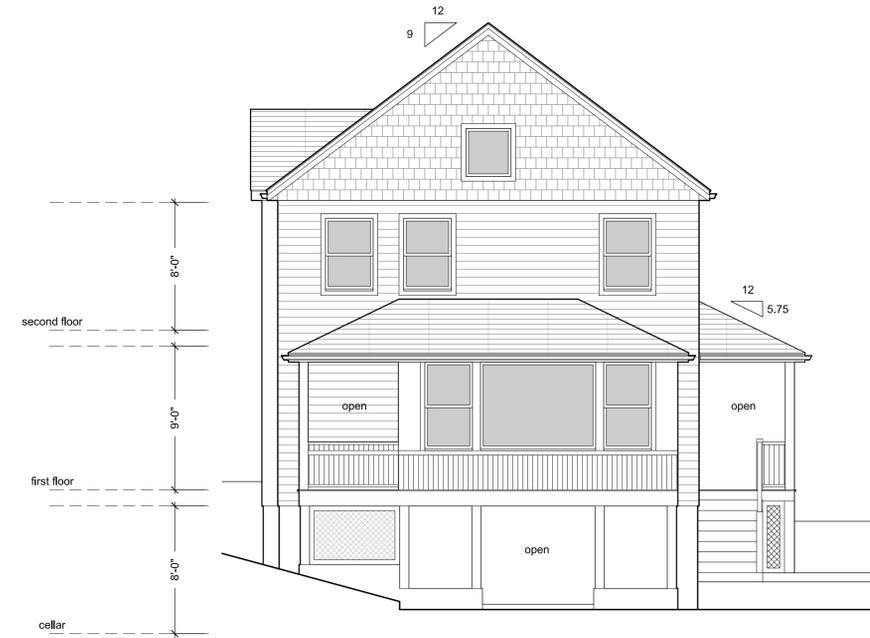
1 Front Elevation
SCALE: 3/16"= 1'-0"



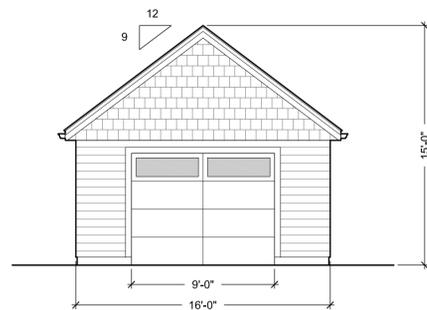
2 Side Elevation
SCALE: 3/16"= 1'-0"



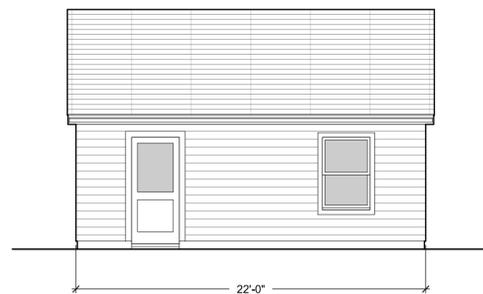
3 Front Elevation
SCALE: 3/16"= 1'-0"



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



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



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

REVISIONS
1. 02.28.2020 Issued for ZBA

PROJECT:
64 Glenlawn
Sea Cliff, NY 11579

STAMP

DRAWING TITLE:

Exterior Elevations

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

SHEET No.

A-02







Sarah Beaudin

From: Bruce Kennedy <bkennedy@seacliff-ny.gov>
Sent: Tuesday, May 19, 2020 6:38 AM
To: Jennifer Gerrity
Subject: Fwd: 24Cross St LLC - 64 Glenlawn Ave

Bruce Kennedy
Sea Cliff Village Administrator
(516) 671-0080

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

From: **margaret casey** <margaret_c54@hotmail.com>
Date: Tue, May 19, 2020, 12:00 AM
Subject: 24Cross St LLC - 64 Glenlawn Ave
To: zba@seacliff-ny.gov <zba@seacliff-ny.gov>

To Whom It Might Concern:

As neighbors, who reside at 67 Glenlawn Ave, we have concerns about the following:

1. The garage size increase proposed is too great and too close the neighboring cottage. Why does the structure need to be so big for a 1-car garage? 16 x 22, and 15 ft high is double the existing structure. Why not move it to be in compliance of setbacks and not seek a variance?
2. Village zoning rules for setbacks and height restrictions should be maintained for new structures. This is a spec house so why does the Village Code need to be altered? Is it necessary to have basement ceiling height of 8ft? Reducing this height would solve the height variance issue.

Thank you for your consideration into this matter.

Sincerely,

Mark and Margaret Casey

Get [Outlook for Android](#)

Jennifer Gerrity

From: GRECO <geckosfour@optonline.net>
Sent: Tuesday, June 16, 2020 10:01 AM
To: zba@seacliff-ny.gov
Subject: 64 Glenlawn Avenue/Application of 24 Cross Street LLC Zoning Variance(s) application

To: Zoning Board of Appeals, Village of Sea Cliff

Subject: Application of 24 Cross Street LLC, 64 Glenlawn Avenue, Sea Cliff New York

Section 21, Block 188, Lot 23

Re: Zoning Variances 64 Glenlawn Avenue

Ladies and Gentlemen:

I hope that this message finds you and your family members healthy and safe. I would like to thank you for volunteering your time as neighbors and advocates for our village in this matter.

My wife Mary and I own and have resided in our home at 62 Glenlawn Avenue, bordering the property in question on the North Side for 27 years. With the exception of two years spent in New York City, I have been a Sea Cliff Village resident for 41 years. Due to our proximity, the zoning variances requested would affect us most directly, and since it would substantially diminish our privacy and quality of life, as well as that of our immediate neighbors, I strongly urge you to deny these zoning variances. Please consider the following:

1. Height Variance Code 138-513 and 138-513.1: I respectfully request that the members of this board review the minutes of the Sea Cliff Zoning board dated March 24, 2015 for an adverse decision regarding a similar height variance application for a proposed structure by the previous owner of this property that was denied by this board at that time. (Up until recently, these minutes were available on the Village Website).

As the lots in this area are narrow (as many are in our village), the loss of any skyline view or line of sight above the structure are significant and will be amplified with the the request to site the structure closer to our property line. Per the 3/24/15 minutes: '... the impact is even further exacerbated as the height from grade to the top of the residence along the southwest portion of the residence will be over 36 feet. Combining this actual height with the slope downward onto the adjoining property and the height of the residence will appear to be substantially higher than the 30 feet permitted. This is a detriment not just to the neighboring residence, but also to the overall neighborhood in the immediate vicinity of the premises.' This effect will be noticed from our backyard as well.

2. Property line Variance/North side Code 138-511 : The proposed structure would bring the residence six feet closer to our home, making household noise and activity six feet closer to our living space and that much more noticeable, particularly during the summer months when windows are open. The fencing that we have on the property line will not come close to offsetting the privacy that will be compromised. Should landscaping be provided to create screening and privacy, there will be that much less property available for planting and sound buffering. With the exception of pre-war structures, there are no homes on either side of this block or adjacent blocks that have encroached on the side setbacks as proposed: it will create the appearance of squeezing an oversized house onto a narrow piece of property.

In conversation with the architect, I understand that the substantial porch on the south side of the structure is envisioned to make access to the building more convenient to the side entrance. I would point out that there is already a front porch and a rear porch, both of which create convenient access to the house. If additional side

entrance access is desired, a scaled down entry could be designed, (similar to that used at 24 Cross Street) without necessitating moving the entire structure Northward by 6 feet to accommodate what is essentially a side entrance: I question the need for 3 porches at the expense of neighboring privacy and zoning variance.

3. Property Line Variance/South side - Garage:With respect to the proposed garage, the structure would be almost directly adjacent to an inhabited dwelling where there is plenty of room on the back of the lot for it to be sited farther away. It is hard to understand why the structure needs to be sited so as to minimize any semblance of privacy on the south side for the neighbor.

4. Tree Removal: I note that the plan calls for the cutting down of two 60-plus year old ornamental maple trees, without any apparent reference to review or comment by the Village Tree Committee. As residents, we value these older growth trees which add character and history to our Village, and it would seem consistent with the Village's stated goals of preservation to discuss whether and how that might take place. I would request that the northernmost maple be measured to verify the stated diameter. The elimination of these trees would also remove an additional layer of privacy, particularly on the North Side, between the two houses. I would encourage you to view these trees as part of the overall footprint of the proposal.

5. Front Parking Area: I note that in addition to a driveway that runs the length of the property, there is a parking area proposed between the street and the front of the house. Please consider this as part of the overall footprint of the house, which when in use, will minimize the effect of a desirable setback from the street.

Glenlawn Avenue is among the nicest streets in our Village, and I encourage the board to consider the application with respect to how it will influence the character of the residences nearby and overall. Per the 3/24/15 minutes: 'Presently, there is limited open space between the neighboring properties. Restricting that space with a house with a height as proposed, excessive floor area built to the extreme outward border of the building envelope further limits that open space. The zoning restrictions applicable to properties in the Residence B zoning district seek to effectuate the spacious character of the neighborhood. In contradiction, the proposal would create a visual impingement not consistent with the rationale for the density restrictions in the Village Code.

Thank you for your consideration.

Mark Greco

Sarah Beaudin

From: Bruce Kennedy <bkennedy@seacliff-ny.gov>
Sent: Monday, May 18, 2020 2:57 PM
To: Jennifer Gerrity
Subject: Fwd: zoning hearing 5-19-2020 # Application# Public comments

Bruce Kennedy
Sea Cliff Village Administrator
(516) 671-0080

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

From: **Karen** <twokays12@yahoo.com>
Date: Mon, May 18, 2020, 2:56 PM
Subject: zoning hearing 5-19-2020 # Application# Public comments
To: zba@seacliff-ny.gov <zba@seacliff-ny.gov>
Cc: karen stern <twokays12@yahoo.com>

May 18, 2020 Application # 11914

Zoning Board of Appeals. Village of Sea Cliff

RE : Zoning Board Meeting Via Zoom , May 19th 2020 – Application of 24 Cross St.,
requesting Variances for 64 Glenlawn Ave – Application # 11914

Dear Village Zoning Board:

Regarding the applicant's request for variances regarding #138-516 Accessory
Building, I wish to comment on the request:

Applicant is requesting a variance of **2 FT** where **10 FT** is required.

This is a significant difference: 8 FT difference is significant regarding safety, health
and noise issues.

Governor Cuomo has established 6 ft as social distancing. Driveway and garage will be
much closer. Beside the health and noise and quality of life issues, this variance may
very well cause issues with the structural integrity of the retaining wall.

The current garage on the property, 64 Glenlawn is **7 ` 10 `**. The plans are showing
construction of a different structure of **15 FT in height**. This would completely block
the light and view of our cottage rear upper window which begins at about 2" lower than
the current garage height of 7 ` 10 inches. This would be a total loss of view as well as
light (causing possible rot and mildew and other issues).

Also, our side upper and lower windows toward the front of the cottage and some of the left front windows, are all within a few feet of the property line. The structure would now involve cars parking , and **idling** within a few feet of the windows creating fumes and significant noise issues. Both fumes and noise are health issues. Please think about the size of a driver side door opened, or any car door opened, which is about 3 1/2 feet long or longer.

The original owners always parked in front of the house on 64 Glenlawn as long as we can remember. Part of the retaining wall fell after a relative of the Dowling's started driving a landscaping truck down the driveway and parking it and the weight of his truck caused the collapse. We know that the average family has more than one car and cars have since become much larger then back when the original house at 64 Glenlawn came to be.

Also, will there be bushes and trees required to help buffer sound?

We feel the garage within 2 feet of the property line along with their proposed increase in the garage's height from 7 ` 10" to 15 " is not a very considerate option, along with a serious health, noise and safety issue .

Thank you for your consideration.

Sincerely,

Karen Stern

68 Glenlawn Ave-- Please note- requesting confirmation of receipt of comments via email .

From: James Carballal <jamescarballal@gmail.com>
Sent: Thursday, June 18, 2020 11:06 AM
To: zba@seacliff-ny.gov
Subject: Support for ZBA Application - 64 Glenlawn Avenue

Dear zoning board members,

I am writing in support of the argument, for 64 Glenlawn Avenue, that the impact of "roof pitch" on the "height of the building" should be a consideration by the zoning board in that; "roof pitch" is a defining architectural element and, in some cases, is significantly controlled by the zoning regulations. Architectural elements (style) is what Sea Cliff is known for. We do have an architectural review board to consider these details but, I feel the zoning board, in its deliberations, should consider the restrictions imposed by the zoning ordinance on architectural style if the design professional finds, and presents, that the strict adherence to the ordinance is a detriment to the design and therefore the "character of the neighborhood".

Sea Cliff has many properties where the natural topography presents a significant hardship in compliance with the zoning ordinance. This property, with its narrow lot width @ 55' where 75' is required, and the change in topography, approximately 10' in elevation from the north/east corner to the south/west corner, presents significant challenges. I can tell you in my personal, and 38 years of professional experience, that it's very difficult, in many cases in this Village, to balance architectural style

while trying to stay within the restrictions imposed by the zoning ordinance.

I believe the interventions required to bring this application into, or closer to, compliance will not significantly reduce the impact on the adjacent properties, while the stricter adherence to the zoning ordinance will create a hardship for the property owners and impact the "architectural style" of the building .

Thank you for your time and consideration.

Respectfully,

Jim Carballal

--
James Carballal Architect
80 Lafayette Avenue
Sea Cliff, New York 11579
Office - 516 674 3936
Cell - 516 375 1728

JamesCarballal@gmail.com

Jennifer Gerrity

From: Lisa Cashman <lbcashman@gmail.com>
Sent: Thursday, June 18, 2020 11:39 AM
To: zba@seacliff-ny.gov
Cc: Robert Himes; Hal Cashman
Subject: 64 Glenlawn - Letter of Support for Upcoming Variance Request

To the Members of the Zoning Board:

Having each been appointed by the Mayor and served for several years on Sea Cliff Community Boards, Hal and I recognize the deep commitment and responsibility required. The Zoning Board is tasked with particularly impactful work. Thank you for this service.

It has come to our attention that the Zoning board is being given the opportunity to give permission for Clarity Construction, a well known and respected local contracting firm, to transform a currently unmaintained lot at 64 Glenlawn into a home befitting the standards of our community and that this may require some variances in the current zoning on Glenlawn Avenue. We live very close by with our young children at 85 Glenlawn and have often been concerned about wild animals and related infestations on this long neglected property.

Hal and I were given the opportunity to review plans for 64 Glenlawn including the renderings and physical workup of the proposed home. As an appointee of the Sea Cliff Landmarks Commission, Hal has been impressed with the overall vision for the property and how the elegant design overcomes challenges presented in this narrow lot with minimal variances required. He and I both agree that the new home will benefit our community and the net result of its construction will enhance the overall curb appeal of the street we live on.

We hope you will agree to the variances as proposed so that this project may move forward. As villagers, neighbors, members of the Sea Cliff Landmarks Association and Hal's appointment on the Landmark Commission, this project has our full support.

Lisa and Hal Cashman
85 Glenlawn Avenue

Jennifer Gerrity

From: Chris Deseve <chrisdeseve@gmail.com>
Sent: Friday, June 19, 2020 11:50 AM
To: zba@seacliff-ny.gov
Subject: 64 Glenlawn Avenue

Hello Zoning Board Members,

My husband and I live at 89 Glenlawn Avenue. We had the pleasure of working with Max Buschfrers and Clarity Construction on the addition we recently did to our home. They were highly professional and did fantastic work. I can only say positive things about our experience working and collaborating with them. The fact that Max and Rob both work and live in Sea Cliff gives them a personal stake in the work they do. I believe their vision will be an asset to both Sea Cliff and Glenlawn Avenue.

We hope you support them in their efforts to create a beautiful new home for a lucky family at 64 Glenlawn Ave.

Please feel free to respond with any questions or concerns on your part.

Thank you for your consideration.

Best regards,
Chris and Roger de Seve
89 Glenlawn Ave
Sea Cliff
917-414-0333

Sent from my iPad

Jennifer Gerrity

From: demondrumr <demondrumr@aol.com>
Sent: Thursday, June 18, 2020 7:52 PM
To: zba@seacliff-ny.gov
Subject: 64 Glenlawn Avenue variance application

Dear Zoning Board members,

We have been made aware of the variance application for 64 Glenlawn Avenue and would like to add our opposition to the number of variances that are required for construction as currently planned, especially for the size/width of the lot in question.

Sincerely,
Lisa Hu and David Siegel
71 Glenlawn Avenue

Sent from [Mail](#) for Windows 10

Jennifer Gerrity

From: Chris Deseve <chrisdeseve@gmail.com>
Sent: Friday, June 19, 2020 11:50 AM
To: zba@seacliff-ny.gov
Subject: 64 Glenlawn Avenue

Hello Zoning Board Members,

My husband and I live at 89 Glenlawn Avenue. We had the pleasure of working with Max Buschfrers and Clarity Construction on the addition we recently did to our home. They were highly professional and did fantastic work. I can only say positive things about our experience working and collaborating with them. The fact that Max and Rob both work and live in Sea Cliff gives them a personal stake in the work they do. I believe their vision will be an asset to both Sea Cliff and Glenlawn Avenue.

We hope you support them in their efforts to create a beautiful new home for a lucky family at 64 Glenlawn Ave.

Please feel free to respond with any questions or concerns on your part.

Thank you for your consideration.

Best regards,
Chris and Roger de Seve
89 Glenlawn Ave
Sea Cliff
917-414-0333

Sent from my iPad

To the members of the Sea Cliff Zoning Board of Appels,

My family and I have lived at 2 Glenlawn Avenue for the past 23years. I am writing to you in support of the application of a proposed project at 64 Glenlawn Ave. I hope this board will come to the decision that the benefits to the neighborhood outweigh the perceived negatives and approve the application as submitted.

I am very familiar with the property in question. My family and I having been walking, biking and driving past it for the past 23 years. The property was not very appealing when we first moved in and the years of neglect have caused its incremental decline. I would say that Glenlawn Ave is a very picturesque block. Its residents continuously make efforts that improve the visual appeal of their houses. To say that this property is an eyesoar on this block would not be inaccurate but quite frankly I don't think this property is a good visual fit for any block in Sea Cliff.

I been in review board meetings and seen contested applications discussed in the past. Some of those proposals I have been apposed to. I have made a point of walking past some of them post project sights and have come to realize that the apocalyptic outcome ,if approved, was overstated in orders of magnitude and that the projects are actually quite well suited to the neighborhood. I have seen the proposed plans and photographs of the model and believe this project would be a major improvement to the block and village. I also believe that the alternative project for this property, although an improvement to its current state, would be an unfortunate misrepresentation of this properties potential.

I understand the primary opposition to this project from some of the abutting properties is that there will be less privacy, more noise and discomfort regarding the who the new owner might be. Living on the corner of Glen and Glenlawn I can appreciate the concern over noise and privacy but that is a concession that you make to live here. In the end, it is one of the things that actually makes it the village it is. I have friends that live in parts of Glen Head and Brookville that do not know and have never seen their neighbors and wonder why they have no sense of neighborhood. With regard to the "Who will my neighbor be" concern that seems paranoid but they could always purchase the property and install who they please.

I apologize for the length of this message but that property is something that has occupied my mind for sometime and this seems like a perfect opportunity for myself, the block and the village to turn a negative into a positive. The last compelling aspect of this proposal is that both the architect and builder are residents who design and build locally. I would hope that given all that I have said that this would tip the scales in favor of this proposal. I know that zoning has seen crazier and more contentious proposals than this one and I am sure their deliberations have been a concerted effort to weigh the considerations, concerns and effects of all sides. Here, however, although there are some considerations regarding this proposal an appropriately designed house on a block of similarly well maintained residences in a uniquely awesome village would be a wonderful outcome.

Thank you for indulging my thoughts on this

A handwritten signature in black ink, appearing to read 'Matt Bello', written in a cursive style.

Matt Bello

2 Glenlawn Ave

Sea Cliff, NY 11579

From: [Shane Dommin](#)
To: [Sarah Beaudin](#)
Subject: Fwd: 64 Glenlawn Avenue
Date: Monday, June 22, 2020 1:31:11 PM



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

From: **Maximo Buschfrers** <mbf@maxbusch.com>
Date: Sun, Jun 21, 2020 at 9:06 AM
Subject: 64 Glenlawn Avenue
To: zba@seacliff-ny.gov <zba@seacliff-ny.gov>
Cc: sdommin@seacliff-ny.gov <sdommin@seacliff-ny.gov>, Jennifer Gerrity <jgerrity@seacliff-ny.gov>

Members of the Zoning Board of Appeals,

I thank you for taking the time to hear our presentation and for reading all correspondence for and against this application.

In response to the comments received I would like to summarize some key points in particular that the proposed two and a half story house requires fewer variances and it will be located further away from existing neighboring houses than the existing one story house on the property.

The location of the existing one-story dwelling on the property is such that it is:

3.4' from the west property line, where 30' are required (rear yard)

8.5' from the north property line, where 15' are required (side yard)

1.7' from the south property line, where 15' are required (side yard)

It encroaches the south side yard height ratio plane

It encroaches the west side rear height ratio plane

The existing dwelling is located 4.5' from the neighboring dwelling along the south property line

The existing dwelling sits on the rear of the property while all the houses on Glenlawn Avenue sit close to the front property line.

If the existing dwelling were to be renovated, five existing non-conforming conditions would be maintained. Based on the location of the existing structure within the property, a second story addition would require multiple variances.

The existing dwelling has been unoccupied and without heat, running water or electricity for several years. The existing structure shows sign of termite infestation and structural damage. It is unlikely that this structure can be renovated and/ or added to.

The proposed new house requires only four variances.

The required side yard, building height and height ratio plane are minimal in relative terms and try to address the relationship of the proposed new structure with that of the existing neighboring houses.

The existing south neighboring house (68 Glenlawn Ave) is located approximately 11.5' from the side property line. The existing north neighboring house (62 Glenlawn Ave) is located approximately 17.5' from the side property line. The proposed new house was placed on the

property so that it is almost equidistant from each neighboring house, this resulted on the need for a side variance. This also results in a more pleasing visual relationship; each house is separated by the same distance from one another.

Due to the natural ground slope, the first floor of the south neighboring house is approximately 2.5' lower than that of the proposed new house. If the proposed new house was to be built at the side yard and not away from it, the visual impact on the neighboring house would be more severe.

In contrast, the first floor of the north neighboring house is approximately 4.0' higher than that of the proposed new house. If I was to stand on the side patio of this house and look towards the proposed new house, the 3.5 height variance would not be an issue because the house would only look 29.5' high. If the height setback ratio plane was to be taken at the elevation of the side patio, the variance would be limited to the gable projection of the staircase bump-out.

The property slopes down approximately 10' from east to west. The ridge height is taken from the average perimeter grade. While a 3.5' height variance is being sought, if the height of the ridge was to be measured from the lowest street elevation (south side of the existing curb cut) the height would be less than 30' (29.7').

The house has been designed with four bedrooms and two-and-a-half bathrooms on the second floor. The three regular bedrooms are on the average to smaller size, the master bedroom is comfortable. A family of five will fit right in. A "typical" family of four will have room left for a guest bedroom or home office. The area variance sought allows for additional storage space in the form of a one-car garage and slightly larger bedrooms (2 feet deeper) that can fit a bed and a desk where a kid can do his/ her homework instead of just a bed.

The placement and size of the proposed new house is not arbitrary, we aimed to design a house that fits right in and improves the character of the neighborhood.

I hope this Board shares our vision and votes to approve the required variances.

Respectfully submitted, Maximo Buschfrers, RA

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