



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

9/24/20

TO:

PROPERTY OWNER: Philip & Dorothy Davidow

PROPERTY ADDRESS: 101 Brown St.

SECTION/ BLOCK/ LOT: 21/181/298

APPLICATION NO: 11757

APPLICATION REC'D: 9/16/2019

ZONE: Residence A

DESCRIPTION: The applicant proposes to subdivide their property and move the curb cut on Parcel A from the south side of the property to the north side of the property.

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:

D. A change in access to a site or a change in circulation within a site that affects at least 20% of the paved and/or gravel area, increases the paved and/or gravel area by 10% or more, or relocates or increase the total linear width of any curb cut or cuts.

The applicant proposes to construct a new curb cut on the northern side of their property.

§ 112-2 Legislative intent.

It is the purpose of this chapter to provide regulations and guidelines in connection with the subdivision of property and the future growth and development of the Village, in order to ensure adequate facilities for the housing, transportation, distribution, comfort, convenience, safety, health and welfare of its residents and the conservation of the Village's natural environment. To achieve this goal, the Planning Board of the Incorporated Village of Sea Cliff is hereby empowered to review all applications for the development and subdivision of land for compliance with the criteria set forth herein, [1] giving reasonable consideration to the most desirable development for which land may be adapted, the conservation of property values and the prospective character of development in accordance with a well-considered plan.

[1] Editor's Note: See Village Law § 7-728.

The applicant proposes to subdivide their property into two parcels.

§ 138-408 Minimum setback requirements.

Every part of a principal building shall be set back from the front property line of the lot upon which it is situated at least 20 feet.

The applicant proposes to subdivide the property on which the existing structure is 7.2ft from the northern property line and the western property line were 20ft is the required minimum.

§ 138-413.1 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 subdivide the property on which the existing structure is encroaching on the height/setback ratio on the north and west side of the property.

§ 138-1102 Nonconforming building.

B. A lot containing a building that does not conform to the use requirements or the size, area, setback, parking or other requirement of this chapter may not be reduced in size unless the building or use thereon is brought into compliance with this chapter.

The applicant proposes a subdivision that will create a new lot with an existing structure that is 7.2 feet from the western and northern property lines when the minimum front yard setback is 20 feet. The existing structure also encroaches on the height/setback restrictions on the north/ern and/ western side(s) of the structure.

§ 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):

D. Construction that will continue for more than one year or involve more than one phase or stage.

M. Construction on or the development of use of a site which may alter the drainage flow or patterns of surface water runoff.

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.

The applicant proposes to subdivide their property and move the curb cut on Parcel A from the south side of the property to the north 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 #- 1157 APPLICATION DATE 9/16/19 PERMIT # _____

PROPERTY ADDRESS: _____ **SECT: 21 BLOCK 131 LOT 298**

Owner: PHILIP DAVIDOW & DOROTHY YOUNG DAVIDOW
Address: 101 BROWN ST **City:** SEA CLIFF **State:** NY **Zip:** 11579
Phone: 917-318-6559 **Cell:** _____ **Email:** dorothy.young@optonline.net
Applicant: (If applicant is different from owner state relationship to owner)
Address: SAME **City:** _____ **State:** _____ **Zip:** _____
Phone: _____ **Cell:** _____ **Email:** _____

Architect: PETER ALBINSKI, R.A.
Address: 108 FOREST AVENUE **City:** LOCUST VALLEY **State:** NY **Zip:** 11560
Phone: _____ **Cell:** 516-818-4418 **Email:** palbinski@yahoo.com

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

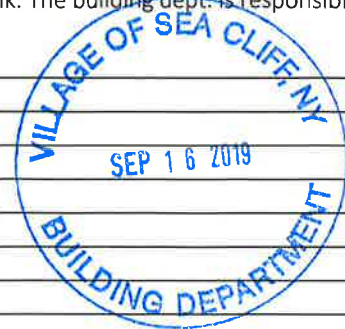
Plumber:
Address: _____ **City:** _____ **State:** _____ **Zip:** _____
Phone: _____ **Cell:** _____ **Email:** _____

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. If Permit is for trees, draw a diagram of lot with tree location.

2 LOT SUBDIVISION
CURBOUT
DRIVEWAY
DRYWELLS





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:

\$ 15,000.⁰⁰/₁₀₀

Owner: Deposits and says that and/or she is the owner 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: *Joseph J. J. Savard*

Owner Signature: _____

DEBRA M. PAMPALONE
Notary Public, State of New York
No. 01PA6067040
Qualified in Suffolk County
Commission Exp. December 3, 2021

Date: September 16, 2019 Notary: Debra M. Pampalone

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		Permit Fees		Application Fee \$ _____	
\$ _____ Building	\$ _____ Plumbing	\$ _____ Elec.	\$ _____ Mech	\$ _____ Cert	
\$ _____ other _____	\$ _____ other _____				
\$ _____ TOTAL FEES					<i>\$150 ZBA pd 9/24/19</i> <i>\$100 BBpd 9/24/19</i>
Cert of Tenancy		Letter in Lieu		Cert of Occupancy	
Cert of Approval		Cert of Compliance		Cert of Completion	
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)

ZONING BOARD OF APPEALS
PLANNING BOARD _____ (check one)

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

Philip Davidow

APPLICATION

Village of Sea Cliff.
-----x

Proposed subdivision of property into
2 lots and relocate curbcut

1. Name of applicant: Philip Davidow and Dorothy Young Davidow

2. Applicant's address: 101 Brown Street
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):

Owners

4. The property which is the subject of this application is
located at: 101 Brown Street, Village of
Sea Cliff, N. Y. and is also known as Section 21, Block 181,
298, 299, 300, 301, P/D 357, 358
Lot(s) 359, 360 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:

Owners

6. The property is located in the A zoning district of the Village of Sea Cliff.
7. The subject property is located on the South side of Brown (street).
8. The date on which the owner(s) acquired the property was Sept. 2017.
9. The approximate dimensions of the property are 154 feet by 120 feet, and the total acreage of property is 0.44 acres.
10. The property is presently used for One single-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: Subdivide the property into two parcels
14. The Building Department of the Village of Sea Cliff denied an application for a building permit on 9/23/19
15. The proposed construction use of the property does not comply with the following sections of the Village Code: 138-1102
- _____
- _____
- _____

16. This is an application for:

_____ an appeal

X 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)

SEE ADDENDUM ATTACHED

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? 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 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 Philip Davidow

Signature of applicant _____

Name of applicant: Dorothy Young Davidow

Signature of applicant: Dorothy Young Davidow

Title of signatory: Owner

Date: 10/29/2020

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 _____, 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.

Philip Davidow

Print Name

Signature

Sworn to before me this 29
day of October 2020

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

DOROTHY YOON-DAVIDOW

Dorothy Yoon Davidow

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)

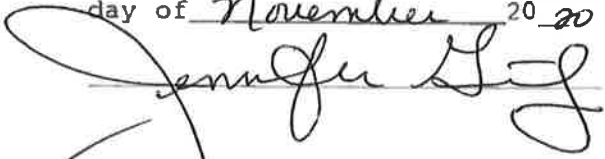
STATE OF NEW YORK) SS:

COUNTY OF NASSAU)

Philip Davidow being duly sworn, deposes and says that (s)he is the owner of the property known as 101 Brown St 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 2 day of November 2020.



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

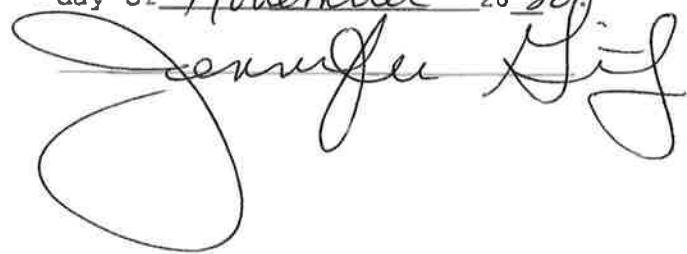
STATE OF NEW YORK) SS:

COUNTY OF NASSAU)

DOROTHY YOUNG-DAVIDOW being duly sworn, deposes and says that (s)he is the owner of the property known as 101 BROWN ST 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 2 day of November 2020.



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

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

In the Matter of the Application of

Dorothy Young DAVIDOW &
Philip Davidow

DISCLOSURE
AFFIDAVIT
General Municipal Law
Section 809

STATE OF NEW YORK) COUNTY OF NASSAU)

Proposed subdivision of property into
2 lots and relocate curbcut

ss: Philip Davidow, 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>			

Dorothy Young Davidow
Signature

Sworn to before me this 29
day of October, 2020.

Jennifer Gerrity

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:

Tracy Jay Gaudin

Date:

10/29/2020

Addendum to Application of Dorothy and Philip Davidow

#17 The relief requested, a variance of the provisions of §138-1102 of the Village Code, is necessary to enable the Applicants to subdivide their subject property into two (2) single family residential lots as is otherwise permitted by the Village's zoning regulations. A denial of the requested variance would deprive the Applicants of the right to subdivide their property, which would cause them significant economic injury. It would deprive them of the right to maintain their existing dwelling, which has a nonconforming setback, on a newly created lot which would be otherwise fully conforming and to create a separate fully conforming building lot upon which a single family dwelling could be constructed.

The benefit to Applicants from the granting of the requested variance would not result in any detriment to the health, safety and welfare of the neighborhood or community for the following reasons:

(a) The granting of this requested area variance would not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. If the requested variance is granted, the existing single family residential dwelling would remain on a newly created 7,500 square foot lot and would conform to all the area requirements of the Village's zoning regulations, except that the house would continue to have the existing 7.2 foot setback from the western and northern property lines, where the minimum front yard setback is 20 feet, and it would continue its nonconformity with the Village's height, setback restrictions on the northern and western sides thereof. These deficiencies constitute valid vested nonconformities which have legally existed for some 100 years without problem or complaint and have become an integral part of the fabric and character of this neighborhood for well over a 100 years period

and before any zoning restrictions were enacted by the Village. They also existed before any present residents resided in this neighborhood, and before they purchased their properties with full knowledge of these existing conditions. Importantly, because the only ways to make the existing valuable dwelling conform to present restrictions would not be feasible, these existing conditions are likely to continue to exist whether the requested variance is granted or denied. Stated differently, the nonconformities of the existing dwelling would not be brought into any greater conformity by preventing the proposed subdivision of the subject property. Denying the applied for relief would only prevent the creation of a fully conforming single family dwelling lot, a single family dwelling lot which substantially exceeds the minimum lot area required by the zoning ordinance.

Furthermore, the neighborhood surrounding the subject property is saturated with numerous properties and dwellings thereon which are also nonconforming, and many of which, like the subject property, have existed for many years as part of the character of this neighborhood. The newly created 9,000 square foot parcel and the dwelling to be erected thereon will fully conform in all respects to all of the Village's zoning requirements set forth in the zoning regulations and will be one of the few improved parcels in this long established nonconforming neighborhood which so fully conforms. As such, the only possible effect that the granting of the requested variance could have would be beneficial to the neighborhood, as it would allow the creation of an oversized 9,000 square foot building lot in this 7,500 square foot zone.

(b) Under the circumstances presented herein, where the grant of the variance will not increase any existing nonconformity but will allow a fully conforming subdivision, the requested area variance is not substantial.

(c) The benefit sought by the Applicants to subdivide their property cannot be achieved by some other method feasible for them to pursue other than the requested area variance. The only alternatives that the Applicants could pursue would cause them significant economic injury. To be able to subdivide their property without the grant of the requested variance, the Applicant would have to either: (i) relocate the existing dwelling to a conforming location to alleviate any nonconformities and to bring the same into compliance with Chapter 138, or (ii) demolish the existing dwelling, or (iii) remove so much of the dwelling as is necessary to bring it into conformity, none of which alternatives are feasible.

(d) The granting of the requested area variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. The request for an area variance for a single family residential property is designated as a Type II action under the New York State Environmental Quality Review Act, an action which is determined not to have a significant adverse environmental impact as a matter of law.

(e) The Applicants' alleged difficulty is not self-created and results solely from the Village's recent amendment to §138-1102 of the zoning ordinance on May 5, 2020, many months after the Applicants purchased their property on September 8, 2017 in reliance upon the then existing zoning, and many months after they had applied to the Village for the requested subdivision and after the Village's zoning board had determined that no variances were required for their proposed subdivision.

#18 On or about _____ the Applicants filed an application with the Planning Board for approval to subdivide their property into two lots and on or about September 24, 2019 an application to the Zoning Board for variances which the Board found were not required.

PROJECT DATA

PROJECT TITLE:
101 BROWN STREET
SEA CLIFF, NY 11579

MASSA COUNTY TAX MAP DESIGNATION:
SECTION 21, BLOCK 181, LOTS 298, 299, 300, 301, P/O 357, 358, 359, 360

ARCHITECT:
PETER ALBINSKI, ARCHITECT
108 FOREST AVENUE
LOCUST VALLEY, NEW YORK 11560

OWNER OF RECORD:
PHILIP AND DOROTHY DAVIDOW
101 BROWN STREET
SEA CLIFF, NY 11579

ZONING DATA

Zone: 138-600 - Residence "A"
Lot Area: 19,182 S.F.

Code Section	Description	Minimum required	Current	Proposed Lot 'A'	Proposed Lot 'B'
138-404	Minimum Lot Size	7,500 s.f.	19,182 s.f.	10,182 s.f.	9,000 s.f.
138-405	Maximum Lot Coverage	30%	1382.2 s.f.: 7.2%	1382.2 s.f.: 13.6%	
138-406	Minimum Front Line Width	75 feet	154 feet	79 feet	75 feet
138-407	Minimum lot width at any point	67.5 feet	154 feet	79 feet	75 feet
138-408	Front setback	20 feet	7.2 feet (north) 7.2 feet (west)	7.2 feet (north) 7.2 feet (west)	
138-409	Minimum lot width at setback	75 feet	154 feet	79 feet	75 feet
138-410	Corner lots	75 feet front property line & 20 feet setback from each street	154 feet / 7.2 feet (north) 7.2 feet (west)	79 feet / 7.2 feet (north) 7.2 feet (west)	
138-411	Side Yards	10 feet	111'-7"	36'-7"	n/a
138-412	Rear Yards	20 feet	n/a	n/a	n/a
138-413	Maximum Height Ridge/Flat	30' for gable roof			
138-413.1	Height Setback Ratio	see diagram	21%	27%	31%
138-414.1	Maximum floor area	varies		2,304 S.F.	
138-416B	Accessory Building side yard	10 feet	n/a		
138-416C	Accessory Building rear yard	5 ft. rear 10 ft. side	n/a		
138-416D	Accessory Building Maximum Floor Area	500 s.f.	n/a		
138-416E	Accessory Building Maximum Height	15 feet	n/a		
138-416F	Accessory Building Quantity	1 per lot over 120 sq. ft. no more than 3	n/a		
138-1001	Parking		2 spaces	2 spaces	

SITE PLAN

NOTES:

ALL ELEVATIONS SHOWN ARE RELATIVE.
UNDERGROUND UTILITIES ARE NOT SHOWN. CONSULT WITH APPROPRIATE UTILITY COMPANIES AND/OR AGENCIES PRIOR TO DESIGNING IMPROVEMENTS.
UNDERGROUND, OVERHEAD AND GROUND LEVEL UTILITIES, IF SHOWN ARE NOT GUARANTEED AS TO ACCURACY, EXACT LOCATION, TYPE OR USE, ACTIVE OR INACTIVE. VERIFICATION IS MANDATORY WITH MUNICIPAL AGENCIES, PUBLIC AND PRIVATE UTILITY COMPANIES PRIOR TO TAKING TITLE AND/OR DESIGN WORK. BOUNDARIES ARE NOT GUARANTEED UNLESS NOTED.
UNDERGROUND UTILITIES MUST BE VERIFIED AND MARKED OUT BEFORE CONSTRUCTION. ALL APPROPRIATE UTILITY COMPANIES AND/OR AGENCIES MUST BE NOTIFIED AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION, EXCAVATION OR DEMOLITION AT OR NEAR THE PROPERTY IN ACCORDANCE WITH NYS CODE RULE 753.

ALL OPERATIONS OF UNDERGROUND FACILITIES AND ALL EXCAVATORS ARE OBLIGATED TO COMPLY WITH ARTICLE 36 OF THE GENERAL BUSINESS LAW AND WITH PROVISIONS OF INDUSTRIAL CODE PART (RULE NO. 35) BEFORE ANY EXCAVATION OR DEMOLITION IS COMMENCED. EVERY EXCAVATOR IS REQUIRED BY THESE LAWS TO GIVE ADVANCE NOTICE TO EVERY OPERATOR OF UNDERGROUND FACILITIES OF HIS INTENT TO PERFORM EXCAVATION OR DEMOLITION WORK IN THE SPECIFIED AREA.

EMPIRE STATE LAND SURVEYOR, P.C. AND FRANK GALLUZZO, PLS MAKES NO CLAIM AND DOES NOT GUARANTEE THAT ANY UTILITIES IN THE AREA ARE PUBLIC AND THAT THE LOT OR LOTS DEPICTED ON THIS SURVEY WILL BE ABLE TO CONNECT TO SAME.

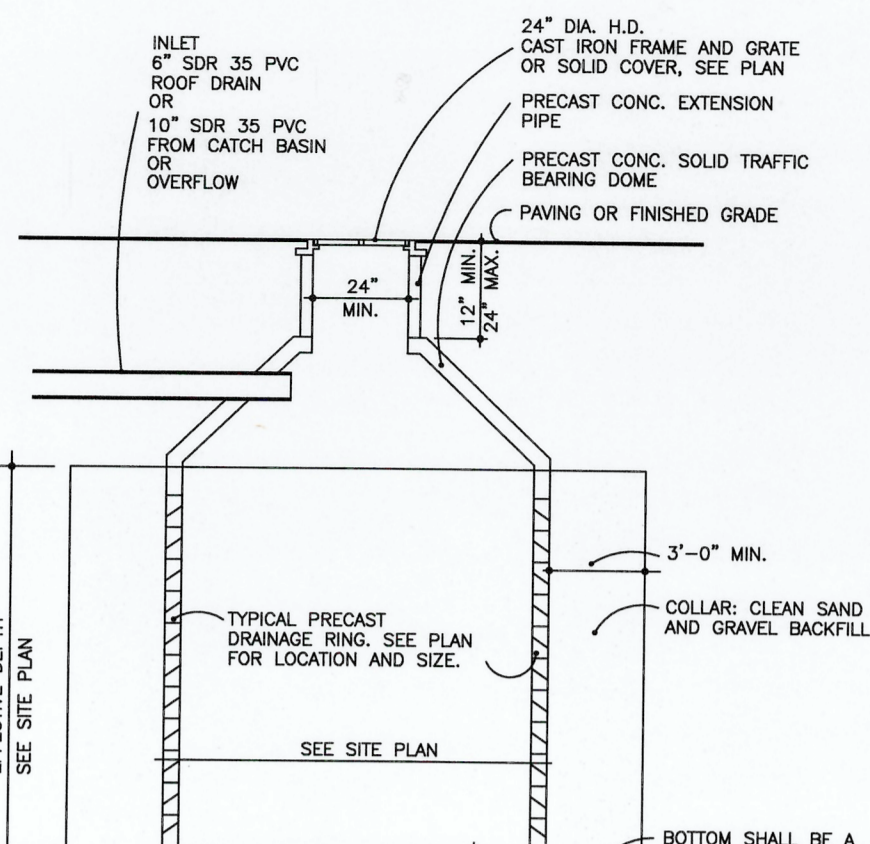
A THOROUGH INVESTIGATION BY THE OWNER, DEVELOPER AND/OR THE ARCHITECT MUST BE MADE WITH ALL UTILITY COMPANIES ON THE FEASIBILITY TO CONNECT TO ANY UTILITIES SUCH AS SEWER, WATER, ELECTRIC, GAS & TELEPHONE BEFORE PURCHASING AND/OR DESIGNING.

THIS WAS PREPARED IN AN ELECTRONIC MEDIA FORMAT. IT IS UNDERSTOOD AND AGREED THAT EMPIRE STATE LAND SURVEYOR, P.C. AND FRANK GALLUZZO, PLS, UPON RELEASE OF THESE ELECTRONIC FILES NO LONGER MAINTAINS CONTROL OF ITS USE, REUSE OR MODIFICATION. ONLY THE DIMENSIONS SHOWN ON THE HARD COPY ORIGINAL RECORD SIGNED AND SEALED DOCUMENTS PREPARED BY THIS OFFICE WILL BE CERTIFIED FOR ACCURACY. THE USER OF THIS ELECTRONIC MEDIA ACCEPTS FULL RESPONSIBILITY AND LIABILITY FOR ANY CONSEQUENCES ARISING OUT OF USE OF THIS DATA.

PROPERTY LINE DIMENSIONS SHOWN ARE DERIVED FROM DEEDS AND TAX MAPS. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.

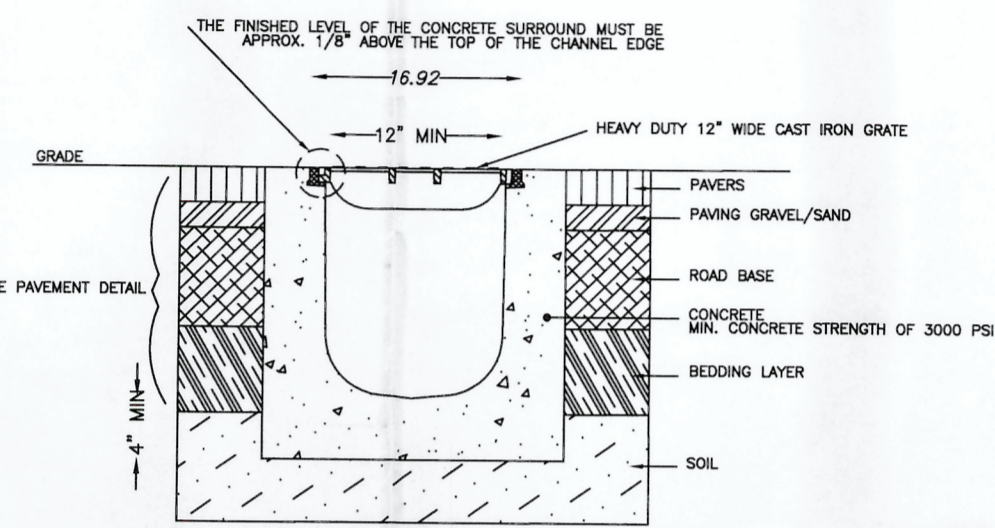
THE USE OF ANY INFORMATION ON THIS SURVEY CONSTITUTES AN AGREEMENT TO ALL OF THE ABOVE.

THE INFORMATION ON THIS PLAN REFERENCES A SITE PLAN DRAWN BY PETER ALBINSKI ARCHITECT, 108B FOREST AVENUE, LOCUST VALLEY, NY 11560 WITH THE LATEST REVISION DATE OF 12/4/2019.



DRYWELL "B"

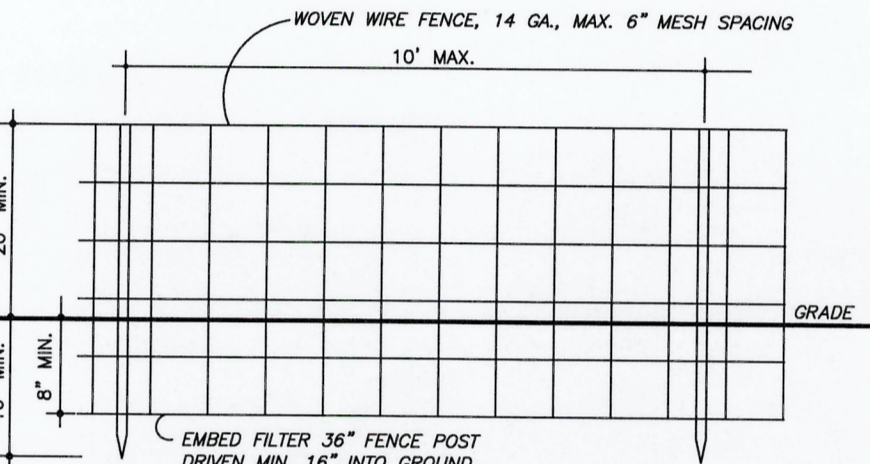
Roof Area = 1,404 s.f.
Runoff = 1,404 s.f. x 3"/12 = 351 cubic feet
Use 8' diameter storm drain rings: 42.24 c.f. per ft. of ring
351 cu.ft. / 42.24 c.f. = 8.31 ft. required
Provide 8' dia. x 9' effective depth drywell



TRENCH DRAIN DETAIL

1 DRYWELL

NOT TO SCALE



4 SILT FENCE DETAIL

NOT TO SCALE

BELGIAN BLOCK CURB & ASPHALT PAVING DETAIL

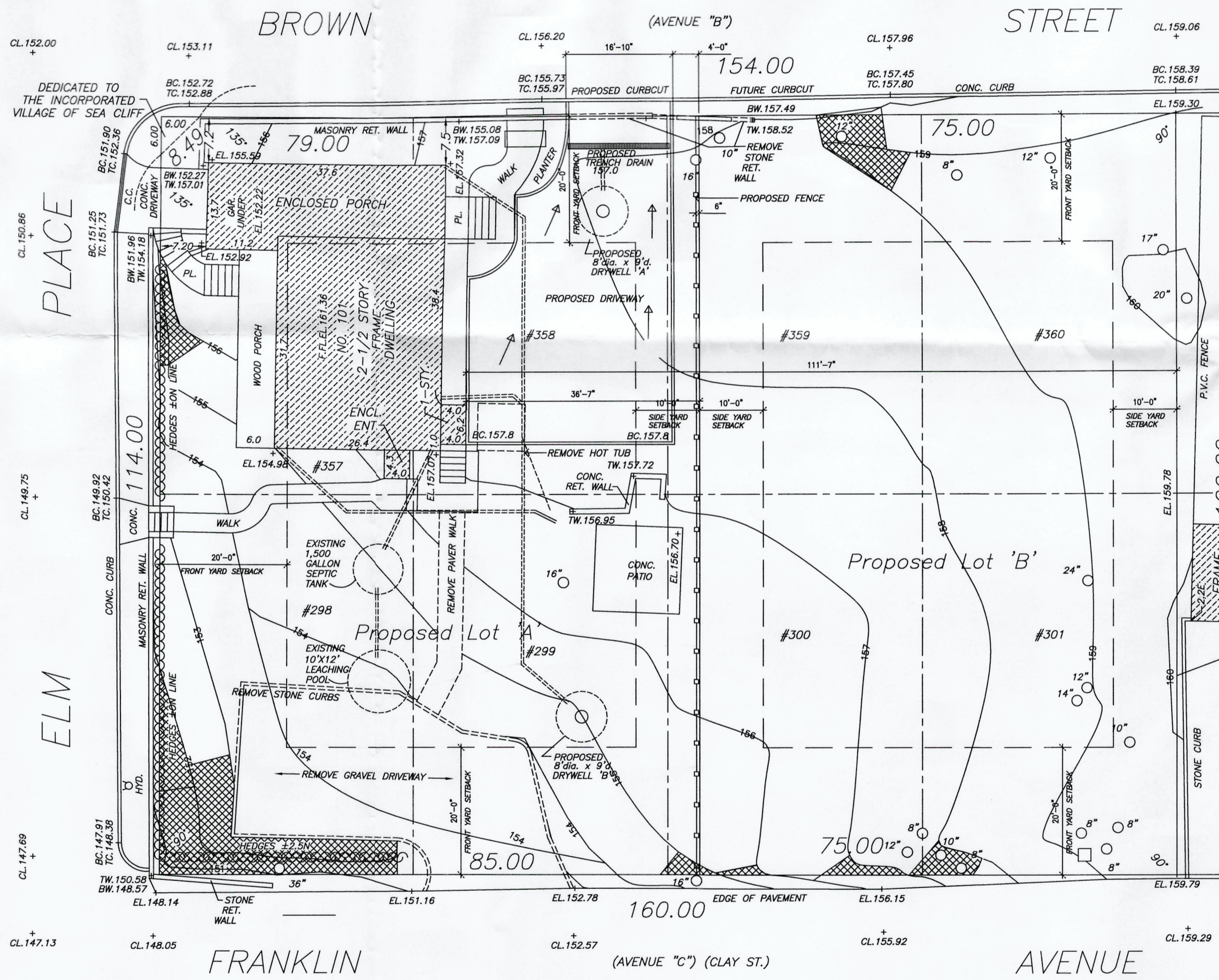
NOT TO SCALE

5 TREE PROTECTION DETAIL

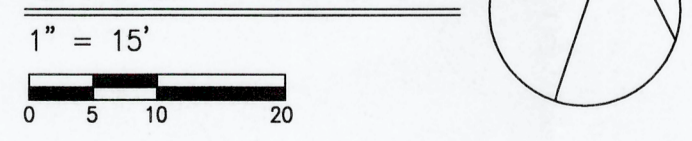
NOT TO SCALE

EROSION CONTROL MEASURES

- SEDMENT BARRIERS (SILT FENCE, HAY BALES OR APPROVED EQUAL) SHALL BE INSTALLED PRIOR TO ANY GROUND DISTURBANCE AND SHALL BE MAINTAINED FOR THE DURATION OF THE WORK. NO SEDIMENT FROM THE SITE SHALL BE PERMITTED TO WASH ONTO ADJACENT PROPERTIES OR ROADS.
- DURING THE COURSE OF CONSTRUCTION, CERTAIN EROSION AND SEDIMENT CONTROL MEASURES MAY BECOME NECESSARY TO PREVENT THE TRANSPORT OF SEDIMENT TO OFF-SITE AREAS, PONDS, WATER COURSES, DRAINAGE INLETS, RECHARGE BASINS, ETC. ACTUAL EROSION CONTROL MEASURES WILL BE DICTATED BY FIELD CONDITIONS AS CONSTRUCTION PROGRESSES, OR AS DIRECTED BY VILLAGE. THE FOLLOWING GENERAL CONDITIONS SHALL BE OBSERVED:
A. EXISTING VEGETATION TO REMAIN SHALL BE PROTECTED AND REMAIN UNDISTURBED.
B. CLEARING AND GRADING SHALL BE SCHEDULED SO AS TO MINIMIZE THE SIZE OF EXPOSED AREAS AND THE LENGTH OF TIME THAT AREAS ARE EXPOSED.
C. THE LENGTH AND STEEPNESS OF CLEARED SLOPES SHALL BE MINIMIZED TO REDUCE RUNOFF VELOCITIES.
D. RUNOFF SHALL BE DIVERTED AWAY FROM CLEARED SLOPES.
E. SEDIMENT SHALL BE TRAPPED ON THE SITE.
F. SPECIFIC METHODS AND MATERIALS EMPLOYED IN THE INSTALLATION AND MAINTENANCE OF EROSION CONTROL MEASURES SHALL CONFORM TO THE NYS STANDARDS & SPECIFICATIONS FOR EROSION & SEDIMENTATION CONTROL.
- GRADED AND STRIPPED AREAS AND STOCKPILES SHALL BE KEPT STABILIZED THROUGH THE USE OF TEMPORARY SEEDING AS REQUIRED. SEED MIXTURES SHALL BE IN ACCORDANCE WITH SOIL CONSERVATION SERVICE RECOMMENDATIONS.
- DRAINAGE INLETS INSTALLED AS PART OF THE PROJECT SHALL BE PROTECTED FROM SEDIMENT BUILDUP THROUGH THE USE OF SEDIMENT BARRIERS, SEDIMENT TRAPS, ETC., AS REQUIRED.
- PROPER MAINTENANCE OF EROSION CONTROL MEASURES IS TO BE PERFORMED AS INDICATED BY PERIODIC INSPECTION AND AFTER HEAVY OR PROLONGED STORMS. MAINTENANCE MEASURES INCLUDE, BUT ARE NOT LIMITED TO, CLEANING OF SEDIMENT BASINS OR TRAPS, CLEANING OR REPAIR OF SEDIMENT BARRIERS, CLEANING AND REPAIR OF BERMS AND DIVERSIONS AND CLEANING AND REPAIR OF INLET PROTECTION.
- APPROPRIATE MEANS SHALL BE USED TO CONTROL DUST DURING CONSTRUCTION.
- A STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED TO PREVENT SOIL AND LOOSE DEBRIS FROM BEING TRACKED ONTO LOCAL ROADS. THE CONSTRUCTION ENTRANCE SHALL BE MAINTAINED UNTIL THE SITE IS PERMANENTLY STABILIZED.
- SEDIMENT BARRIERS AND OTHER EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL UPLAND DISTURBED AREAS ARE PERMANENTLY STABILIZED. AFTER PERMANENT STABILIZATION, PAVED AREAS SHALL BE CLEANED AND DRAINAGE SYSTEMS CLEANED AND FLEUSHED AS NECESSARY.



SITE PLAN



LEGEND

- EL 164.00 EXISTING SPOT GRADE ELEVATION
- EL 164.00 PROPOSED SPOT GRADE ELEVATION
- CL CENTERLINE OF STREET
- SLOPE DOWN
- TREE TO REMAIN
- TREE TO BE REMOVED (OR RELOCATED)

LEGEND

INDICATES AREAS HAVING A SLOPE OF 15% OR GREATER
THE AREAS INDICATED ARE NOT 25 FEET IN ALL DIRECTIONS AS FOR THE DEFINITION OF STEEP SLOPE (SECTION 138-201) AND THEREFORE ARE NOT EXCLUDED FROM THE COMPUTATION.

SITE PLAN GENERAL NOTES:

- ELEVATIONS ARE BASED ON NAVD 88 DATUM.
- THE CONTRACTOR IS TO VERIFY THE EXISTING ELEVATIONS AND LOCATIONS OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION
- LAWN AREAS SHALL HAVE A 2% MINIMUM GRADE.
- ALL DRIVEWAY AND COURTYARD AREAS SHALL HAVE A 1% MINIMUM GRADE.
- RUNOFF FROM THE SITE IS TO BE CONTAINED ON THE PROPERTY AND SHALL NOT RUN INTO ADJACENT PROPERTIES OR THE ADJOINING ROADWAYS.
- ANY DAMAGE TO THE ADJOINING ROADWAYS RESULTING FROM WORK TAKING PLACE ON THE PROPERTY SHALL BE REPAIRED IN ACCORDANCE WITH THE VILLAGE REQUIREMENTS. ALL EDGES OF EXISTING PAVEMENT SHALL BE SAW CUT, ESTABLISHING A NEAT, TRUE EDGE.
- ALL DISTURBED AREAS TO BE SEED OR PLANTED WITH NATIVE VEGETATION FOR SOIL EROSION CONTROL MEASURES.
- SOIL EROSION CONTROL MEASURES TO REMAIN IN PLACE AND BE MAINTAINED THROUGHOUT DURATION OF PROJECT AND UNTIL VEGETATION IS ADEQUATELY ESTABLISHED.

UNAUTHORIZED ALTERATIONS AND/OR ADDITIONS TO THIS SURVEY BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, THE TITLE COMPANY, THE GOVERNMENTAL AGENCY AND THE LENDING INSTITUTION LISTED ON THIS SURVEY MAP. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS AND/OR SUBSEQUENT OWNERS. FENCE OFFSETS TAKEN AT FENCING ENCROACHMENTS OF WALLS BELOW SURFACE ARE NOT SHOWN. ROOTS OF TREES AND/OR REMAINS OF RECORD NOT SHOWN ON THIS SURVEY ARE NOT CERTIFIED. OFFSETS AND DIMENSIONS HEREON ARE FOR A SPECIFIC PURPOSE AND ARE NOT TO BE USED IN THE DIRECTION OF ADDITIONAL STRUCTURES, FENCES OR OTHER IMPROVEMENTS.

NO.	DATE	REVISION
MAP OF PROPERTY SITUATED IN SEA CLIFF NASSAU COUNTY, N.Y. TAX SECT.: 21 TAX BLOCK: 181 TAX LOT(S): 298, 299, 300, 301, 357, 358, 359 & 360		
Empire State Land Surveyor, P.C. Frank I. Galluzzo Professional Land Surveyor Records of Albert A. Bianco Stephen J. Reid - M. Berry Carman - G. W. Haviland Vandewater & Lupp - Robert E. Carlin - William J. Daly 1005 Glen Cove Avenue, Glen Head, NY 11545 empiresurveys@aol.com (516)-240-6901		
DRAWN: MARCH 13, 2020		

NOTES:

ELEVATIONS SHOWN ARE RELATIVE.

UNDERGROUND UTILITIES ARE NOT SHOWN. CONSULT WITH APPROPRIATE UTILITY COMPANIES AND/OR AGENCIES PRIOR TO DESIGNING IMPROVEMENTS.

EMPIRE STATE LAND SURVEYOR, P.C. AND FRANK GALLUZZO, PLS. MAKES NO CLAIM AND DOES NOT GUARANTEE THAT ANY UTILITIES IN THE AREA ARE PUBLIC AND THAT THE LOT OR LOTS DEPICTED ON THIS SURVEY WILL BE ABLE TO CONNECT TO SAME.

THIS SURVEY WAS PREPARED IN A ELECTRONIC MEDIA FORMAT. IT IS UNDERSTOOD AND AGREED THAT EMPIRE STATE LAND SURVEYOR, P.C. AND FRANK GALLUZZO, PLS. UPON RELEASE OF THESE ELECTRONIC FILES NO LONGER MAINTAINS CONTROL OF ITS USE, REUSE OR MODIFICATION. ONLY THE DIMENSIONS SHOWN ON THE HARD COPY ORIGINAL RECORD SIGNED AND SEALED DOCUMENTS PREPARED BY THIS OFFICE WILL BE CERTIFIED FOR ACCURACY. THE USER OF THIS ELECTRONIC MEDIA ACCEPTS FULL RESPONSIBILITY AND LIABILITY FOR ANY CONSEQUENCES ARISING OUT OF USE OF THIS DATA.

PROPERTY LINE DIMENSIONS SHOWN ARE DERIVED FROM DEEDS AND TAX MAPS. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.

THE USE OF ANY INFORMATION ON THIS SURVEY CONSTITUTES AN AGREEMENT TO ALL OF THE ABOVE.

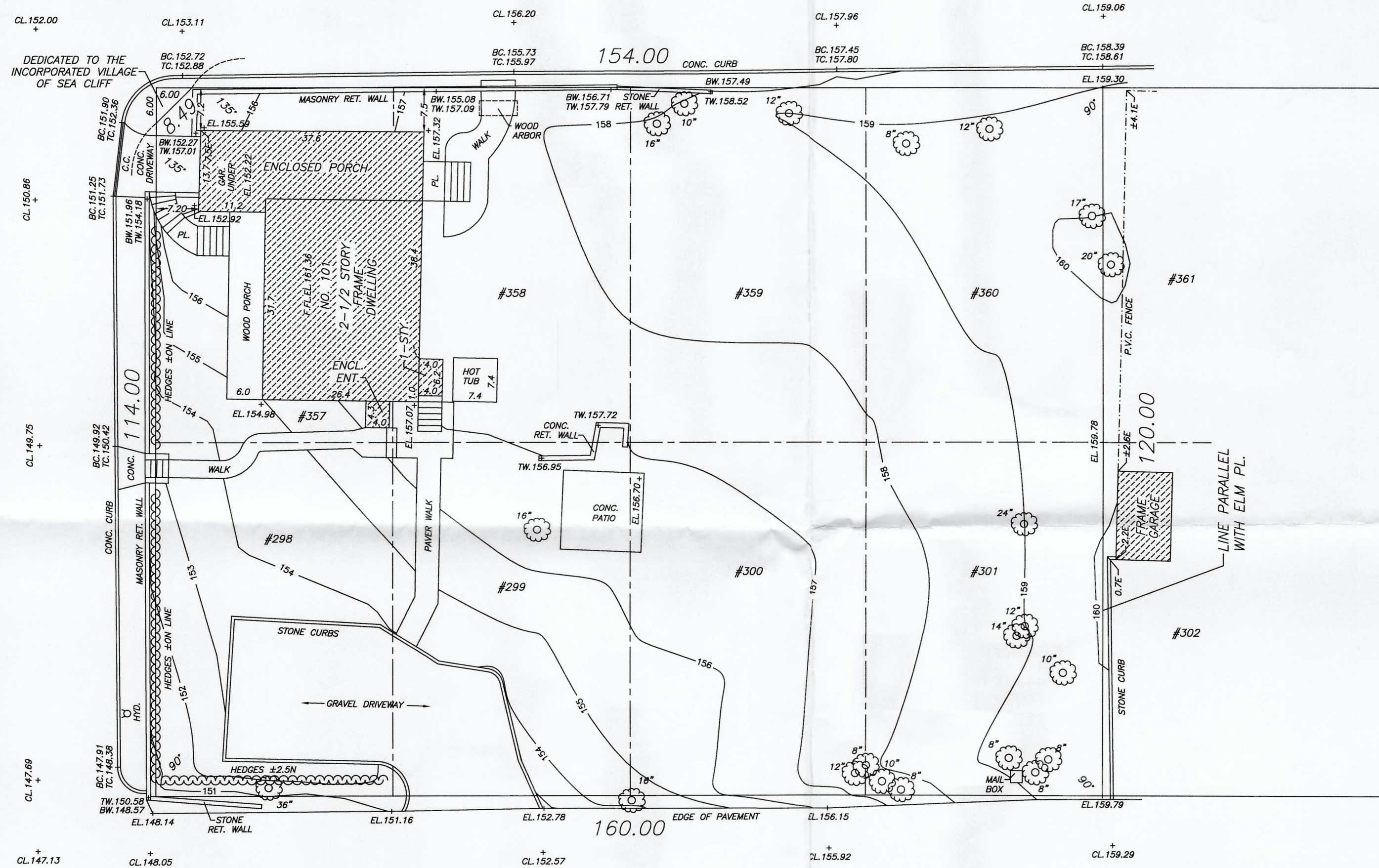


PLACE

ELM

BROWN (AVENUE "B") STREET

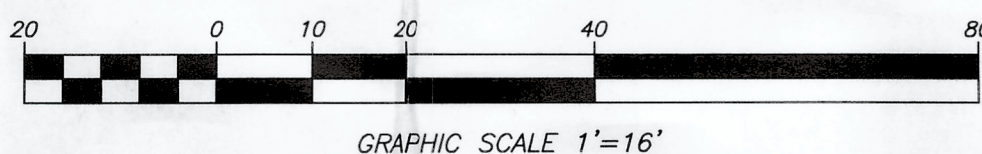
FRANKLIN (AVENUE "C") (CLAY ST.) AVENUE



- LEGEND:
- TRAFFIC LIGHT T.L.
 - FIRE HYDRANT HYD.
 - LIGHT POLE LP
 - CATCH BASIN C.B.
 - TREE T
 - UTILITY POLE U.P.
 - OVERHEAD SERVICE WIRES O.H.S.W.
 - TRAFFIC SIGN T.S.
 - LEGAL GRADES L.G.
 - PEDESTRIAN RAMP P.R.
 - FIRE PULL BOX F.B.
 - CURB AND CURB CUT C.C.
 - DRAIN DR.
 - PARKING METER P.M.
 - TELEPHONE TEL
 - MANHOLES MH

LOTS 298 TO 301 INCL, AND LOTS 358 TO 360 INCL. AND PART OF LOT 357 ON "MAP OF NORTH PART OF SEA CLIFF GROVE" FILED JUNE 16, 1900 AS MAP #17 CASE #3079

TOTAL LOT AREA = 19,182.00 SQ. FT.



UNAUTHORIZED ALTERATIONS AND/OR ADDITIONS TO THIS SURVEY BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED OR EMBOSSED SEAL, SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, THE TITLE COMPANY, THE GOVERNMENTAL AGENCY AND THE LENDING INSTITUTION LISTED ON THIS SURVEY MAP. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS AND/OR SUBSEQUENT OWNERS. FENCE OFFSETS TAKEN AT FABRIC ENCROACHMENTS OR VAULTS BELOW SURFACE ARE NOT SHOWN. RIGHT OF WAYS AND/OR EASEMENTS OF RECORD NOT SHOWN ON THIS SURVEY ARE NOT CERTIFIED. OFFSETS AND DIMENSIONS HEREON ARE FOR A SPECIFIC PURPOSE AND ARE NOT TO BE USED IN THE ERECTION OF ADDITIONAL STRUCTURES, FENCES OR OTHER IMPROVEMENTS. © 2018 ALL RIGHTS RESERVED

NO.	DATE	REVISION
		MAP OF PROPERTY SITUATED IN SEA CLIFF NASSAU COUNTY, N.Y. TAX SECT.: 21 TAX BLOCK: 181 TAX LOT(S): 298, 299, 300, 301, 357, 358, 359 & 360
		Empire State Land Surveyor, P.C. Frank I. Galluzzo Professional Land Surveyor Records of Albert A. Bianco Stephen J. Reid - M. Berry Carman - G. W. Haviland Vandewater & Lapp - Robert E. Carlin - William J. Daly 1005 Glen Cove Avenue, Glen Head, NY, 11545 (516)-240-6901
SURVEYED: FEBRUARY 16, 2018		DRAWN BY: FG











MINUTES
BOARD OF APPEALS
VILLAGE OF SEA CLIFF
VILLAGE LIBRARY
300 SEA CLIFF AVENUE
SEA CLIFF, NEW YORK 11579

December 17, 2019

Present:Chair	Noel Griffin
Members	Ted Kopczynski, Tim O'Donnell, Jason Wolner and Nick Pinto
Village Attorney	Brian Stolar, Esq.

The meeting was called to order at 7:35 pm.

The Board opened the public hearing on the application of NS Metropolitan Bistro, as tenant, and R.A. Hendrickson, as owner, 39 Roslyn Avenue, Sea Cliff, New York to permit operation of a restaurant with outdoor seating, which restaurant requires a special use permit pursuant to Village Code §138-802, and a variance of Village Code §138-1002, in that the proposed use increases the required off-street parking from 22 to 30 parking spaces without providing for an increase of eight (8) off-street parking spaces. Premises are designated as Section 21, Block 134, Lot 1 on the Nassau County Land and Tax Map.

The hearing testimony was transcribed stenographically. The Board closed the hearing, and reserved decision.

The Board opened the public hearing on the application of Zachary Prior, 30 16th Avenue, Sea Cliff, New York, to construct an entry portico, which requires variances of the following Village Code sections: (a) 138-408, in that the front yard setback will be 12.4 feet, where a minimum of 20 feet is required, and (b)

138-1102, in that the addition enlarges non-conforming encroachments, where no such enlargement is permitted. Premises are designated as Section 21, Block 150, Lot 617 on the Nassau County Land and Tax Map.

The hearing testimony was transcribed stenographically. The Board closed the hearing, and reserved decision.

The Board opened the public hearing on the application of Ovidio and Lindy Pinzon, 98 14th Avenue, Sea Cliff, New York, to construct a parking pad and entry portico, which requires variances of the following Village Code sections: (a) 138-408, in that the front yard setback will be 7.5 feet, where a minimum of 20 feet is required, (b) 138-1007, in that the curb cut will be 35 feet, where a maximum of 25 feet is permitted, and (c) 138-1102, in that the addition enlarges non-conforming encroachments, where no such enlargement is permitted. Premises are designated as Section 21, Block 142, Lot 1073 on the Nassau County Land and Tax Map.

The hearing testimony was transcribed stenographically. The Board noted that any approval would not obviate the requirement that parking, including overnight parking, be compliant with the Village Code. The Board closed the hearing, and reserved decision.

The Board opened the public hearing on the application of Peter Bafitis, 128 Littleworth Lane, Sea Cliff, New York, to construct a first story addition, which construction requires variances of the following Village Code sections: (a) 138-412, in that the addition will be 17.9 feet from the rear property line, where a minimum of 20 feet is required; and (b) 138-1102, in that the addition enlarges

non-conforming encroachments, where no such enlargement is permitted. Premises are designated as Section 21, Block 186, Lot 50 on the Nassau County Land and Tax Map.

The hearing testimony was transcribed stenographically. The Board closed the hearing, and reserved decision.

The Board opened the public hearing on the application of Margreet Cevasco, 49 19th Avenue, Sea Cliff, New York, to reconfigure one of the dwellings and construct new porches, which requires variances of the following Village Code sections: (a) 138-1103, in that there are two dwelling units on the premises, where only one single family residence is permitted, and the proposed construction results in an enlargement of the use and/or an extension of the use to occupy a greater area of land, where no such enlargement or extension is permitted; and (b) 138-414.1, in that the floor area will be 37.5%, where a maximum of 25% is permitted. Premises are designated as Section 21, Block 161, Lot 878 on the Nassau County Land and Tax Map.

The hearing testimony was transcribed stenographically. The Board closed the hearing, and reserved decision.

The Board discussed the NS Metropolitan Bistro application. After such discussion, on motion duly made by Mr. O'Donnell, seconded by the Chair, and adopted unanimously, the Board determined that it is the lead agency with respect to environmental review, the action is a Type II matter under SEQRA that requires no further environmental review, and granted the application in accordance with the decision annexed hereto.

The Board discussed the Prior application. After such discussion, on motion duly made by Mr. Wolner, seconded by Mr. Kopczynski, and adopted unanimously, the Board determined that it is the lead agency with respect to environmental review, the action is a Type II matter under SEQRA that requires no further environmental review, and granted the application in accordance with the short form decision annexed hereto.

The Board discussed the Pinzon application. After such discussion, on motion duly made by Mr. Pinto, seconded by Mr. Wolner, and adopted unanimously, the Board determined that it is the lead agency with respect to environmental review, the action is a Type II matter under SEQRA that requires no further environmental review, and granted the application in accordance with the short form decision annexed hereto.

The Board discussed the Bafitis application. After such discussion, on motion duly made by the Chair, seconded by Mr. Wolner, and adopted unanimously, the Board determined that it is the lead agency with respect to environmental review, the action is a Type II matter under SEQRA that requires no further environmental review, and granted the application in accordance with the short form decision annexed hereto.

The Board discussed the Cevasco application. After such discussion, on motion duly made by Mr. Pinto, seconded by Mr. O'Donnell, and adopted unanimously, the Board determined that it is the lead agency with respect to environmental review, the action is a Type II matter under SEQRA that requires

no further environmental review, and granted the application in accordance with the short form decision annexed hereto.

On motion duly made by Mr. Pinto, seconded by Mr. O'Donnell, and adopted unanimously, at 8:38pm, the Board convened in executive session for the purpose of receiving legal advice.

The Board returned to public session at 8:47pm.

The Board discussed the November 26, 2019 minutes, particularly in relation to the Board's decision on 54 Park Way. After such discussion, on motion duly made by the Chair, seconded by Mr. Pinto, and adopted unanimously, the Board amended the decision, by amending paragraph 5(b) to read:

"5... (b) applicant shall install three (3) replacement trees in accordance with a plan filed with the Building Department depicting the locations and proposed types of trees, such that at least one (1) of the trees are located forward of the front wall of the residence (in the front yard area) and the total diameter of all three (3) trees shall be equivalent, at anticipated maturity, to the 34 inch diameter of the tree being removed,"

The Board discussed the Davidow application, on which a hearing had been closed at the Board's November meeting. After such discussion, on motion duly made by the Chair, seconded by Mr. Wolner, and adopted unanimously, the Board determined that absent an alteration of the building, the Village Code section (138-1102) identified in the Notice of Review does not pertain to the proposed lot modification.

There being no further business, the meeting was adjourned at 8:50pm.


NOEL GRIFFIN, CHAIR

[Faint handwritten text]
JAN 2 2020

[Faint handwritten text]
Maureen Lannon

BEAUDIN III HENRY A
OR CURRENT OWMER
285 GLEN AVE
SEA CLIFF, NEW YORK 11579

~~LAMANA VINCENT~~
OR CURRENT OWMER
101 BROWN ST
SEA CLIFF, NEW YORK 11579

GONZALEZ JOHN & LARA
OR CURRENT OWMER
87 BROWN ST
SEA CLIFF, NEW YORK 11579

SHONIK LEE & EDEN
OR CURRENT OWMER
111 ADAMS ST
SEA CLIFF, NEW YORK 11579

CUOMO PAUL & MARY
OR CURRENT OWMER
80 BROWN ST
SEA CLIFF, NEW YORK 11579

PIERCE RAYMOND A & AUDREY
OR CURRENT OWMER
84 BROWN ST
SEA CLIFF, NEW YORK 11579

STIEGLITZ MARIA
OR CURRENT OWMER
30 DAYTON ST
SEA CLIFF, NEW YORK 11579

DIGENNARO JOHN & OWEN DEBRA
OR CURRENT OWMER
281 GLEN AVE
SEA CLIFF, NEW YORK 11579

ALESSANDRO ROBERT & TONI
OR CURRENT OWMER
20 ELM PL
SEA CLIFF, NEW YORK 11579

Ignacio Segura + Lia Brooks

~~GARDILLO MAREN & ELBAUM ELL~~
OR CURRENT OWMER
16 ELM PL
SEA CLIFF, NEW YORK 11579

KUCHARSKI TADEUSZ & ANNA
OR CURRENT OWMER
277 GLEN AVE
SEA CLIFF, NEW YORK 11579

HANSEN KARL A
OR CURRENT OWMER
228 FRANKLIN AVE
SEA CLIFF, NEW YORK 11579

DAMICO EDITH
OR CURRENT OWMER
103 ADAMS ST
SEA CLIFF, NEW YORK 11579

Andrew + Meghan Roberts

~~Martelli Linda~~
OR CURRENT OWMER
261 FRANKLIN AVE
SEA CLIFF, NEW YORK 11579

WENGER GARY N & ANN K
OR CURRENT OWMER
102 BROWN ST
SEA CLIFF, NEW YORK 11579

BALTRUS THOMAS & EILEEN
OR CURRENT OWMER
78 BROWN ST
SEA CLIFF, NEW YORK 11579

Jean Barbara Ponzo

~~HOLLOWAY JOHN & PATRICIA~~
OR CURRENT OWMER
37 ELM PL
SEA CLIFF, NEW YORK 11579

DEEKS TR NADIA
OR CURRENT OWMER
231 FRANKLIN AVE
SEA CLIFF, NEW YORK 11579

230-232 Franklin LLC

~~MCCAULEY JR EDWIN M~~
OR CURRENT OWMER
232 FRANKLIN AVE
SEA CLIFF, NEW YORK 11579

MURPHY LEAH NAPOLIN & BARBARA
OR CURRENT OWMER
264 FRANKLIN AVE
SEA CLIFF, NEW YORK 11579

WHITE KEVIN & TAMAR
OR CURRENT OWMER
243 FRANKLIN AVE
SEA CLIFF, NEW YORK 11579

SANAK ANDREW J & LAURA HUSSEY
OR CURRENT OWMER
118 ADAMS ST
SEA CLIFF, NEW YORK 11579

Davidow

101 Brown St.

Attn: Charles Parisi

58 School St

Suite 201

Glen Cove NY 11542

Frank Ellen Trust
Or Current Owner
32 Elm Place
Sea Cliff NY 11579

Joseph + Diane Mazzeo
Or Current Owner
116 Brown Street
Sea Cliff NY 11579

Peter + Catherine Bailey
Or Current Owner
135 Adams Street
Sea Cliff NY 11579

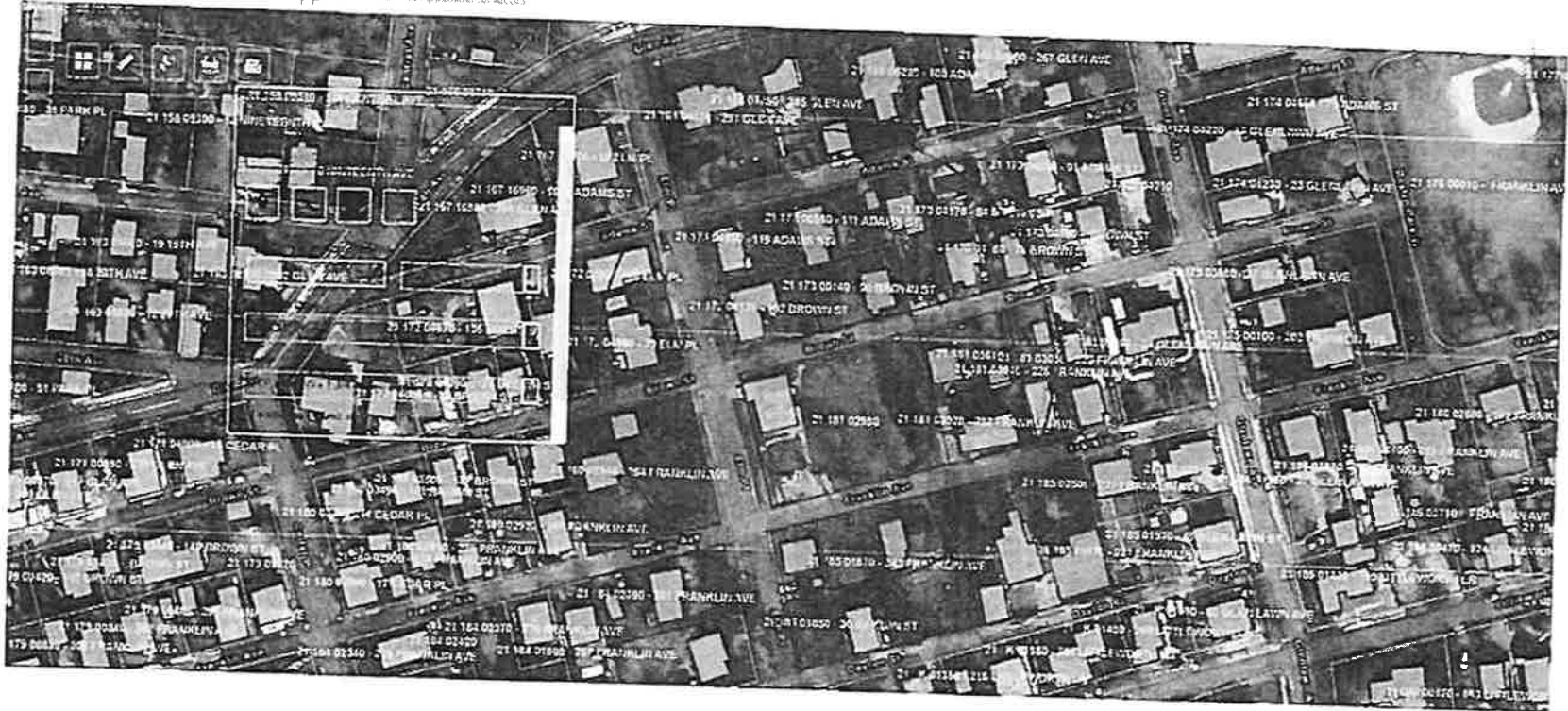
Daniel + Allison Golden
~~Kenneth + Amy Kowalski~~
Or Current Owner
268 Franklin Ave
Sea Cliff NY 11579

Brian + Lenore O'Connell
Or Current Owner
117 Brown Street
Sea Cliff NY 11579

Sea Cliff Public Notification App with Web AppBuilder for ArcGIS



60ft
13 646 40 947 Degrees



**BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S
ACTS (INDIVIDUAL OR CORPORATION)**

FORM 8002 (short version), FORM 8007 (long version)

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY ATTORNEYS FOR SELLER AND PURCHASER BEFORE SIGNING.

THIS INDENTURE, made the 8th day of September, 2017,

BETWEEN Vincent LaManna, of 101 Brown Street, Sea Cliff, New York 11579,

party of the first part, and

Husband and wife

Philip Davidow and Dorothy Young-Davidow of 68 Locust Ave, Glen Head, New York 11545,



party of the second part;

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and No Cents (\$10.00) and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever;

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Incorporated Village of Sea Cliff, County of Nassau and State of New York, more particularly described in Schedule A attached hereto;

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

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

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

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

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the 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.

BEING AND INTENDED TO BE the same premises conveyed to the party of the first part in deed March 24, 2011 and recorded April 6, 2011 in Liber 12709 at Page 130.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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



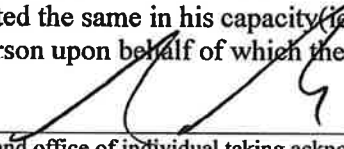
Vincent LaManna

IN PRESENCE OF:

Acknowledgment by a Person Within New York State (RPL § 309-a)

STATE OF NEW YORK)
COUNTY OF Nassau) ss.:
)

On the 8th day of September in the year 2017, before me, the undersigned, personally appeared **Vincent LaManna**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he executed the same in his capacity(ies), and that by his signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



(signature and office of individual taking acknowledgment)

JOSEPH BUONCONSIGLIO
NOTARY PUBLIC-STATE OF NEW YORK
No. 01BU6300416
Qualified in Suffolk County
My Commission Expires March 31, 2018

Deed

Title No. 17-SA-22187

Vincent LaManna
 To
Philip Davidow and
Dorothy Young-Davidow

Section 21
Block 181
Lot 298-301, 357-360
County or Town Oyster Bay
Street Address 101 Brown Street
Sea Cliff, New York 11579

Return By Mail To:

Lisa LaRocca
11 Chicken Valley Road
Glen Head, New York 11545



ORANGE = NON CONFORM
 LOT AREAS
 w/in 300 FT
 RADIUS



*YELLOW =
NON CONFORMING
SET BACKS
W/IN 300 FT
RADIUS*

200'

300'

500'

750'

125 Dayton

126

132.44
119.75
107.1
94.46
81.82
16

75.77

75.77

620

101

101.06

200

100

100

100

100

100

100

100

100

100

100

100

100

100

100

100

100

100

100

100

100

100

100

100

100

100

100

100

100

100

100

100

100

100

100

100

100

100

100

ALESSANDRO PROPERTY
20 Elm St
Section 21, Block 172, Lots 409 and 410

1. LOT AREA- REQUIRED 7500 SQUARE FEET

CURRENT LOT- **4800 SQUARE FEET**

2. MINIMUM FRONT PROPERTY LINE- 75 FEET

CURRENT LOT- **60 FEET (ELM PL)**

3. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING – **10.05 FEET (Brown)**

DECK- **8.72 FEET** (Approved by variance)

4. SIDE YARD SETBACK- REQUIRED 10 FEET

GARAGE – **APPROXIMATELY 3 FEET +/-**

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEY
- B. VARIANCES (2)
- C. PROPERTY RECORD DATA W/ PHOTO

BAILEY PROPERTY
135 Adams St
Section 21, Block 172, Lots 407, 448, 1686 & 1687

1. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING- **11.6 FEET**
GARAGE- **14.3 FEET**

2. SIDE YARD SETBACK- REQUIRED 10 FEET

MAIN DWELLING- **9.2 FEET**
GARAGE- **3.5 FEET**

3. MINIMUM FRONT PROPERTY LINE- 75 FEET

CURRENT LOT ON BROWN STREET- **40 FEET**

SEE FOLLOWING EXHIBITS:

- A. SITE PLAN
- B. PROPERTY RECORD DATA W/ PHOTO

BALTRAS PROPERTY
78 Brown St
Section 21, Block 173, Lots 418 and 419

1. LOT AREA- REQUIRED 7500 SQUARE FEET

CURRENT LOT- **7200 SQUARE FEET**

2. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING – **7.8 FEET**
(Variance further allowed addition with 15' front setback)

3. PRIMARY REAR YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING – **15 FEET**

4. ACCESSORY REAR YARD SETBACK- REQUIRED 5 FEET

SHED – **1.5 FEET**

5. HEIGHT- MAXIMUM 2 STORIES

MAIN DWELLING – **2 ½ STORIES**

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEY
- B. VARIANCE
- C. PROPERTY RECORD DATA W/ PHOTO

BEAUDIN PROPERTY
285 Glen Ave
Section 21, Block 168, Lots 485 and 515

1. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING- **19.95 FEET**
FRONT STAIRCASE- **APPROXIMATELY 12 FEET +/-**

2. SIDE YARD SETBACK- REQUIRED 10 FEET

MAIN DWELLING- **7.4 FEET/2.7 FEET**
STAIRWAYS- ON OR OVER PROPERTY LINE (**0 FEET**)

3. LOT AREA- REQUIRED 7500 SQUARE FEET

CURRENT LOT- **4800 SQUARE FEET**

4. HEIGHT- MAXIMUM TWO STORIES OR 30 FEET

MAIN DWELLING- **3 STORIES/EXCEEDS 30 FEET**

5. MINIMUM FRONT PROPERTY LINE- 75 FEET

CURRENT LOT- **40 FEET**

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEY
- B. PROPERTY RECORD DATA W/ PHOTO

CUOMO PROPERTY
90 Brown St
Section 21, Block 173, Lots 14 and 415

1. LOT AREA- REQUIRED 7500 SQUARE FEET

CURRENT LOT- **4640 SQUARE FEET**

2. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING – **10.8 FEET**

ROOF OVER PORCH – **APPROXIMATELY 3 FEET +/-**

3. SIDE YARD SETBACK- REQUIRED 10 FEET

MAIN DWELLING – **8.9 FEET**

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEY
- B. PROPERTY RECORD DATA W/ PHOTO

DAMICO PROPERTY
103 Adams St
Section 21, Block 173, Lots 416 and 457

1. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING- **17.6 FEET**
STEPS- **APPROXIMATELY 15 FEET +/-**

2. SIDE YARD SETBACK- REQUIRED 10 FEET

MAIN DWELLING- **7.91 AND 7.04 FEET**

3. LOT AREA- REQUIRED 7500 SQUARE FEET

CURRENT LOT- **4800 SQUARE FEET**

4. MINIMUM FRONT PROPERTY LINE- 75 FEET

CURRENT LOT- **40 FEET**

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEY
- B. PROPERTY RECORD DATA W/ PHOTO

DEEKS PROPERTY
231 Franklin Ave
Section 21, Block 185, Lot 189-191, 247-249

1. FRONT YARD SETBACK- REQUIRED 20 FEET

GARAGE – **2.37 FEET**

2. SIDE YARD SETBACK- REQUIRED 10 FEET

GARAGE – **1.06 FEET**

3. HEIGHT- MAXIMUM 2 STORIES

MAIN DWELLING – **3 STORIES**

SEE FOLLOWING EXHIBITS:

- A. SURVEY
- B. PROPERTY RECORD DATA W/ PHOTO

DIGENNARO PROPERTY
291 Glen Ave
Section 21, Block 168, Lots 483, 484, 513 and 514

1. FRONT YARD – NO ACCESSORY STRUCTURES

GAZEBO IN FRONT YARD

2. SIDE YARD SETBACK- REQUIRED 10 FEET

MAIN DWELLING- **9.7 FEET**

3. HEIGHT- NO MORE THAN TWO STORIES

DWELLING- **2 ½ STORIES**

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEY
- B. PROPERTY RECORD DATA W/ PHOTO

FRANK ELLEN TRUST PROPERTY
32 Elm Place
Section 21, Block 184, Lots 181 & 182

1. LOT AREA- REQUIRED 7500 SQUARE FEET

CURRENT LOT- **7200 SQUARE FEET**

2. MINIMUM FRONT PROPERTY LINE- 75 FEET

CURRENT LOT- **60 FEET (Elm Pl)**

3. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING – **8 FEET (Dayton St)**

SHED- **7.22 FEET**

DECK- **10.58 (see variance)**

4. SIDE YARD SETBACK- REQUIRED 10 FEET

MAIN DWELLING – **7.6 FEET (Dayton St)**

SHED- **9.0 FEET**

5. HEIGHT- MAXIMUM 2 STORIES

MAIN DWELLING – **3 STORIES**

6. HEIGHT/SETBACK RATIO

MAIN DWELLING NOT IN COMPLIANCE- SEE VARIANCE

SEE FOLLOWING EXHIBITS:

- A. SURVEY
- B. VARIANCE
- C. PROPERTY RECORD DATA W/ PHOTO

GOLDEN PROPERTY
268 Franklin Ave
Section 21, Block 180, Lot 29
(Approved by 2004 Variances)

1. LOT AREA- REQUIRED 7500 SQUARE FEET

CURRENT LOT- **2400 SQUARE FEET**

2. MINIMUM FRONT PROPERTY LINE- 75 FEET

CURRENT LOT- **40 FEET**

3. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING – **8.5 FEET**

4. SIDE YARD SETBACK- REQUIRED 10 FEET

MAIN DWELLING – **3.9 FEET**

5. PRINIPAL REAR YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING – **16 FEET**

6. LOT COVERAGE- MAXIMUM 30%

CURRENT LOT- 36%

SEE FOLLOWING EXHIBITS:

- A. SURVEY
- B. VARIANCE
- C. PROPERTY RECORD DATA W/ PHOTO

GONZALEZ PROPERTY
87 Brown St
Section 21, Block 181, Lots 361 & 362

1. LOT AREA- REQUIRED 7500 SQUARE FEET

CURRENT LOT- **4800 SQUARE FEET**

2. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING – **8.2 FEET**

3. SIDE YARD SETBACK- REQUIRED 10 FEET

MAIN DWELLING – **9.8 FEET**
GARAGE- **4.0 FEET**

5. PRINIPAL REAR YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING – **9.3 FEET**
CELLAR ENTRANCE- **APPROXIMATELY 3 FEET +/-**

6. ACCESSORY REAR YARD SETBACK- REQUIRED 5 FEET

GARAGE – **0.3 FEET**

7. HEIGHT- MAXIMUM 2 STORIES

MAIN DWELLING – **2 ½ STORIES**

SEE FOLLOWING EXHIBITS:

- A. SURVEY
- B. VARIANCE
- C. PROPERTY RECORD DATA W/ PHOTO

HANSEN PROPERTY
226 Franklin Ave
Section 21, Block 181, Lots 304 & 363

1. LOT AREA- REQUIRED 7500 SQUARE FEET

CURRENT LOT- **4800 SQUARE FEET**

2. MINIMUM FRONT PROPERTY LINE- 75 FEET

CURRENT LOT- **40 FEET (on both streets)**

3. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING – **15.5 FEET**

4. SIDE YARD SETBACK- REQUIRED 10 FEET

MAIN DWELLING – **4.0 FEET**

GARAGE- **APPROXIMATELY 2 FEET +/-**

DECK- **5 FEET (Variance granted and in front yard)**

SEE FOLLOWING EXHIBITS:

- A. SURVEY
- B. VARIANCE
- C. PROPERTY RECORD DATA W/ PHOTO

KUCHARSKI PROPERTY
277 Glen Ave
Section 21, Block 168, Lots 524

1. FRONT YARD SETBACK- REQUIRED 20 FEET/NO STRUCTURES

SUBJECT GARAGE IN FRONT YARD- **12.35 FEET**

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEY
- B. PROPERTY RECORD DATA W/ PHOTO

MAZZEO PROPERTY
116 Brown St
Section 21, Block 172, Lots 408 and 449

1. FRONT YARD SETBACK- REQUIRED 20 FEET

GARAGE- **15.53 FEET**

2. SIDE YARD SETBACK- REQUIRED 10 FEET

MAIN DWELLING- **0.91 FEET**

CHIMNEY- ON PROPERTY LINE (**0 FEET**)

GARAGE- **2.26 FEET**

3. LOT AREA- REQUIRED 7500 SQUARE FEET

CURRENT LOT- **4800 SQUARE FEET**

4. MINIMUM FRONT PROPERTY LINE- 75 FEET

CURRENT LOT- **40 FEET**

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEY
- B. PROPERTY RECORD DATA W/ PHOTO

MURPHY PROPERTY
264 Franklin Ave
Section 21, Block 180, Lots 294-296, 353-355

1. FRONT YARD SETBACK- REQUIRED 20 FEET

GARAGE – **6.78 FEET**

SEE FOLLOWING EXHIBITS:

- A. SURVEY
- B. PROPERTY RECORD DATA W/ PHOTO

O'CONNELL PROPERTY
117 Brown St
Section 21, Block 180, Lots 352

1. LOT AREA- REQUIRED 7500 SQUARE FEET

CURRENT LOT- **2400 SQUARE FEET**

2. MINIMUM FRONT PROPERTY LINE- 75 FEET

CURRENT LOT- **40 FEET**

3. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING – **7.4 FEET**

4. SIDE YARD SETBACK- REQUIRED 10 FEET

MAIN DWELLING – **6.3 FEET, OTHER SIDE APPROXIMATELY 7 FEET +/-**
SHED- **2.5 FEET**

5. PRINIPAL REAR YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING – **10 FEET**

6. ACCESSORY REAR YARD SETBACK- REQUIRED 5 FEET

SHED – **2.4 FEET**

SEE FOLLOWING EXHIBITS:

- A. SURVEY
- B. PERMIT APPLICATION SCHEMATIC
- C. PROPERTY RECORD DATA W/ PHOTO

PARISI PROPERTY
232 Franklin Ave
Section 21, Block 181, Lots 302 & 303

1. LOT AREA- REQUIRED 7500 SQUARE FEET

CURRENT LOT- **4800 SQUARE FEET**

2. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING – **15.2 FEET**

3. HEIGHT- MAXIMUM 2 STORIES

MAIN DWELLING – **2 ½ STORIES**

SEE FOLLOWING EXHIBITS:

- A. SURVEY
- B. PROPERTY RECORD DATA W/ PHOTO

PIERCE PROPERTY
84 Brown St
Section 21, Block 173, Lots 417 and 458

1. LOT AREA- REQUIRED 7500 SQUARE FEET

CURRENT LOT- **7200 SQUARE FEET**

2. MINIMUM FRONT PROPERTY LINE- 75 FEET

CURRENT LOT- **40 FEET**

3. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING – **16 FEET**

4. SIDE YARD SETBACK- REQUIRED 10 FEET

MAIN DWELLING – **4.0 AND 6.2 FEET**
SHED – **2.6 FEET**

5. HEIGHT SETBACK RATIO

MAIN DWELLING – **Violation- See 2004 variance**

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEY
- B. VARIANCE
- C. PROPERTY RECORD DATA W/ PHOTO

PONZO PROPERTY
37 Elm Pl
Section 21, Block 185, Lot 243

1. LOT AREA- REQUIRED 7500 SQUARE FEET

CURRENT LOT- **2400 SQUARE FEET**

2. MINIMUM FRONT PROPERTY LINE- 75 FEET

CURRENT LOT- **60 FEET and 40 FEET**

3. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING – **4.76 FEET (from Elm Pl not counting stairs)**
10.54 FEET (from Franklin Ave)

4. SIDE YARD SETBACK- REQUIRED 10 FEET

SHED – **5 FEET**

5. PRINCIPAL REAR YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING – **7.86 FEET (from Elm)**

SEE FOLLOWING EXHIBITS:

- A. SURVEY
- B. PROPERTY RECORD DATA W/ PHOTO

ROBERTS PROPERTY
261 Franklin Ave
Section 21, Block 184, Lots 239 & 240

1. LOT AREA- REQUIRED 7500 SQUARE FEET

CURRENT LOT- **7200 SQUARE FEET (Authorized by variance)**

2. MINIMUM FRONT PROPERTY LINE- 75 FEET

CURRENT LOT- **60 FEET (Authorized by variance)**

3. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING – **9.28 FEET (Franklin Ave)**

4. SIDE YARD SETBACK- REQUIRED 10 FEET

MAIN DWELLING – **8 FEET (Authorized by variance)**

GARAGE- **4.68 FEET (Authorized by variance)**

5. PRINCIPAL REAR YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING – **10.77 FEET (From Franklin Ave)**

SEE FOLLOWING EXHIBITS:

- A. SURVEY
- B. VARIANCES (2)
- C. PROPERTY RECORD DATA W/ PHOTO

SANAK/HUSSEY PROPERTY
119 Adams St
Section 21, Block 173, Lots 453 and 454

1. LOT AREA- REQUIRED 7500 SQUARE FEET

CURRENT LOT- **4800 SQUARE FEET**

2. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING – **16.77 FEET**

3. PRIMARY REAR YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING – **12.58 FEET**

4. ACCESSORY REAR YARD SETBACK- REQUIRED 5 FEET

SHED – **3 FEET**

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEY
- B. PROPERTY RECORD DATA W/ PHOTO

SEGURA/BROOKS PROPERTY
16 Elm St
Section 21, Block 172, Lots 450 and 41

1. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING – **9.75 and 7.93 FEET**

2. ACCESSORY REAR YARD SETBACK- REQUIRED 5 FEET

GARAGE- **2.35 FEET** (Approved by variance)

3. LOT AREA- REQUIRED 7500 SQUARE FEET

CURRENT LOT- **4800 SQUARE FEET**

4. MINIMUM FRONT PROPERTY LINE- 75 FEET

CURRENT LOT- **60 FEET (ELM PL)**

5. HEIGHT- MAXIMUM TWO STORIES

MAIN DWELLING – **2 ½ STORIES**

6. LOT COVERAGE- MAXIMUM 30%

CURRENT LOT- **42%** (Approved by variance)

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEY
- B. VARIANCE NOTICE
- C. PROPERTY RECORD DATA W/ PHOTO

SHONK PROPERTY
111 Adams St
Section 21, Block 173, Lots 55 and 456

1. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING- **17.57 FEET**

2. REAR YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING- **3.7 FEET**

3. SIDE YARD SETBACK- REQUIRED 10 FEET

MAIN DWELLING- **4.3 FEET**

4. LOT AREA- REQUIRED 7500 SQUARE FEET

CURRENT LOT- **4960 SQUARE FEET**

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEYS (2)
- B. PROPERTY RECORD DATA W/ PHOTO

STIEGLITZ PROPERTY
30 Dayton St
Section 21, Block 185, Lots 185 &186

1. LOT AREA- REQUIRED 7500 SQUARE FEET

CURRENT LOT- **4800 SQUARE FEET**

2. MINIMUM FRONT PROPERTY LINE- 75 FEET

CURRENT LOT- **60 FEET**

3. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING – **5 FEET**

4. SIDE YARD SETBACK- REQUIRED 10 FEET

SHED – **2.3 FEET**

5. PRINCIPAL REAR YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING – **10.9 FEET (from Dayton)** and **13.1 FEET (from Elm)**

NOTE: PRIOR TO OWNER'S ACQUISITION OF TAX LOT 185, THE ZONING BOARD GRANTED VARIANCE FOR SUBJECT DWELLING ON A 2400 SQUARE FOOT LOT WITH ONLY 40 FEET OF FRONTAGE ON DAYTON ST AND 2.5 FOOT SIDE YARD SETBACK

SEE FOLLOWING EXHIBITS:

- A. SURVEY
- B. VARIANCE
- C. PROPERTY RECORD DATA W/ PHOTO

WENGER PROPERTY
102 Brown St
Section 21, Block 173, Lots 412 & 413

1. LOT AREA- REQUIRED 7500 SQUARE FEET

CURRENT LOT- **4800 SQUARE FEET**

2. MINIMUM FRONT PROPERTY LINE- 75 FEET

CURRENT LOT- **60 FEET**

3. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING – **13 FEET & 11 FEET**

4. SIDE YARD SETBACK- REQUIRED 10 FEET

MAIN DWELLING – **6 FEET**

SEE FOLLOWING EXHIBITS:

- A. APPLICATION FOR BUILDING PERMIT SCHEMATIC
- B. PROPERTY RECORD DATA W/ PHOTO

WHITE PROPERTY
243 Franklin Ave
Section 21, Block 185, Lot 187-188, 244-246

1. SIDE YARD SETBACK- REQUIRED 10 FEET

GARAGE – **9.6 FEET**

SEE FOLLOWING EXHIBITS:

- A. SURVEY
- B. PROPERTY RECORD DATA W/ PHOTO

ANGLISS PROPERTY
27 Cedar Place
Section 21, Block 184, Lot 175-177, 243

1. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING- **11.6 FEET ON CEDAR PL/ 11.2 FEET ON DAYTON ST**
OPEN PORCH- **4.6 FEET**

2. HEIGHT SETBACK RATIO

MAIN DWELLING- **VIOLATES ON FRONT, REAR AND SIDE YARDS**

3. MAXIMUM FLOOR AREA RATIO- 31%

MAIN DWELLING- **39.4%**

4. SIDE YARD SETBACK- REQUIRED 10 FEET

GARAGE- **3.3 FEET**

VARIANCES ISSUED APPROVING THE ABOVE

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEY
- B. VARIANCES (2)
- C. PROPERTY RECORD DATA W/ PHOTO

BAEHR PROPERTY
11 Cedar Place
Section 21, Block 180, Lot 348 & 356

1. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING- **7.5 FEET ON BROWN ST; 5.25 ON CEDAR PL**
DWELLING OVERHANG- **5.5 FEET ON BROWN ST**

2. REAR YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING- **17.68 FEET**

3. LOT AREA- REQUIRED 7500 SQUARE FEET

CURRENT LOT- **4710 SQUARE FEET**

4. MINIMUM LOT WIDTH AT SETBACK- REQUIRED 75 FEET

CURRENT LOT- **60 FEET**

5. MINIMUM FRONT PROPERTY LINE- REQUIRED 75 FEET

CURRENT LOT- **60 FEET**

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEY
- B. PROPERTY RECORD DATA W/ PHOTO

BECKER PROPERTY
46 Glenlawn Ave
Section 21, Block 185, Lots 193 & 194

1. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING – **APPROXIMATELY 6 FEET +/- FROM GLENLAWN**
APPROXIMATELY 8 FEET +/- FROM DAYTON

2. LOT AREA- REQUIRED 7500 SQUARE FEET

CURRENT LOT- **4800 SQUARE FEET**

3. MINIMUM LOT WIDTH AT SETBACK- 75 FEET

CURRENT LOT- **60 FEET (GLENLAWN)**

4. MINIMUM FRONT PROPERTY LINE- 75 FEET

CURRENT LOT- **60 FEET (GLENLAWN)**

SEE FOLLOWING EXHIBITS:

- A. SURVEY
- B. PROPERTY RECORD DATA W/ PHOTO

BOEHL PROPERTY
29 Dayton St
Section 21, Block K, Lots 136-137
(Residence B)

1. FRONT YARD SETBACK- REQUIRED 25 FEET

MAIN DWELLING- **7.3 FEET (DAYTON)**

OPEN PORCH- **APPROXIMATELY 5.0 FEET +/- (LITTLEWORTH)**

FRAME GARAGE- **APPROXIMATELY 15 FEET +/- (DAYTON)**

2. SIDE YARD SETBACK- REQUIRED 15 FEET

MAIN DWELLING- **13.9 FEET**

FRAME GARAGE- **4.94 FEET**

3. LOT AREA- REQUIRED 10,000 SQUARE FEET

CURRENT LOT- **4360 SQUARE FEET**

4. MINIMUM LOT WIDTH AT SETBACK- REQUIRED 100 FEET

CURRENT LOT- **80 FEET (BOTH DAYTON AND LITTLEWORTH)**

5. MINIMUM FRONT PROPERTY LINE- REQUIRED 100 FEET

CURRENT LOT- **80 FEET (BOTH DAYTON AND LITTLEWORTH)**

ABOVE APPROVED BY VARIANCE FOR ADDITION

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEY
- B. VARIANCE
- C. PROPERTY RECORD DATA W/ PHOTO

CHANG PROPERTY
200 Littleworth Lane
Section 21, Block K, Lot 140

1. **FRONT YARD SETBACK- REQUIRED 20 FEET**
MAIN DWELLING – **3.8 FEET**

2. **PRINCIPAL REAR YARD SETBACK- REQUIRED 20 FEET**
MAIN DWELLING – **9.6 FEET**

3. **SIDE YARD SETBACK- REQUIRED 10 FEET**
MAIN DWELLING – **2 FEET**

4. **LOT AREA- REQUIRED 7500 SQUARE FEET**
CURRENT LOT- **3060 SQUARE FEET**

5. **MINIMUM LOT WIDTH AT SETBACK- 75 FEET**
CURRENT LOT- **60 FEET (DAYTON AND LITTLEWORTH)**

6. **MINIMUM FRONT PROPERTY LINE- 75 FEET**
CURRENT LOT- **60 FEET (DAYTON AND LITTLEWORTH)**

SEE FOLLOWING EXHIBITS:

- A. SURVEYS (2)
- B. PROPERTY RECORD DATA W/ PHOTO

CHASE PROPERTY
100 Adams St
Section 21, Block 168, Lots 523

1. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING- **13.36 FEET**

FRONT STAIRS- **APPROXIMATELY 9 FEET +/-**

2. SIDE YARD SETBACK- REQUIRED 10 FEET

MAIN DWELLING- **5.47 FEET**

3. LOT AREA- REQUIRED 7500 SQUARE FEET

CURRENT LOT- **3634 SQUARE FEET**

4. MINIMUM FRONT PROPERTY LINE- 75 FEET

CURRENT LOT- **39 FEET**

5. MINIMUM LOT WIDTH AT SETBACK- 75 FEET

CURRENT LOT- **39 FEET**

6. MINIMUM LOT WIDTH – 90% OF FRONT LINE (35.10 FEET)

CURRENT LOT- **26.79 FEET**

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEY
- B. PROPERTY RECORD DATA W/ PHOTO

CSOKA PROPERTY
17 Glenlawn Ave
Section 21, Block 174, Lot 422 & 464-465

1. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING – **16.05 FEET FROM GLENLAWN**
COVERED PORCH – **10.05 FEET FROM GLENLAWN**

2. PRINCIPAL REAR YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING – **10.2 FEET FROM ADAMS**

3. ACCESSORY REAR YARD SETBACK- REQUIRED 5 FEET

FRAME GARAGE – **1.55 FEET FROM ADAMS**

4. LOT AREA- REQUIRED 7500 SQUARE FEET

CURRENT LOT- **7200 SQUARE FEET**

SEE FOLLOWING EXHIBITS:

- A. SURVEY
- B. PROPERTY RECORD DATA W/ PHOTO

FOX PROPERTY
37 Glenlawn Ave
Section 21, Block 186, Lots 195, 196 & 254

1. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING – **6.5 FEET FROM FRANKLIN**
15.4 FEET FROM GLENLAWN
OPEN PORCH- **8.6 FEET FROM GLENLAWN**

2. PRINCIPAL REAR YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING – **10.4 FEET**
STAIRS- **APPROXIMATELY 7.5 FEET +/-**

3. ACCESSORY REAR YARD SETBACK- REQUIRED 5 FEET

GARAGE – **2.6 FEET FROM GLENLAWN**
2.3 FEET FROM FRANKLIN

4. MINIMUM LOT WIDTH AT SETBACK- 75 FEET

CURRENT LOT- **60 FEET**

5. MINIMUM FRONT PROPERTY LINE- 75 FEET

CURRENT LOT- **60 FEET**

SEE FOLLOWING EXHIBITS:

- A. SURVEY
- B. PROPERTY RECORD DATA W/ PHOTO

GOULENE PROPERTY
202 Franklin Ave
Section 21, Block 175, Lot 10

1. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING – **14.7 FEET**

FRONT OPEN PROCH AND STEPS- **APPROXIMATELY 8 FEET +/-**

2. PRINCIPAL REAR YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING – **5.3 FEET**

3. ACCESSORY REAR YARD SETBACK- REQUIRED 5 FEET

GARAGE – **3.9 FEET**

SEE FOLLOWING EXHIBITS:

- A. SURVEY
- B. PROPERTY RECORD DATA W/ PHOTO

HANLEY PROPERTY
221 Franklin Ave
Section 21, Block 185, Lots 192 and 250

1. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING- **10.5 FEET**

FRONT COVERED PORCH/STAIRS- **APPROXIMATELY 5.5 FEET +/-**

2. SIDE YARD SETBACK- REQUIRED 10 FEET

MAIN DWELLING- **3 FEET ON EAST SIDE/ 5.6 FEET ON WEST SIDE**

3. LOT AREA- REQUIRED 7500 SQUARE FEET

CURRENT LOT- **4800 SQUARE FEET**

4. MINIMUM LOT WIDTH AT SETBACK- REQUIRED 75 FEET

CURRENT LOT- **40 FEET (BOTH FRANKLIN AND DAYTON)**

5. MINIMUM FRONT PROPERTY LINE- REQUIRED 75 FEET

CURRENT LOT- **40 FEET (BOTH FRANKLIN AND DAYTON)**

6. HEIGHT SETBACK RATIO

CURRENT LOT- **VIOLATIONS ON FRONT AND SIDE YARDS**

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEY
- B. PROPERTY RECORD DATA W/ PHOTO (2)

HARIR PROPERTY
279 Franklin Ave
Section 21, Block 184, Lots 234, 242

1. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING- **6 FEET**

FRONT STOOP & STAIRS- **APPROXIMATELY 3 FEET +/- FROM FRANKLIN**

2. REAR YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING- **10 FEET**

STAIRWAYS- ON OR OVER PROPERTY LINE (**0 FEET**)

3. LOT AREA- REQUIRED 7500 SQUARE FEET

CURRENT LOT- **4000 SQUARE FEET**

4. MINIMUM LOT WIDTH AT SETBACK- 75 FEET

CURRENT LOT- **40 FEET FROM CEDAR PLACE**

5. MINIMUM FRONT PROPERTY LINE- 75 FEET

CURRENT LOT- **40 FEET ON CEDAR PLACE**

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEY (OF JUST LOT 234)
- B. VARIANCE
- C. PROPERTY RECORD DATA W/ PHOTO

HERALD PROPERTY
124 Brown St
Section 21, Block 172, Lot 405 & 406

1. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING- **15.4 FEET**

FRONT OPEN PORCH- **APPROXIMATELY 10 FEET +/-**

2. SIDE YARD SETBACK- REQUIRED 10 FEET

MAIN DWELLING- **6.7 FEET**

3. LOT AREA- REQUIRED 7500 SQUARE FEET

CURRENT LOT- **4800 SQUARE FEET**

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEY
- B. PROPERTY RECORD DATA W/ PHOTO

HUSSEY PROPERTY
17 Cedar Place
Section 21, Block 180, Lot 289 & 357

1. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING – **8.46 FEET FROM FRANKLIN**
2.85 FEET FROM CEDAR

2. PRINCIPAL REAR YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING – **ON PROPERTY LINE**
GARAGE- **7.81 FEET AND IN FRONT YARD**

3. ACCESSORY REAR YARD SETBACK- REQUIRED 5 FEET

GARAGE – **2.61 FEET**

4. LOT AREA- REQUIRED 7500 SQUARE FEET

CURRENT LOT- **2460 SQUARE FEET**

5. MINIMUM LOT WIDTH AT SETBACK- 75 FEET

CURRENT LOT- **41.5 FEET FROM CEDAR**
60 FEET FROM FRANKLIN

6. MINIMUM FRONT PROPERTY LINE- 75 FEET

CURRENT LOT- **41.5 FEET ON CEDAR**
60 FEET ON FRANKLIN

SEE FOLLOWING EXHIBITS:

- A. SURVEY
- B. PROPERTY RECORD DATA W/ PHOTO

JAKOWLEW PROPERTY
40 Glenlawn Ave
Section 21, Block 185, Lots 251-252

1. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING – **12.7 FEET FROM GLENLAWN**

11.88 FEET FROM FRANKLIN

PORCH- **5.25 FEET FROM FRANKLIN**

(Variance approving porch conversion to living space at 10 feet)

2. LOT AREA- REQUIRED 7500 SQUARE FEET

CURRENT LOT- **4800 SQUARE FEET**

3. MINIMUM LOT WIDTH AT SETBACK- 75 FEET

CURRENT LOT- **60 FEET (GLENLAWN)**

4. MINIMUM FRONT PROPERTY LINE- 75 FEET

CURRENT LOT- **60 FEET (GLENLAWN)**

SEE FOLLOWING EXHIBITS:

- A. SURVEY
- B. VARIANCE
- C. PROPERTY RECORD DATA W/ PHOTO

JAMES PROPERTY
276 Franklin Ave
Section 21, Block 180, Lot 291

1. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING- **8.8 FEET**

2. REAR YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING- **15.16 FEET**

3. HEIGHT SETBACK RATIO

MAIN DWELLING- **VIOLATES IN FRONT, REAR AND SIDE YARDS**

4. SIDE YARD SETBACK- REQUIRED 10 FEET

MAIN DWELLING- **5.63 FEET ON WEST SIDE AND 8.38 ON EAST SIDE**

5. LOT AREA- REQUIRED 7500 SQUARE FEET

CURRENT LOT- **2400 SQUARE FEET**

6. MINIMUM LOT WIDTH AT SETBACK- REQUIRED 75 FEET

CURRENT LOT- **40 FEET**

7. MINIMUM FRONT PROPERTY LINE- REQUIRED 75 FEET

CURRENT LOT- **40 FEET**

APPROVED BY VARIANCE GRANTED APPROVING ADDITION WITH ABOVE CONDITIONS AND IN VIOLAION OF REAR AND SIDE SETBACKS AND HEIGHT SETBACK RATIO

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEY
- B. VARIANCE
- C. PROPERTY RECORD DATA W/ PHOTO

KLETTER PROPERTY
267 Glen Ave
Section 21, Block 168, Lots 489-492 & 519-520

1. FRONT YARD SETBACK- REQUIRED 20 FEET

GARAGE- **5.6 FEET**

2. NO STRUCTURES IN FRONT YARD

GARAGE IN FRONT YARD

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEY
- B. PROPERTY RECORD DATA W/ PHOTO

LANIER PROPERTY
28 Glenlawn Ave
Section 21, Block 181, Lot 306-307, 365-366

1. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING- **13.25 FEET (GLENLAWN)**
FRONT PORCH- **7.5 FEET**

2. NO STRUCTURES IN FRONT YARD

DECK- **LOCATED IN FRONT YARD OFF FRANKLIN**

**VARIANCE ISSUED APPROVING DWELLING ADDITION AND DECK WITH
THE ABOVE SETBACKS**

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEY
- B. VARIANCE
- C. PROPERTY RECORD DATA W/ PHOTO

LENNON PROPERTY
118 Dayton St
Section 21, Block 184, Lot 178, 179 & 236

1. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING- **6.8 FEET**

2. SIDE YARD SETBACK- REQUIRED 10 FEET

MAIN DWELLING- **3.57 FEET**

3. LOT AREA- REQUIRED 7500 SQUARE FEET

CURRENT LOT- **7200 SQUARE FEET**

4. MINIMUM FRONT PROPERTY LINE- 75 FEET

CURRENT LOT- **40 FEET ON FRANKLIN AVE**

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEYS (2)
- B. VARIANCES (2)
- C. PROPERTY RECORD DATA W/ PHOTO

LEVIN PROPERTY
23 Glenlawn Ave
Section 21, Block 174, Lots 423-425

- 1. FRONT YARD SETBACK- REQUIRED 20 FEET**
MAIN DWELLING – **10.21 FEET FROM GLENLAWN**
7.58 FEET FROM BROWN
GARAGE- **1.25 FEET FROM BROWN**
- 2. PRINCIPAL REAR YARD SETBACK- REQUIRED 20 FEET**
MAIN DWELLING – **APPROXIMATELY 7.5 FEET FROM BROWN**
- 3. ACCESSORY REAR YARD SETBACK- REQUIRED 5 FEET**
GARAGE – **3.16 FEET FROM GLENLAWN**
- 4. LOT AREA- REQUIRED 7500 SQUARE FEET**
CURRENT LOT- **7200 SQUARE FEET**
- 5. MINIMUM LOT WIDTH AT SETBACK- REQUIRED 75 FEET**
CURRENT LOT- **40 FEET – GLENLAWN**
60 FEET ROSLYN PARK WEST
- 6. MINIMUM FRONT PROPERTY LINE- REQUIRED 75 FEET**
CURRENT LOT- **40 FEET – GLENLAWN**
60 FEET ROSLYN PARK WEST

SEE FOLLOWING EXHIBITS:

- A. SURVEY
- B. VARIANCE
- C. PROPERTY RECORD DATA W/ PHOTO

MARCUS PROPERTY
18 Glenlawn Ave
Section 21, Block 173, Lots 421 & 462

1. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING – **3.83 FEET**

2. SIDE YARD SETBACK- REQUIRED 10 FEET

MAIN DWELLING – **6.50 FEET ON WEST SIDE; 6.83 ON EAST SIDE**
A/C UNIT- **2.5 FEET**

3. LOT AREA- REQUIRED 7500 SQUARE FEET

CURRENT LOT- **4800 SQUARE FEET**

4. MINIMUM LOT WIDTH AT SETBACK- REQUIRED 75 FEET

CURRENT LOT- **40 FEET**

5. MINIMUM FRONT PROPERTY LINE- REQUIRED 75 FEET

CURRENT LOT- **40 FEET**

SEE FOLLOWING EXHIBITS:

- A. SURVEY
- B. PROPERTY RECORD DATA W/ PHOTO

MARTIN PROPERTY
299 Glen Ave
Section 21, Block 167, Lot 1688-1690, 1693 & 1696

1. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING- **9.85 & 12.85 FEET ON ADAMS ST**

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEY
- B. PROPERTY RECORD DATA W/ PHOTO

MCALLISTER PROPERTY
27 Glenlawn Ave
Section 21, Block 175, Lot 368

1. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING – **14.82 FEET FROM GLENLAWN**
9.93 FEET FROM BROWN

2. PRINCIPAL REAR YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING – **10.3 FEET FROM GLENLAWN**
7.07 FEET FROM BROWN

3. LOT AREA- REQUIRED 7500 SQUARE FEET

CURRENT LOT- **2400 SQUARE FEET**

4. MINIMUM LOT WIDTH AT SETBACK- 75 FEET

CURRENT LOT- **40 FEET FROM GLENLAWN**
60 FEET FROM BROWN

5. MINIMUM FRONT PROPERTY LINE- 75 FEET

CURRENT LOT- **40 FEET FROM GLENLAWN**
60 FEET FROM BROWN

SEE FOLLOWING EXHIBITS:

- A. SURVEY
- B. PROPERTY RECORD DATA W/ PHOTO

MONE PROPERTY
2 Glenlawn Ave
Section 21, Block 174, Lots 521-522

1. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING – **7.3 FEET FROM GLEN AVE**
7.9 FEET FROM GLENLAWN AVE
WOOD STEPS - **7.2 FEET FROM GLEN AVE**
OPEN PORCH- **APPROXIMATELY 5 FEET FROM GLENLAWN AVE**

2. LOT AREA- REQUIRED 7500 SQUARE FEET

CURRENT LOT- **4800 SQUARE FEET**

3. MINIMUM LOT WIDTH AT SETBACK- REQUIRED 75 FEET

CURRENT LOT- **60 FEET – GLENLAWN**

4. MINIMUM FRONT PROPERTY LINE- REQUIRED 75 FEET

CURRENT LOT- **60 FEET – GLENLAWN**

SEE FOLLOWING EXHIBITS:

- A. SURVEY
- B. VARIANCE
- C. PROPERTY RECORD DATA W/ PHOTO

MURELLO PROPERTY
278 Franklin Ave
Section 21, Block 180, Lot 290

1. REAR YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING- **2.06 FEET**

2. SIDE YARD SETBACK- REQUIRED 10 FEET

MAIN DWELLING- **5.50 FEET ON WEST SIDE AND 3.28 ON EAST SIDE**

3. LOT AREA- REQUIRED 7500 SQUARE FEET

CURRENT LOT- **2400 SQUARE FEET**

4. MINIMUM LOT WIDTH AT SETBACK- REQUIRED 75 FEET

CURRENT LOT- **40 FEET**

5. MINIMUM FRONT PROPERTY LINE- REQUIRED 75 FEET

CURRENT LOT- **40 FEET**

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEY
- B. BUILDING PERMIT APPLICATION SCHEMATIC
- C. PROPERTY RECORD DATA W/ PHOTO

MURELLO PROPERTY
29 Dayton St
Section 21, Block K, Lots 133-135
(Residence B)

1. FRONT YARD SETBACK- REQUIRED 25 FEET

MAIN DWELLING- **10.7 FEET**

FRONT COVERED PORCH & STEPS- **APPROXIMATELY 5.0 FEET +/-**

2. REAR YARD SETBACK- REQUIRED 30 FEET

MAIN DWELLING- **APPROXIMATELY 15 FEET +/-**

PLATFORM DECK- **APPROXIMATELY 10 FEET +/-**

DECK STAIRS- **APPROXIMATELY 7.5 FEET +/-**

3. LOT AREA- REQUIRED 10,000 SQUARE FEET

CURRENT LOT- **APPROXIMATELY 6700 SQUARE FEET**

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEY
- B. PROPERTY RECORD DATA W/ PHOTO

NASHON PROPERTY
10 Elm Place
Section 21, Block 167, Lot 1697

1. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING STEPS- APPROXIMATELY **11.5 FEET +/-**

MAIN DWELLING OVERHANG- APPROXIMATELY **19 FEET +/-**

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEY
- B. PROPERTY RECORD DATA W/ PHOTO

NOVELLANO PROPERTY
222 Franklin Ave
Section 21, Block 181, Lot 305 and 364

1. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING- **17.7 FEET**

FRONT OPEN PORCH WITH ROOF- **9.9 FEET**

2. NO STRUCTURES IN FRONT YARD

PATIO- **LOCATED IN FRONT YARD –AUTHORIZED BY VARIANCE**

3. SIDE YARD SETBACK- REQUIRED 10 FEET

MAIN DWELLING- **5.6 FEET ON WEST SIDE**

4. LOT AREA- REQUIRED 7500 SQUARE FEET

CURRENT LOT- **4800 SQUARE FEET**

5. MINIMUM LOT WIDTH AT SETBACK- REQUIRED 75 FEET

CURRENT LOT- **40 FEET FROM FRANKLIN AND BROWN**

6. MINIMUM FRONT PROPERTY LINE- REQUIRED 75 FEET

CURRENT LOT- **40 FEET FROM FRANKLIN AND BROWN**

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEYS
- B. VARIANCE
- C. PROPERTY RECORD DATA W/ PHOTO

REGAN PROPERTY
127 Brown St
Section 21, Block 180, Lot 350

1. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING- **18.2 FEET**

FRONT OPEN PORCH- **APPROXIMATELY 9 FEET +/-**

2. SIDE YARD SETBACK- REQUIRED 10 FEET

MAIN DWELLING- **4.4 FEET**

3. REAR YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING- **APPROXIMATELY 9 FEET +/-**

4. LOT AREA- REQUIRED 7500 SQUARE FEET

CURRENT LOT- **2400 SQUARE FEET**

5. MINIMUM LOT WIDTH AT SETBACK- REQUIRED 75 FEET

CURRENT LOT- **40 FEET**

6. MINIMUM FRONT PROPERTY LINE- REQUIRED 75 FEET

CURRENT LOT- **40 FEET**

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEY
- B. PROPERTY RECORD DATA W/ PHOTO

SCHIDLOVSKY PROPERTY
50 Glenlawn Ave
Section 21, Block K, Lot 141

1. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING – **12'5" FROM DAYTON; 19.37' FROM GLENLAWN**
FRONT PORCH- **13.37'**
GARAGE- **ON DAYTON PROPERTY LINE; 12' +/- FROM LITTLEWORTH**

2. PRINCIPAL REAR YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING – **APPROXIMATELY 12' +/- FROM GLENLAWN**
APPROXIMATELY 12' +/- FROM DAYTON

3. LOT AREA- REQUIRED 7500 SQUARE FEET

CURRENT LOT- **3060 SQUARE FEET**

4. MINIMUM LOT WIDTH AT SETBACK- 75 FEET

CURRENT LOT- **60 FEET FROM LITTLEWORTH**
51 FEET FROM GLENLAWN

5. MINIMUM FRONT PROPERTY LINE- 75 FEET

CURRENT LOT- **60 FEET ON LITTLEWORTH**
51 FEET ON GLENLAWN

SEE FOLLOWING EXHIBITS:

- A. SURVEY
- B. APPROVED SITE PLAN
- C. PROPERTY RECORD DATA W/ PHOTO

SCHONFELD PROPERTY
267 Franklin Ave
Section 21, Block 184, Lot 180 & 238

1. SIDE YARD SETBACK- REQUIRED 10 FEET

MAIN DWELLING- **8.35 FEET ON EAST SIDE/ 7.5 FEET ON WEST SIDE**

2. LOT AREA- REQUIRED 7500 SQUARE FEET

CURRENT LOT- **4800 SQUARE FEET**

3. MINIMUM FRONT PROPERTY LINE- 75 FEET

CURRENT LOT- **40 FEET ON BOTH FRANKLIN AND DAYTON AVES**

4. MINIMUM WIDTH AT SETBACK LINE- 75 FEET

CURRENT LOT- **40 FEET FROM BOTH FRANKLIN AND DAYTON AVES**

VARIANCES ISSUED APPROVING THE ABOVE

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEYS (2)
- B. VARIANCES (2)
- C. PROPERTY RECORD DATA W/ PHOTO

SCHWEIGER PROPERTY
329 Glen Ave
Section 21, Block 172, Lots 402-404, 1684-1685

1. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING – **6.9 FEET FROM CEDAR**
9.1 FEET FROM GLEN
APPROXIMATELY 13 FEET +/- FROM BROWN

2. ACCESSORY REAR YARD SETBACK- REQUIRED 5 FEET

SHED- **OVER PROPERTY LINE**

SEE FOLLOWING EXHIBITS:

- A. SURVEY
- B. PROPERTY RECORD DATA W/ PHOTO

SERINGER PROPERTY
91 Adams St
Section 21, Block 173, Lots 460-461

1. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING- **10 FEET**

FRONT COVERED PORCH- **APPROXIMATELY 5.0 FEET +/-**

2. REAR YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING- **11.55 FEET**

GARAGE- **2.1 FEET**

3. SIDE YARD SETBACK- REQUIRED 10 FEET

GARAGE- **1 FOOT**

4. LOT AREA- REQUIRED 7500 SQUARE FEET

CURRENT LOT- **4800 SQUARE FEET**

ABOVE APPROVED BY VARIANCE

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEYS (2)
- B. VARIANCE
- C. PROPERTY RECORD DATA W/ PHOTO

SMITH PROPERTY
208 Littleworth Lane
Section 21, Block K, Lots 138-139
(Residence B)

1. FRONT YARD SETBACK- REQUIRED 25 FEET

MAIN DWELLING- **5.69 FEET (DAYTON); 5 FEET (LITTLEWORTH)**

2. SIDE YARD SETBACK- REQUIRED 15 FEET

MAIN DWELLING- **9.84 FEET**

3. LOT AREA- REQUIRED 10,000 SQUARE FEET

CURRENT LOT- **4205 SQUARE FEET**

4. MINIMUM LOT WIDTH AT SETBACK- REQUIRED 100 FEET

CURRENT LOT- **APPROXIMATELY 80 FEET (DAYTON AND LITTLEWORTH)**

5. MINIMUM FRONT PROPERTY LINE- REQUIRED 100 FEET

CURRENT LOT- **80 FEET (DAYTON); 80.01 FEET (LITTLEWORTH)**

ABOVE APPROVED BY VARIANCES FOR ADDITION

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEY
- B. VARIANCES (2)
- C. PROPERTY RECORD DATA W/ PHOTO

VAN VUERN PROPERTY
131 Brown St
Section 21, Block 180, Lot 349

1. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING- **16.2 FEET**

FRONT OPEN PORCH/STAIRS- **APPROXIMATELY 2 FEET +/-**

2. SIDE YARD SETBACK- REQUIRED 10 FEET

MAIN DWELLING- **9.3 FEET ON EAST SIDE/ 7.9 FEET ON WEST SIDE**

3. LOT AREA- REQUIRED 7500 SQUARE FEET

CURRENT LOT- **2400 SQUARE FEET**

4. MINIMUM LOT WIDTH AT SETBACK- REQUIRED 75 FEET

CURRENT LOT- **40 FEET**

5. MINIMUM FRONT PROPERTY LINE- REQUIRED 75 FEET

CURRENT LOT- **40 FEET**

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEY
- B. PROPERTY RECORD DATA W/ PHOTO

WADSWORTH PROPERTY
123 Brown St
Section 21, Block 180, Lot 292 & 351

1. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING STEPS- **APPROXIMATELY 13 FEET +/-**

2. SIDE YARD SETBACK- REQUIRED 10 FEET

MAIN DWELLING- **9.91 FEET ON WEST SIDE AND 7.07 ON EAST SIDE**

3. LOT AREA- REQUIRED 7500 SQUARE FEET

CURRENT LOT- **4800 SQUARE FEET**

4. HEIGHT- NO MORE THAN 2 STORIES

MAIN DWELLING- **2.5 STORIES**

5. MINIMUM LOT WIDTH AT SETBACK- REQUIRED 75 FEET

CURRENT LOT- **40 FEET**

6. MINIMUM FRONT PROPERTY LINE- REQUIRED 75 FEET

CURRENT LOT- **40 FEET**

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEY
- B. PROPERTY RECORD DATA W/ PHOTO

WILLIAMS PROPERTY
275 Franklin Ave
Section 21, Block 184, Lot 237

1. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING- **8 FEET**
FRONT ROOFED OVER PROCH- **APPROXIMATELY 5 FEET +/-**
SLATE PATIO AND STEPS ON FRONT PROPERTY LINE

2. SIDE YARD SETBACK- REQUIRED 10 FEET

MAIN DWELLING- **5.0 FEET ON EAST SIDE/APPROX 7.5 FEET +/- WEST SIDE**

3. LOT AREA- REQUIRED 7500 SQUARE FEET

CURRENT LOT- **2400 SQUARE FEET**

4. LOT COVERAGE- MAXIMUM 30%

CURRENT LOT- **35.7%**

5. MINIMUM FRONT PROPERTY LINE- 75 FEET

CURRENT LOT- **40 FEET**

6. MINIMUM WIDTH AT SETBACK LINE- 75 FEET

CURRENT LOT- **40 FEET**

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEY
- B. PHOTO SHOWING FRONT YARD ENCROACHMENT
- C. VARIANCE 2/4/86
- D. PROPERTY RECORD DATA W/ PHOTO

Breslin Appraisal Co., Inc.

44 Elm Street, Suite 5

Huntington, NY 11743

(631) 271-7277 Fax (631) 271-7298

John J. Breslin, Jr., President

Email: jbreslin@breslinappraisal.com

December 28, 2020

Honorable Mayor Lieberman and
Members of the Board of Trustees
Village of Sea Cliff
300 Sea Cliff Avenue
Post Office Box 340
Sea Cliff, New York 11579

**RE: Village of Sea Cliff Zoning Board of Appeals: Philip & Dorothy Davidow
Application No. 11734 Hearing Date: January 19, 2020
Property Location: 101 Brown Street, Sea Cliff, NY
Parcel ID: N242321-181-00-0298-0**

Dear chairmen, and members of the board ,

In connection with the above captioned matter, I have been retained to determine whether the granting of the application would change the character of the neighborhood or adversely affect property values in the neighborhood surrounding the applicant's property.

I am a Certified General Appraiser by the State of New York. I am also an attorney licensed to practice in New York. I have been evaluating properties throughout Long Island for over thirty (30) years and have testified as an expert in all of the courts as well as all Town Boards and almost every Zoning Board on Long Island in my career. I have attached a copy of my CV to this report. This study is being made with references to village zoning regulations applicable to this case as well as well as the sections of village law where applicable.

The report is being provided in lieu of the in-person testimony due to the situations presented resulting from the COVID-19 pandemic. The appraiser will affirm that items contained herein are the opinions of the appraiser and to those matters that are of a factual nature and I affirm the truth of the factual statements made in this report and that the conclusions expressed constitute my professional opinion, I have undertaken the following steps:

1. Reviewed the application materials.
2. Inspected the property and the neighborhood it is situated in.

3. Discussed the application with the applicant and or his representatives and respective consultants, attorneys, etc.
4. Reviewed municipal data concerning the property.
5. Reviewed transcript of the prior hearing.
6. Reviewed the data researched by the client and counsel concerning the zoning compliance of the properties within the radius as shown on the maps submitted by the applicant's attorney.

The applicant is before the Board because they are looking to sub-divide their vastly oversized property into two (2) lots. The parcel currently contains 19,182 square feet and is improved with a single-family home. The proposal is to maintain the single-family home on a lot of 10,182 square feet and construct a new home on a lot of 9,000 square feet.

The subject property is an A zone district which requires a minimum lot area of 7,500 square feet and a minimum width of seventy-five (75) feet. The newly proposed 9,000 square foot lot will conform in all respects to the zoning ordinance. The 10,182 square foot lot will retain the house will conform to the most significant requirements lot width and area.

Where it is non - compliant and why the applicant is before the Board is because the existing home is situated in somewhat close proximity to the corner of Brown Street and Elm Place such that its front yard and secondary front yard will be 7.2 feet instead of the required twenty (20) feet. This is an existing condition wholly unaffected by the proposed sub-division and it is an unusually common condition in this immediate neighborhood. In fact, the house has existed in this spot since the late 1800s as previously recognized by the village .

This firm has done extensive research depicted on spreadsheets that are annexed to this report that show the overall level of non-conformity with the zoning district for 200 feet, 300 feet and 500 feet radius. The sheet further breaks down the type of non-conformities, area front yard, etc. The neighborhood is characterized by narrow streets with picturesque, lovely homes on lots of dramatically different sizes with houses of dramatically different styles and sizes. The one thing that jumps out is that most of the houses are built very close to the street. The some lots go through to the next block, so driveways go in the back, but the visual is homes against the roadway. The actual photographs included as part of this report and included in the materials clearly depict this condition. As part of this report, I have also annexed the summary sheets for each of the properties within the 300 ft radius these sheets show that within this radius none of the properties have fully conforming setbacks and of the 62 dwellings⁵⁴ or 87 % are non- conforming as to front yard setbacks this is an overwhelming statistic that clearly shows the existence of this condition does

not adversely impact the neighborhood character because it is the neighborhood character . the map submitted and included in my report goes even further because in addition it shows that in addition to the non conformities of the front yards many of the neighborhood parcels have many other non -conformities .the subject parcel the only parcel that contains 8 filed map lots most of the developed lots are on 2 in rare cases 3 the subject lots will be 4 each making them among the largest lots in the community after subdivision.

Other than the existing front yard setback deficiencies of the 10,182 square foot lot, both of the proposed lots will be fully conforming, and as is clear from the materials included in this report, will be considerably larger than most of the lots in the community. The deficient front yard setbacks of the 10,182 square foot lot have existed for many years and the variance will not change or make the conditions worse. The development pattern and the character of the community were established a long time ago. These lots as proposed will not alter or change that, they will be appropriate and not adversely affect any neighboring property. The new house will be no closer to any property owner than the current zoning permits, a condition that most lots cannot adhere to, and will not adversely change the character of the neighborhood.

The applicant cannot achieve their goal of subdividing their property into the proposed two (2) lots without the grant of the applied for variance, unless they were to demolish their existing valuable home, which while theoretically possible, the applicant considered removing the front porches which would reduce the variance to de minimis in my opinion both options are unreasonable would not be reasonable. either would impose a significant financial detriment on the applicants without any substantial benefit to their neighbors in view of the fact that the existing front yard setbacks of the existing house are consistent with existing neighborhood development. The economic impact to the applicant would be substantial while there is no detriment to anyone else because the conditions related to the non-conformity are consistent with the neighborhood development, property values in the community have not been adversely impacted by the existence of many homes having non-conforming front yards. Maintaining this non-conforming house will not adversely impact property values.

There are no properties within the radius of 500 feet for which the granting of the variance requested on this application would constitute a precedent which would curtail the discretion of the Zoning Board of Appeals in its consideration of subsequent variance requests. The applicant did not create this situation the recent local law was enacted after the applicant acquired the

property and while the law may have a common-sense purpose of considering any non-conforming issue prior to subdivision its relevance in this case seems misplaced for two reasons 1, the lots are vastly oversized and not impacted by the non-conformity and 2,the neighborhood conditions actually favor the non-conformity .

The parcel has all of the requisite municipal services available to it to enable a new house to be constructed. The proposed new 9,000 square foot lot would be in all respects a suitable and desirable building lot for a new single-family house. In my opinion the granting of the requested variances would be of substantial benefit to the applicants with no adverse effect upon the neighborhood or the Village. It is my opinion for all of the reasons stated that the applicant should receive these variances and be permitted to divide the property.

Respectfully Submitted,
BRESLIN APPRAISAL CO., INC.



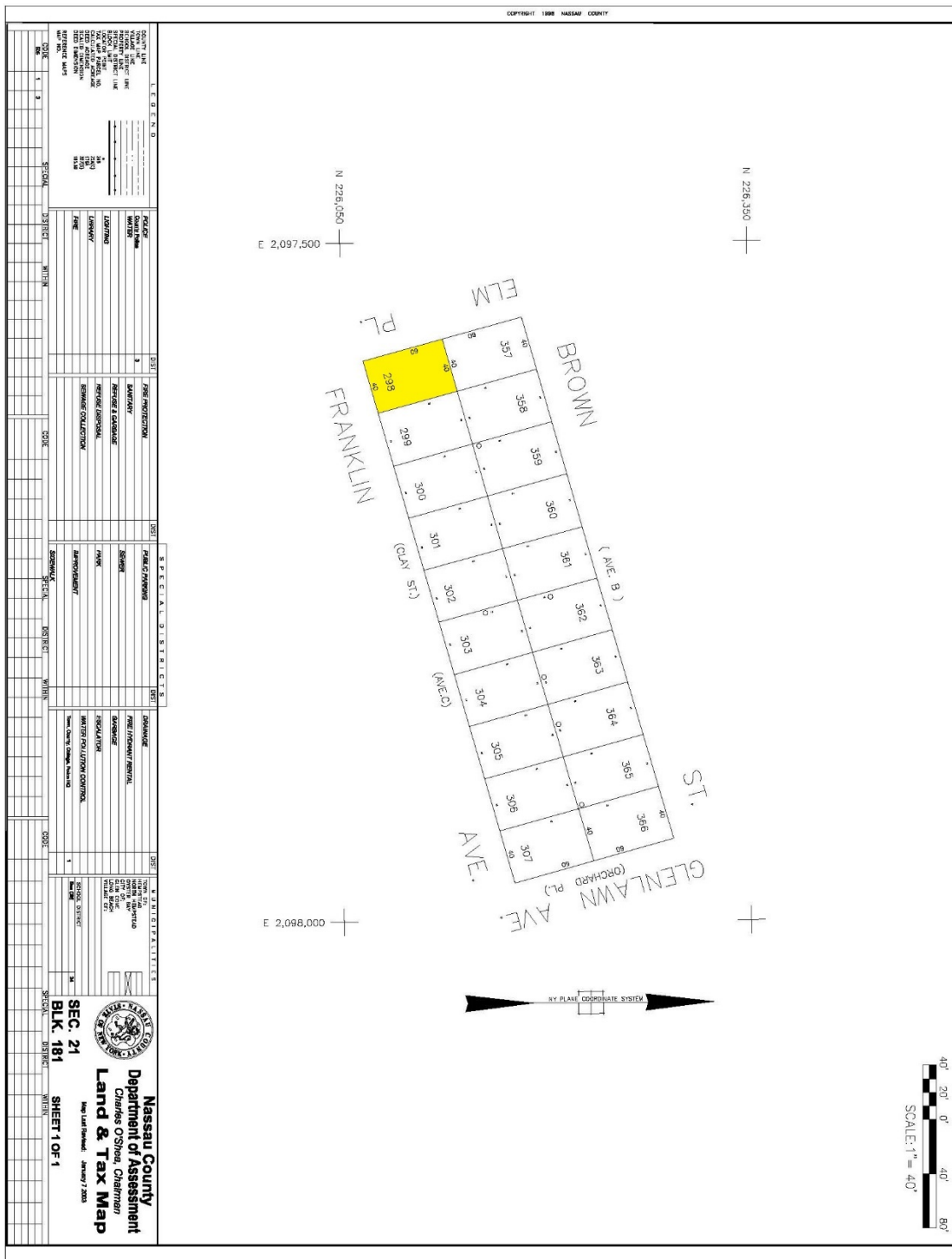
John J. Breslin, Jr.
President
Certified General Real Estate Appraiser
New York Certificate #46000013641

JJB/mr

ADDENDA

SUBJECT AS DELINEATED ON NASSAU COUNTY TAX MAP

Section 21 Block 181 Lot 298



PHOTOS OF SUBJECT & SURROUNDING AREA











































RADIUS MAP

(Non-Conforming Lot Areas within 300 Foot Radius)



LEGEND

Subject

Non-Conforming Lot Areas w/in 300 FT. Radius

RADIUS MAP

(Non-Conforming Set-Backs within 300 Foot Radius)

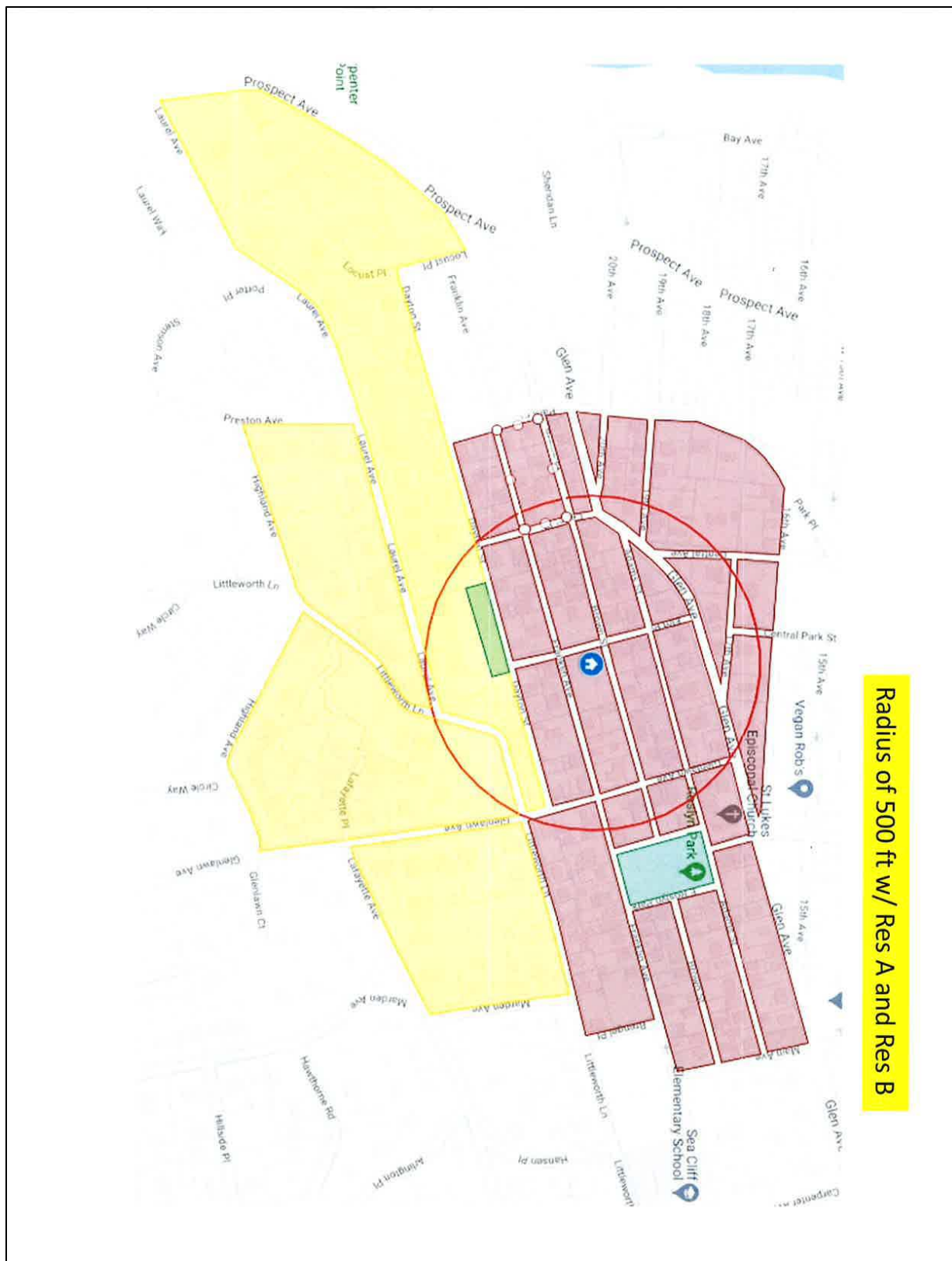


LEGEND

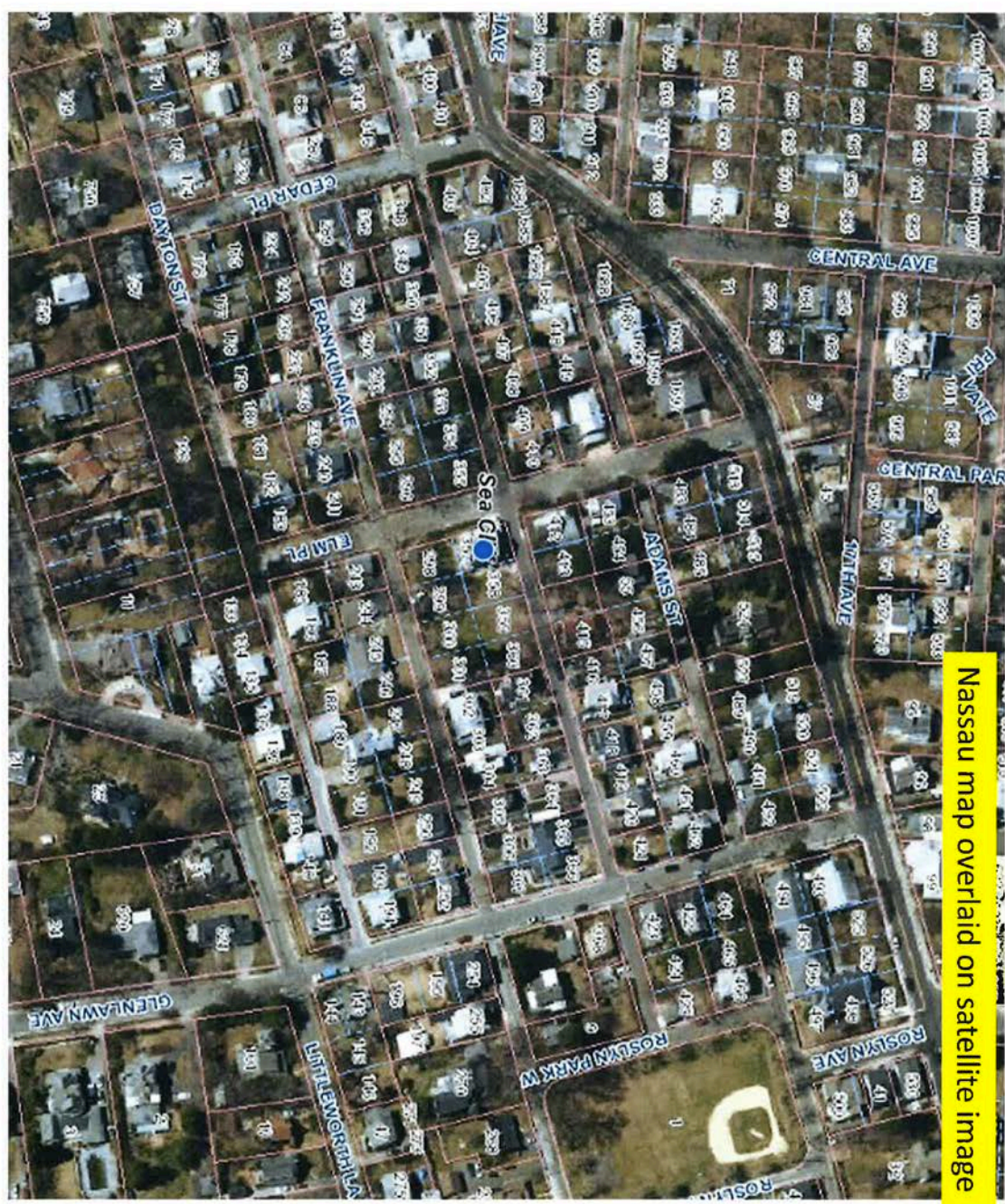
Subject

Non-Conforming Set-Backs w/in 300 FT. Radius

500 FOOT RADIUS MAP



NASSAU MAP OVERLAID ON SATELITE IMAGE



Nassau map overlaid on satellite image

RADIUS NON-CONFORMING STATISTICS

101 Brown St. ZBA - Radius Non-conforming Statistics

Radius	# of Addresses	Overall Non-Conforms	% Non-Conformity
Overall	26	24	92%
200	24	21	88%
300	19	19	100%
500	69	64	93%
Total			

Primary Lot

Radius	# of Addresses	Front Setback 20ft - non-conforms	Front Setback 20ft - non-conforms as %	Side Setback 10ft - non-conforms	Side Setback 10ft - non-conforms as %	Rear Setback 20 - non-conforms	Rear Setback 20 - non-conforms as %	Rear Setback 20 - non-conforms	Rear Setback 20 - non-conforms as %	Min Lot Size <7500 - non-conforms	Min Lot Size <7500 - non-conforms as %
200	26	18	69%	17	65%	9	35%	21	81%		
300	24	15	63%	14	58%	6	25%	18	75%		
500	19	17	89%	12	63%	8	42%	14	74%		
Total	69	50	72%	43	62%	23	33%	53	77%		

Accessory

Radius	# of Addresses	Accessory side 5 - non-conforms	Accessory side 5 - non-conforms as %	Accessory Front 20 - non-conforms	Accessory Front 20 - non-conforms as %	Acc Rear 5 and 5 - non-conforms	Acc Rear 5 and 5 - non-conforms as %
200	26	6	23%	5	19%	1	4%
300	24	3	13%	1	4%	1	4%
500	19	8	42%	5	26%	2	11%
Total	69	17	25%	11	16%	4	6%

RADIUS DATA

Last Name	Address	Street	Block	Lot	Lot 2	Lot - Additional	Radius Map sft	Conforms (Y/N)	Primary Structure Conformity	Front Setback 20ft	Side Setback 10ft	Rear Setback 20	Min Lot size 7500	Min Lot Size <7300	Lot Coverage 30%	Accessory side 5	Accessory Front 20	Acc Rear 5 and 5	Above 35ft Height	Variance?	Zoning
Kucharski	277	Glen	168	524			200	N					4800	TRLE							ResA
Digenaro	291	Glen	168	483	484	513,514	200	N			2,277.4		4800	TRLE		3.5	14.3		Y		ResA
Beaudin	285	Glen	168	485	515	1686, 1687	200	N		11.6	9.2		4800	TRLE		2.26	2.3				ResA
Bailey	135	Adams	172	407	448		200	N			0.91		4800	TRLE							ResA
Marzoso	116	Brown	172	408	449		200	N					4800	TRLE							ResA
Segura/Brooks	16	Elm	172	450			200	N		8.18	9.75		4800	TRLE		2.95				Y	ResA
Alessandro	20	Elm	172	409	410		200	N		10.7	2		4800	TRLE							ResA
Damico	103	Adams	173	416	457		200	N		17.6	7.56		4800	TRLE					Y		ResA
Shoak	111	Adams	173	55	456		200	N			4.33	3.7	4800	TRLE							ResA
Sanak & Hussey	119	Adams	173	453	454		200	N		16.77		12.67	4800	TRLE				3			ResA
Baltrus	78	Brown	173	418	419	420	200	N		7.8		5.3	2400	TRLE					Y		ResA
Perce	84	Brown	173	417	458	459	200	N		16.29	6.37	7.2	7200	TRLE					Y		ResA
Quomo	90	Brown	173	14	415		200	N		10.8	8.9		4640	TRLE					Y		ResA
Wenger	102	Brown	173	412	413		200	N		13	11		4800	TRLE							ResA
Oconnell	117	Brown	180	352			200	N		7.5	6.3	10	2400	TRLE							ResA
Murphy (Barbara)	264	Franklin	180	294	295	296,333,334,335	200	N					14400	TRLE							ResA
Golden	268	Franklin	180	293			200	N		8.5	3.9	16	2400	TRLE	42%					Y	ResA
Gonzalez	87	Brown	181	361	362		200	N		8.5	9.5	9.3	4800	TRLE				0.3		Y	ResA
Hansen	226	Franklin	181	304	363		200	N		15.5	4		4800	TRLE					Y		ResA
22230-232 Franklin LLC (Franz)	232	Franklin	181	302	303		200	N		15.2			4800	TRLE		2.2					ResA
Frank Ellen Trust	32	Elm	184	181	182	183	200	N		8	9		7200	TRLE						Y	ResA
Roberts	261	Franklin	184	239	240	241	200	N		9.28	10.39		7200	TRLE							ResA
Sliegnitz (Marie)	30	Dayton	185	185	186		200	N		13.2		10.9	4800	TRLE		2.3				Y	ResA
Ponzo	37	Elm	185	243			200	N		4.76	10.54	7.86	2400	TRLE							ResA
Deeks	231	Franklin	185	189	190	191,247,248,249	200	N					14400	TRLE		1.06/3.67					ResA
White	243	Franklin	185	187	188	244,245,246	200	N					12000	TRLE							ResA
Martin	1696	Adams	167	1696			300						8658								ResA
Richard Nashon	10	Elm	167	1697			300						11880								ResA
Chase	299	Glen	167	1688	1689		300	N				9.85	3634	TRLE							ResA
Kulter	267	Glen	168	489	490	491,492,519,520	300	N			8.24		14400	TRLE							ResA
Herald	124	Brown	172	405			300	N		15.4	6.7	12	4800	TRLE							ResA
Seringer	91	Adams	173	460	461		300	N		10			4800	TRLE	36.5	1.45		2.1			ResA
Mangini	123	Brown	180	292	351		300	N			7.8		4800	TRLE							ResA
Regan	127	Brown	180	350			300	N		18.21	4.8	8.21	2400	TRLE							ResA
No name available	131	Brown	180	349			300	N		16.2	7.9		2400	TRLE							ResA
Badhr	11	Cedar	180	348	356		300	N		5.25	7.5	17.68	4680	TRLE							ResA
James	276	Franklin	180	291			300	N		8.8	8.38	15.16	2400	TRLE							ResA
Marcello	278	Franklin	180	290			300	N			3.28	2.15	4800	TRLE							ResA
Norvellano	222	Franklin	181	305	364		300	N		8.6/17.7	5.6		4800	TRLE							ResA
Lanier	218	Glenlawn	181	306	307	365, 366	300	N		13.25			9600	TRLE							ResA

Last Name	Address	Street	Link to Building Department Records
Kucharski	277	Glenn	https://documentcloud.adobe.com/link/track?url=surn:and:scsds:L:5:1e110cc091-410d-47b1-2e813074ff0b
Diggemaro	291	Glenn	https://documentcloud.adobe.com/link/track?url=surn:and:scsds:L:5:df66c22e-5c39-44e9-9add-72f6482703e5
Breadfin	285	Glenn	https://documentcloud.adobe.com/link/track?url=surn:and:scsds:L:5:a0f3f4db-edbc-4444-77d4-6dd4aa1462a08
Baltes	135	Adams	https://documentcloud.adobe.com/link/track?url=surn:and:scsds:L:5:422a29a1c19-4c72-9c0a-6f6c99d15a56
Mazzeo	116	Brown	https://documentcloud.adobe.com/link/track?url=surn:and:scsds:L:5:2a115e1a-5add-46ae-b302-c3f6d76e9672
Segura Brooks	16	Elm	https://documentcloud.adobe.com/link/track?url=surn:and:scsds:L:5:41407b2f-466e-4a-74-80da-b9707b76e0e5?pageNum=1
Alessandro	20	Elm	https://documentcloud.adobe.com/link/track?url=surn:and:scsds:L:5:fe95287f-6676-4632-994d6e-a024e88441db
Damico	103	Adams	https://documentcloud.adobe.com/link/track?url=surn:and:scsds:L:5:3387b9c7-cd00-4071-8bb8-25ba13a1f8bc
Shank	111	Adams	https://documentcloud.adobe.com/link/track?url=surn:and:scsds:L:5:23a38d68-73f1-4e60-8384fd6c2a32a038f
Shank & Hussey	119	Adams	https://documentcloud.adobe.com/link/track?url=surn:and:scsds:L:5:01648dda-34f7-4f89-8609-ad2bb4d76f245
Baltus	78	Brown	https://documentcloud.adobe.com/link/track?url=surn:and:scsds:L:5:96493ba1-20bc-469a-b268-3ff86d43a8b8
Pierce	84	Brown	https://documentcloud.adobe.com/link/track?url=surn:and:scsds:L:5:495124d8-ea0a-48c3-4788-836516c282d88
Quomo	90	Brown	https://documentcloud.adobe.com/link/track?url=surn:and:scsds:L:5:da5bb477-8557-4449-4224-1e42b0c1284
Wagner	102	Brown	https://documentcloud.adobe.com/link/track?url=surn:and:scsds:L:5:ad4055ed-d263-4809-b051-d406b014437
Oonnell	117	Brown	https://documentcloud.adobe.com/link/track?url=surn:and:scsds:L:5:5957b60-9f85-4b5c-894e-c2184560266
Murphy (Barbara)	264	Franklin	https://documentcloud.adobe.com/link/track?url=surn:and:scsds:L:5:c21b47c6181-4068-b35c4546e6472a1
Golden	268	Franklin	https://documentcloud.adobe.com/link/track?url=surn:and:scsds:L:5:d954432e-1bba-4e62-82e9a50b07635311
Gonzalez	87	Brown	https://documentcloud.adobe.com/link/track?url=surn:and:scsds:L:5:2e204297-4dfe-44ed-9e4b-40051bb98f8e
Lansan	226	Franklin	https://documentcloud.adobe.com/link/track?url=surn:and:scsds:L:5:7c3a031-c34f-445d-8b22-29b01816457272
2250-232 Franklin LLC (Paris)	232	Franklin	https://documentcloud.adobe.com/link/track?url=surn:and:scsds:L:5:61a300e0-4fed-4de1-a355a-c0461cc591da
Frank Ellen Trust	32	Elm	https://documentcloud.adobe.com/link/track?url=surn:and:scsds:L:5:c3113bb6-808d-4c8b9-6d6b-b7284109033f
Roberts	261	Franklin	https://documentcloud.adobe.com/link/track?url=surn:and:scsds:L:5:c3113bb6-808d-4c8b9-6d6b-b7284109033f
Shegler (Marie)	30	Dayton	https://documentcloud.adobe.com/link/track?url=surn:and:scsds:L:5:84e6915-80a5-44d1-b5bb-21ec6d5649a5
Pozzo	37	Elm	https://documentcloud.adobe.com/link/track?url=surn:and:scsds:L:5:84ad6a08-499c-4a2b-879d76a21c55ceec1
Deeks	231	Franklin	https://documentcloud.adobe.com/link/track?url=surn:and:scsds:L:5:0e519e44-10cc-4a28-8247-9a44dbf4d4f2
White	243	Franklin	https://documentcloud.adobe.com/link/track?url=surn:and:scsds:L:5:1e9b0199-c1be-45ee-ad3e-20c842c9e779
Martin	1696	Adams	https://documentcloud.adobe.com/link/track?url=surn:and:scsds:L:5:2c24b-4089-b63c-4f42-9254-87248ba9974
Richard Nashon	10	Elm	https://documentcloud.adobe.com/link/track?url=surn:and:scsds:L:5:2c24b-4089-b63c-4f42-9254-87248ba9974
Martin	299	Glenn	https://documentcloud.adobe.com/link/track?url=surn:and:scsds:L:5:1656ff5-d5bc-47b9-8f80-7caec8e8e053
Chase	100	Adams	https://documentcloud.adobe.com/link/track?url=surn:and:scsds:L:5:341bb56f-662c-44f5-836f-8265f4066a2e
Kletter	267	Glenn	https://documentcloud.adobe.com/link/track?url=surn:and:scsds:L:5:9c76544e-80d8-4372-299f-d0b0c60748d
Lerald	124	Brown	https://documentcloud.adobe.com/link/track?url=surn:and:scsds:L:5:94832615-d460-4a2c-82ce-8ed55c0aa888
Sainger	91	Adams	https://documentcloud.adobe.com/link/track?url=surn:and:scsds:L:5:5627827-3443-4e99-8d44-84270b97db07
Manganit	123	Brown	https://documentcloud.adobe.com/link/track?url=surn:and:scsds:L:5:369272687-1f10-4434-abdb-3a7028557332
Regan	127	Brown	https://documentcloud.adobe.com/link/track?url=surn:and:scsds:L:5:0b6883a4-a6af-42ab-84db-274170638d0d
No name available	131	Brown	https://documentcloud.adobe.com/link/track?url=surn:and:scsds:L:5:6d095234-d975-4ba5-8143-028119420109e
Baehr	11	Cedar	https://documentcloud.adobe.com/link/track?url=surn:and:scsds:L:5:1e2005f1-1b4c-47c4-8ec7-48b06430b02a5
James	276	Franklin	https://documentcloud.adobe.com/link/track?url=surn:and:scsds:L:5:426f98c-7a224-408f-40a9-899c9cb16d742
Nuvarello	278	Franklin	https://documentcloud.adobe.com/link/track?url=surn:and:scsds:L:5:a97a3f6-d674-4f77-9941-134527d1060ba
Novellino	222	Franklin	https://documentcloud.adobe.com/link/track?url=surn:and:scsds:L:5:a97a3f6-d674-4f77-9941-134527d1060ba
Lambert	28	Glennlawn	https://documentcloud.adobe.com/link/track?url=surn:and:scsds:L:5:216208c4-951d-442c-ea97-2908fdd132227

Last Name	Address	Street	Block	Lot	Lot 2	Lot - Additional	Radius Map sqft	Conforms (Y/N)	Primary Structure Conformity	Front Setback 20ft	Side Setback 10ft	Rear Setback 20	Min Lot size 7500	Min Lot Size <7500	Lot Coverage 30%	Accessory side 5	Accessory Front 20	Acc Rear 5 and 5	Above 3.5ft height	Variance?	Zoning
Angliss	27	Cedar	184	175	176	177,243 (1/2)	300	N		11.3			8000		height: setback ratio violation	3.3				Y	ResA
Lennon	118	Dayton	184	178	179	236	300	N		9	3.54		7200	TRUE		2	4.55			Y	ResA
Schoonfeld	267	Franklin	184	180	238		300	N			6.65/9.03		4800	TRUE						Y	ResA
Williams	275	Franklin	184	237			300	N			7.5/8.6		4800	TRUE						Y	ResA
No name available	279	Franklin	184	234	242	402,1684, 1685	300	N		6	7		2400	TRUE						Y	ResA
Smith	221	Franklin	185	250	192		300	N		10.5	3.0/3.6		2400	TRUE						Y	ResA
Murcello	29	Dayton	K	133	134	135	300	N		10.7/16.0			6600	TRUE						N	ResB
Smith	208	Littleworth	K	138	139		300	N		5.68			4320	TRUE						Y	ResB
Kawchink / Balk	212 / 216	Littleworth	K	136	137		300	N		5.0/7.3			4320	TRUE						Y	ResB
OUTSIDE 500	2	Glenlawn	168	521	522		500	N		7.9			4800	TRUE		2.1	4.92			Y	ResA
Selau	15	Cedar	171	400	401		500	N		5.0/2.0			4800	TRUE			No survey			?	ResA
Schweiger, Courtney Herron & Daniel P	329	Glen	172	404	403		500	N		9.1/6.9			10020							N	ResA
Coka	17	Glenlawn	174	422	464	465	500	N		16.05		4.2	7200	TRUE		1.53				N	ResA
Levin	23	Glenlawn	174	423	424	425	500	N		18.8	7.6		7200	TRUE		3.9				Y	ResA
No name available	202	Franklin	175	10			500	N		14.7	5.3		8000							N	ResA
Clifford & Petersen	27	Glenlawn	175	368			500	N		9.87/19.8 7	7.07	10.13	2400	TRUE							ResA
No name available	292	Franklin	179	287	386		500	N		<10'	<10'		4800	TRUE		<5'	<5'			?	ResA
No name available	17	Cedar	180	289	357		500	N		2.85	0.25		2490	TRUE		2.61	6.81			?	ResA
Anguss	35	Cedar	183	231	232		500	N			9.56		4800	TRUE		2.4	1.5				ResA
Guy	134	Dayton	183	173	174		500	N		10.4		5.9	4800	TRUE		2.9	10.9				ResA
No name available	40	Glenlawn	185	251	252		500	N		12.7	11		4800	TRUE							ResA
No name available	46	Glenlawn	185	193	194		500	N		<20'		10.4	4800	TRUE		<5'	2.7			N	ResA
No name available	37	Glenlawn	186	195	196	254	500	N		8.6	6.2		7800								ResA
More than 500 FT	125	Dayton	K	757			500	N		10	10	2.7	8568								ResA
No name available	50	Glenlawn	K	141			500	N		19.37	3	<30'	3300	TRUE							ResB
No name available	85	Lancet	K	741			500	N			21.25		15274								ResB
McAuliffe	200	Littleworth	K	140			500	N		9.6	2	3.8	3300	TRUE							ResB
Marcus	18	Glenlawn	173	421	462		500	N		6.83/13.6		6.5	4800	TRUE						Y	ResB

Last Name	Address	Street	Link to Building Department Records
Angliss	27	Cedar	https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:1b34bbee-0085-424f-b4b0-6e61b8720245
Lennon	118	Dayton	https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:9766b0a4596a1-410c-b508-4e130b-e9fbee
Schoorfeld	267	Franklin	https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:4711a114-09c1-49a1-449d-b9c38c6c72e
Williams	275	Franklin	https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:ad8895b-b5f4-4095-92a3-4b652ae6fb7
No name available	279	Franklin	https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:3736f6d5-252b-4781-bbee-e1f43a1954bf
Smith	221	Franklin	https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:3f968f5-345ff-48ce-ca55-f92b3d31c88e
Murdelo	29	Dayton	https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:d47b66df-0797-4726-96e8-57789160d564
Smith	208	Littleworth	https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:3bee866-21b2-43e9-bad0-1597b738bb2
Krawchuk / Baik	212 / 216	Littleworth	https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:47b4666-43b6-4f4e-9555-189a8d2a15de
OUTSIDE 500	2	Glenlawn	https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:ee240f7-4d79-4416-907f6-9998266f224
Silvan	15	Cedar	https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:2e047bee-3e26-43a6-b688-85502255453e
Schweiger, Courtney Herron & Daniel P	329	Glen	https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:d1b8b8c5-a8a1-4a10-9292-5dd3ee47da7
Coska	17	Glenlawn	https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:47f5ca5b-548f-42dc-a8ea-43e9541860a0
Levin	23	Glenlawn	https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:6018b08-cadb-4e74-951d-75964e66ae7a
No name available	202	Franklin	https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:dc59034b-95ae-474d-9229-648a3396af88
Clifford & Petersen	27	Glenlawn	https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:74e0c6c1-40-4910-95ff-bad0c47b19e78
No name available	292	Franklin	https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:30d01eace13ee-4b4b-b551-84ff8c500c1f2
No name available	17	Cedar	https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:fe295471-7d6b-47d0-abbe-6806c3a91fcb
Anguss	35	Cedar	https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:8954d726-388c-457146b1-2ae751810080
Guy	134	Dayton	https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:c82bf39-830f-45e9-8c18-63970e97f806
No name available	40	Glenlawn	https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:966801b0-32b8-4721-9669-6207e112b6d9
No name available	46	Glenlawn	https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:8e03891e-e969-40e3-9900-4da7d6e34b74
No name available	37	Glenlawn	https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:7b75af1-6fb6-4183-a13b-5b8c433c6784
More than 500 FT	125	Dayton	https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:1fb2d157-9046-4969-bc37-1406d1b351ea
No name available	50	Glenlawn	https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:a89797fb-8b84-48f5-9eb6-e516ca24449d
No name available	85	Laural	https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:9e8149f3-315a-4e26-88af-e72b23530c06
McAuliffe	200	Littleworth	https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:894290fb-8683-4336392dc-663ee1b17fb
Marcus	18	Glenlawn	https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:ed630b25-b997-42af-9f60-24e7424ba5

PROPERTY DETAILS

**ALESSANDRO PROPERTY
20 Elm St
Section 21, Block 172, Lots 409 and 410**

1. **LOT AREA- REQUIRED 7500 SQUARE FEET**
CURRENT LOT- **4800 SQUARE FEET**

2. **MINIMUM FRONT PROPERTY LINE- 75 FEET**
CURRENT LOT- **60 FEET (ELM PL)**

3. **FRONT YARD SETBACK- REQUIRED 20 FEET**
MAIN DWELLING – **10.05 FEET (Brown)**
DECK- **8.72 FEET** (Approved by variance)

4. **SIDE YARD SETBACK- REQUIRED 10 FEET**
GARAGE – **APPROXIMATELY 3 FEET +/-**

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEY
- B. VARIANCES (2)
- C. PROPERTY RECORD DATA W/ PHOTO

BAILEY PROPERTY
135 Adams St
Section 21, Block 172, Lots 407, 448, 1686 & 1687

1. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING- **11.6 FEET**
GARAGE- **14.3 FEET**

2. SIDE YARD SETBACK- REQUIRED 10 FEET

MAIN DWELLING- **9.2 FEET**
GARAGE- **3.5 FEET**

3. MINIMUM FRONT PROPERTY LINE- 75 FEET

CURRENT LOT ON BROWN STREET- **40 FEET**

SEE FOLLOWING EXHIBITS:

- A. SITE PLAN
- B. PROPERTY RECORD DATA W/ PHOTO

BALTRAS PROPERTY
78 Brown St
Section 21, Block 173, Lots 418 and 419

1. **LOT AREA- REQUIRED 7500 SQUARE FEET**
CURRENT LOT- **7200 SQUARE FEET**

2. **FRONT YARD SETBACK- REQUIRED 20 FEET**
MAIN DWELLING – **7.8 FEET**
(Variance further allowed addition with 15' front setback)

3. **PRIMARY REAR YARD SETBACK- REQUIRED 20 FEET**
MAIN DWELLING – **15 FEET**

4. **ACCESSORY REAR YARD SETBACK- REQUIRED 5 FEET**
SHED – **1.5 FEET**

5. **HEIGHT- MAXIMUM 2 STORIES**
MAIN DWELLING – **2 ½ STORIES**

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEY
- B. VARIANCE
- C. PROPERTY RECORD DATA W/ PHOTO

BEAUDIN PROPERTY
285 Glen Ave
Section 21, Block 168, Lots 485 and 515

1. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING- **19.95 FEET**
FRONT STAIRCASE- **APPROXIMATELY 12 FEET +/-**

2. SIDE YARD SETBACK- REQUIRED 10 FEET

MAIN DWELLING- **7.4 FEET/2.7 FEET**
STAIRWAYS- ON OR OVER PROPERTY LINE (**0 FEET**)

3. LOT AREA- REQUIRED 7500 SQUARE FEET

CURRENT LOT- **4800 SQUARE FEET**

4. HEIGHT- MAXIMUM TWO STORIES OR 30 FEET

MAIN DWELLING- **3 STORIES/EXCEEDS 30 FEET**

5. MINIMUM FRONT PROPERTY LINE- 75 FEET

CURRENT LOT- **40 FEET**

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEY
- B. PROPERTY RECORD DATA W/ PHOTO

CUOMO PROPERTY
90 Brown St
Section 21, Block 173, Lots 14 and 415

1. **LOT AREA- REQUIRED 7500 SQUARE FEET**
CURRENT LOT- **4640 SQUARE FEET**

2. **FRONT YARD SETBACK- REQUIRED 20 FEET**
MAIN DWELLING – **10.8 FEET**
ROOF OVER PORCH – **APPROXIMATELY 3 FEET +/-**

3. **SIDE YARD SETBACK- REQUIRED 10 FEET**
MAIN DWELLING – **8.9 FEET**

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEY
- B. PROPERTY RECORD DATA W/ PHOTO

DAMICO PROPERTY
103 Adams St
Section 21, Block 173, Lots 416 and 457

1. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING- **17.6 FEET**
STEPS- **APPROXIMATELY 15 FEET +/-**

2. SIDE YARD SETBACK- REQUIRED 10 FEET

MAIN DWELLING- **7.91 AND 7.04 FEET**

3. LOT AREA- REQUIRED 7500 SQUARE FEET

CURRENT LOT- **4800 SQUARE FEET**

4. MINIMUM FRONT PROPERTY LINE- 75 FEET

CURRENT LOT- **40 FEET**

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEY
- B. PROPERTY RECORD DATA W/ PHOTO

DEEKS PROPERTY
231 Franklin Ave
Section 21, Block 185, Lot 189-191, 247-249

1. FRONT YARD SETBACK- REQUIRED 20 FEET

GARAGE – **2.37 FEET**

2. SIDE YARD SETBACK- REQUIRED 10 FEET

GARAGE – **1.06 FEET**

3. HEIGHT- MAXIMUM 2 STORIES

MAIN DWELLING – **3 STORIES**

SEE FOLLOWING EXHIBITS:

- A. SURVEY
- B. PROPERTY RECORD DATA W/ PHOTO

DIGENNARO PROPERTY
291 Glen Ave
Section 21, Block 168, Lots 483, 484, 513 and 514

1. FRONT YARD – NO ACCESSORY STRUCTURES

GAZEBO IN FRONT YARD

2. SIDE YARD SETBACK- REQUIRED 10 FEET

MAIN DWELLING- **9.7 FEET**

3. HEIGHT- NO MORE THAN TWO STORIES

DWELLING- **2 ½ STORIES**

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEY
- B. PROPERTY RECORD DATA W/ PHOTO

FRANK ELLEN TRUST PROPERTY
32 Elm Place
Section 21, Block 184, Lots 181 & 182

1. **LOT AREA- REQUIRED 7500 SQUARE FEET**
CURRENT LOT- **7200 SQUARE FEET**

2. **MINIMUM FRONT PROPERTY LINE- 75 FEET**
CURRENT LOT- **60 FEET (Elm Pl)**

3. **FRONT YARD SETBACK- REQUIRED 20 FEET**
MAIN DWELLING – **8 FEET (Dayton St)**
SHED- **7.22 FEET**
DECK- **10.58 (see variance)**

4. **SIDE YARD SETBACK- REQUIRED 10 FEET**
MAIN DWELLING – **7.6 FEET (Dayton St)**
SHED- **9.0 FEET**

5. **HEIGHT- MAXIMUM 2 STORIES**
MAIN DWELLING – **3 STORIES**

6. **HEIGHT/SETBACK RATIO**
MAIN DWELLING NOT IN COMPLIANCE- SEE VARIANCE

SEE FOLLOWING EXHIBITS:

- A. SURVEY
- B. VARIANCE
- C. PROPERTY RECORD DATA W/ PHOTO

GOLDEN PROPERTY
268 Franklin Ave
Section 21, Block 180, Lot 29
(Approved by 2004 Variances)

1. **LOT AREA- REQUIRED 7500 SQUARE FEET**
CURRENT LOT- **2400 SQUARE FEET**

2. **MINIMUM FRONT PROPERTY LINE- 75 FEET**
CURRENT LOT- **40 FEET**

3. **FRONT YARD SETBACK- REQUIRED 20 FEET**
MAIN DWELLING – **8.5 FEET**

4. **SIDE YARD SETBACK- REQUIRED 10 FEET**
MAIN DWELLING – **3.9 FEET**

5. **PRINIPAL REAR YARD SETBACK- REQUIRED 20 FEET**
MAIN DWELLING – **16 FEET**

6. **LOT COVERAGE- MAXIMUM 30%**
CURRENT LOT- 36%

SEE FOLLOWING EXHIBITS:

- A. SURVEY
- B. VARIANCE
- C. PROPERTY RECORD DATA W/ PHOTO

GONZALEZ PROPERTY
87 Brown St
Section 21, Block 181, Lots 361 & 362

1. **LOT AREA- REQUIRED 7500 SQUARE FEET**
CURRENT LOT- **4800 SQUARE FEET**

2. **FRONT YARD SETBACK- REQUIRED 20 FEET**
MAIN DWELLING – **8.2 FEET**

3. **SIDE YARD SETBACK- REQUIRED 10 FEET**
MAIN DWELLING – **9.8 FEET**
GARAGE- **4.0 FEET**

5. **PRINIPAL REAR YARD SETBACK- REQUIRED 20 FEET**
MAIN DWELLING – **9.3 FEET**
CELLAR ENTRANCE- **APPROXIMATELY 3 FEET +/-**

6. **ACCESSORY REAR YARD SETBACK- REQUIRED 5 FEET**
GARAGE – **0.3 FEET**

7. **HEIGHT- MAXIMUM 2 STORIES**
MAIN DWELLING – **2 ½ STORIES**

SEE FOLLOWING EXHIBITS:

- A. SURVEY
- B. VARIANCE
- C. PROPERTY RECORD DATA W/ PHOTO

HANSEN PROPERTY
226 Franklin Ave
Section 21, Block 181, Lots 304 & 363

1. **LOT AREA- REQUIRED 7500 SQUARE FEET**
CURRENT LOT- **4800 SQUARE FEET**

2. **MINIMUM FRONT PROPERTY LINE- 75 FEET**
CURRENT LOT- **40 FEET (on both streets)**

3. **FRONT YARD SETBACK- REQUIRED 20 FEET**
MAIN DWELLING – **15.5 FEET**

4. **SIDE YARD SETBACK- REQUIRED 10 FEET**
MAIN DWELLING – **4.0 FEET**
GARAGE- **APPROXIMATELY 2 FEET +/-**
DECK- **5 FEET (Variance granted and in front yard)**

SEE FOLLOWING EXHIBITS:

- A. SURVEY
- B. VARIANCE
- C. PROPERTY RECORD DATA W/ PHOTO

KUCHARSKI PROPERTY
277 Glen Ave
Section 21, Block 168, Lots 524

1. **FRONT YARD SETBACK- REQUIRED 20 FEET/NO STRUCTURES**
SUBJECT GARAGE IN FRONT YARD- **12.35 FEET**

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEY
- B. PROPERTY RECORD DATA W/ PHOTO

MAZZEO PROPERTY
116 Brown St
Section 21, Block 172, Lots 408 and 449

1. FRONT YARD SETBACK- REQUIRED 20 FEET

GARAGE- **15.53 FEET**

2. SIDE YARD SETBACK- REQUIRED 10 FEET

MAIN DWELLING- **0.91 FEET**

CHIMNEY- ON PROPERTY LINE (**0 FEET**)

GARAGE- **2.26 FEET**

3. LOT AREA- REQUIRED 7500 SQUARE FEET

CURRENT LOT- **4800 SQUARE FEET**

4. MINIMUM FRONT PROPERTY LINE- 75 FEET

CURRENT LOT- **40 FEET**

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEY
- B. PROPERTY RECORD DATA W/ PHOTO

MURPHY PROPERTY
264 Franklin Ave
Section 21, Block 180, Lots 294-296, 353-355

1. FRONT YARD SETBACK- REQUIRED 20 FEET

GARAGE – **6.78 FEET**

SEE FOLLOWING EXHIBITS:

- A. SURVEY
- B. PROPERTY RECORD DATA W/ PHOTO

O'CONNELL PROPERTY
117 Brown St
Section 21, Block 180, Lots 352

1. **LOT AREA- REQUIRED 7500 SQUARE FEET**
CURRENT LOT- **2400 SQUARE FEET**

2. **MINIMUM FRONT PROPERTY LINE- 75 FEET**
CURRENT LOT- **40 FEET**

3. **FRONT YARD SETBACK- REQUIRED 20 FEET**
MAIN DWELLING – **7.4 FEET**

4. **SIDE YARD SETBACK- REQUIRED 10 FEET**
MAIN DWELLING – **6.3 FEET, OTHER SIDE APPROXIMATELY 7 FEET +/-**
SHED- **2.5 FEET**

5. **PRINIPAL REAR YARD SETBACK- REQUIRED 20 FEET**
MAIN DWELLING – **10 FEET**

6. **ACCESSORY REAR YARD SETBACK- REQUIRED 5 FEET**
SHED – **2.4 FEET**

SEE FOLLOWING EXHIBITS:

- A. SURVEY
- B. PERMIT APPLICATION SCHEMATIC
- C. PROPERTY RECORD DATA W/ PHOTO

PARISI PROPERTY
232 Franklin Ave
Section 21, Block 181, Lots 302 & 303

1. **LOT AREA- REQUIRED 7500 SQUARE FEET**
CURRENT LOT- **4800 SQUARE FEET**

2. **FRONT YARD SETBACK- REQUIRED 20 FEET**
MAIN DWELLING – **15.2 FEET**

3. **HEIGHT- MAXIMUM 2 STORIES**
MAIN DWELLING – **2 ½ STORIES**

SEE FOLLOWING EXHIBITS:

- A. SURVEY
- B. PROPERTY RECORD DATA W/ PHOTO

PIERCE PROPERTY
84 Brown St
Section 21, Block 173, Lots 417 and 458

1. **LOT AREA- REQUIRED 7500 SQUARE FEET**
CURRENT LOT- **7200 SQUARE FEET**

2. **MINIMUM FRONT PROPERTY LINE- 75 FEET**
CURRENT LOT- **40 FEET**

3. **FRONT YARD SETBACK- REQUIRED 20 FEET**
MAIN DWELLING – **16 FEET**

4. **SIDE YARD SETBACK- REQUIRED 10 FEET**
MAIN DWELLING – **4.0 AND 6.2 FEET**
SHED – **2.6 FEET**

5. **HEIGHT SETBACK RATIO**
MAIN DWELLING – **Violation- See 2004 variance**

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEY
- B. VARIANCE
- C. PROPERTY RECORD DATA W/ PHOTO

PONZO PROPERTY
37 Elm Pl
Section 21, Block 185, Lot 243

1. **LOT AREA- REQUIRED 7500 SQUARE FEET**
CURRENT LOT- **2400 SQUARE FEET**

2. **MINIMUM FRONT PROPERTY LINE- 75 FEET**
CURRENT LOT- **60 FEET and 40 FEET**

3. **FRONT YARD SETBACK- REQUIRED 20 FEET**
MAIN DWELLING – **4.76 FEET (from Elm Pl not counting stairs)**
10.54 FEET (from Franklin Ave)

4. **SIDE YARD SETBACK- REQUIRED 10 FEET**
SHED – **5 FEET**

5. **PRINCIPAL REAR YARD SETBACK- REQUIRED 20 FEET**
MAIN DWELLING – **7.86 FEET (from Elm)**

SEE FOLLOWING EXHIBITS:

- A. SURVEY
- B. PROPERTY RECORD DATA W/ PHOTO

ROBERTS PROPERTY
261 Franklin Ave
Section 21, Block 184, Lots 239 & 240

1. **LOT AREA- REQUIRED 7500 SQUARE FEET**
CURRENT LOT- **7200 SQUARE FEET (Authorized by variance)**

2. **MINIMUM FRONT PROPERTY LINE- 75 FEET**
CURRENT LOT- **60 FEET (Authorized by variance)**

3. **FRONT YARD SETBACK- REQUIRED 20 FEET**
MAIN DWELLING – **9.28 FEET (Franklin Ave)**

4. **SIDE YARD SETBACK- REQUIRED 10 FEET**
MAIN DWELLING – **8 FEET (Authorized by variance)**
GARAGE- **4.68 FEET (Authorized by variance)**

5. **PRINCIPAL REAR YARD SETBACK- REQUIRED 20 FEET**
MAIN DWELLING – **10.77 FEET (From Franklin Ave)**

SEE FOLLOWING EXHIBITS:

- A. SURVEY
- B. VARIANCES (2)
- C. PROPERTY RECORD DATA W/ PHOTO

SANAK/HUSSEY PROPERTY
119 Adams St
Section 21, Block 173, Lots 453 and 454

1. **LOT AREA- REQUIRED 7500 SQUARE FEET**
CURRENT LOT- **4800 SQUARE FEET**

2. **FRONT YARD SETBACK- REQUIRED 20 FEET**
MAIN DWELLING – **16.77 FEET**

3. **PRIMARY REAR YARD SETBACK- REQUIRED 20 FEET**
MAIN DWELLING – **12.58 FEET**

4. **ACCESSORY REAR YARD SETBACK- REQUIRED 5 FEET**
SHED – **3 FEET**

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEY
- B. PROPERTY RECORD DATA W/ PHOTO

SEGURA/BROOKS PROPERTY
16 Elm St
Section 21, Block 172, Lots 450 and 41

1. **FRONT YARD SETBACK- REQUIRED 20 FEET**
MAIN DWELLING – **9.75 and 7.93 FEET**

2. **ACCESSORY REAR YARD SETBACK- REQUIRED 5 FEET**
GARAGE- **2.35 FEET** (Approved by variance)

3. **LOT AREA- REQUIRED 7500 SQUARE FEET**
CURRENT LOT- **4800 SQUARE FEET**

4. **MINIMUM FRONT PROPERTY LINE- 75 FEET**
CURRENT LOT- **60 FEET (ELM PL)**

5. **HEIGHT- MAXIMUM TWO STORIES**
MAIN DWELLING – **2 ½ STORIES**

6. **LOT COVERAGE- MAXIMUM 30%**
CURRENT LOT- **42%** (Approved by variance)

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEY
- B. VARIANCE NOTICE
- C. PROPERTY RECORD DATA W/ PHOTO

SHONK PROPERTY
111 Adams St
Section 21, Block 173, Lots 55 and 456

1. **FRONT YARD SETBACK- REQUIRED 20 FEET**
MAIN DWELLING- **17.57 FEET**
2. **REAR YARD SETBACK- REQUIRED 20 FEET**
MAIN DWELLING- **3.7 FEET**
3. **SIDE YARD SETBACK- REQUIRED 10 FEET**
MAIN DWELLING- **4.3 FEET**
4. **LOT AREA- REQUIRED 7500 SQUARE FEET**
CURRENT LOT- **4960 SQUARE FEET**

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEYS (2)
- B. PROPERTY RECORD DATA W/ PHOTO

STIEGLITZ PROPERTY
30 Dayton St
Section 21, Block 185, Lots 185 &186

1. **LOT AREA- REQUIRED 7500 SQUARE FEET**
CURRENT LOT- **4800 SQUARE FEET**

2. **MINIMUM FRONT PROPERTY LINE- 75 FEET**
CURRENT LOT- **60 FEET**

3. **FRONT YARD SETBACK- REQUIRED 20 FEET**
MAIN DWELLING – **5 FEET**

4. **SIDE YARD SETBACK- REQUIRED 10 FEET**
SHED – **2.3 FEET**

5. **PRINCIPAL REAR YARD SETBACK- REQUIRED 20 FEET**
MAIN DWELLING – **10.9 FEET (from Dayton) and 13.1 FEET (from Elm)**

NOTE: PRIOR TO OWNER'S ACQUISITION OF TAX LOT 185, THE ZONING BOARD GRANTED VARIANCE FOR SUBJECT DWELLING ON A 2400 SQUARE FOOT LOT WITH ONLY 40 FEET OF FRONTAGE ON DAYTON ST AND 2.5 FOOT SIDE YARD SETBACK

SEE FOLLOWING EXHIBITS:

- A. SURVEY
- B. VARIANCE
- C. PROPERTY RECORD DATA W/ PHOTO

WENGER PROPERTY
102 Brown St
Section 21, Block 173, Lots 412 & 413

1. **LOT AREA- REQUIRED 7500 SQUARE FEET**
CURRENT LOT- **4800 SQUARE FEET**

2. **MINIMUM FRONT PROPERTY LINE- 75 FEET**
CURRENT LOT- **60 FEET**

3. **FRONT YARD SETBACK- REQUIRED 20 FEET**
MAIN DWELLING – **13 FEET & 11 FEET**

4. **SIDE YARD SETBACK- REQUIRED 10 FEET**
MAIN DWELLING – **6 FEET**

SEE FOLLOWING EXHIBITS:

- A. APPLICATION FOR BUILDING PERMIT SCHEMATIC
- B. PROPERTY RECORD DATA W/ PHOTO

WHITE PROPERTY
243 Franklin Ave
Section 21, Block 185, Lot 187-188, 244-246

1. SIDE YARD SETBACK- REQUIRED 10 FEET

GARAGE – **9.6 FEET**

SEE FOLLOWING EXHIBITS:

- A. SURVEY
- B. PROPERTY RECORD DATA W/ PHOTO

ANGLISS PROPERTY
27 Cedar Place
Section 21, Block 184, Lot 175-177, 243

1. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING- **11.6 FEET ON CEDAR PL/ 11.2 FEET ON DAYTON ST**
OPEN PORCH- **4.6 FEET**

2. HEIGHT SETBACK RATIO

MAIN DWELLING- **VIOLATES ON FRONT, REAR AND SIDE YARDS**

3. MAXIMUM FLOOR AREA RATIO- 31%

MAIN DWELLING- **39.4%**

4. SIDE YARD SETBACK- REQUIRED 10 FEET

GARAGE- **3.3 FEET**

VARIANCES ISSUED APPROVING THE ABOVE

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEY
- B. VARIANCES (2)
- C. PROPERTY RECORD DATA W/ PHOTO

BAEHR PROPERTY
11 Cedar Place
Section 21, Block 180, Lot 348 & 356

1. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING- **7.5 FEET ON BROWN ST; 5.25 ON CEDAR PL**
DWELLING OVERHANG- **5.5 FEET ON BROWN ST**

2. REAR YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING- **17.68 FEET**

3. LOT AREA- REQUIRED 7500 SQUARE FEET

CURRENT LOT- **4710 SQUARE FEET**

4. MINIMUM LOT WIDTH AT SETBACK- REQUIRED 75 FEET

CURRENT LOT- **60 FEET**

5. MINIMUM FRONT PROPERTY LINE- REQUIRED 75 FEET

CURRENT LOT- **60 FEET**

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEY
- B. PROPERTY RECORD DATA W/ PHOTO

BECKER PROPERTY
46 Glenlawn Ave
Section 21, Block 185, Lots 193 & 194

1. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING – **APPROXIMATELY 6 FEET +/- FROM GLENLAWN**
APPROXIMATELY 8 FEET +/- FROM DAYTON

2. LOT AREA- REQUIRED 7500 SQUARE FEET

CURRENT LOT- **4800 SQUARE FEET**

3. MINIMUM LOT WIDTH AT SETBACK- 75 FEET

CURRENT LOT- **60 FEET (GLENLAWN)**

4. MINIMUM FRONT PROPERTY LINE- 75 FEET

CURRENT LOT- **60 FEET (GLENLAWN)**

SEE FOLLOWING EXHIBITS:

- A. SURVEY
- B. PROPERTY RECORD DATA W/ PHOTO

BOEHL PROPERTY
29 Dayton St
Section 21, Block K, Lots 136-137
(Residence B)

1. FRONT YARD SETBACK- REQUIRED 25 FEET

MAIN DWELLING- **7.3 FEET (DAYTON)**
OPEN PORCH- **APPROXIMATELY 5.0 FEET +/- (LITTLEWORTH)**
FRAME GARAGE- **APPROXIMATELY 15 FEET +/- (DAYTON)**

2. SIDE YARD SETBACK- REQUIRED 15 FEET

MAIN DWELLING- **13.9 FEET**
FRAME GARAGE- **4.94 FEET**

3. LOT AREA- REQUIRED 10,000 SQUARE FEET

CURRENT LOT- **4360 SQUARE FEET**

4. MINIMUM LOT WIDTH AT SETBACK- REQUIRED 100 FEET

CURRENT LOT- **80 FEET (BOTH DAYTON AND LITTLEWORTH)**

5. MINIMUM FRONT PROPERTY LINE- REQUIRED 100 FEET

CURRENT LOT- **80 FEET (BOTH DAYTON AND LITTLEWORTH)**

ABOVE APPROVED BY VARIANCE FOR ADDITION

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEY
- B. VARIANCE
- C. PROPERTY RECORD DATA W/ PHOTO

CHANG PROPERTY
200 Littleworth Lane
Section 21, Block K, Lot 140

1. **FRONT YARD SETBACK- REQUIRED 20 FEET**
MAIN DWELLING – **3.8 FEET**

2. **PRINCIPAL REAR YARD SETBACK- REQUIRED 20 FEET**
MAIN DWELLING – **9.6 FEET**

3. **SIDE YARD SETBACK- REQUIRED 10 FEET**
MAIN DWELLING – **2 FEET**

4. **LOT AREA- REQUIRED 7500 SQUARE FEET**
CURRENT LOT- **3060 SQUARE FEET**

5. **MINIMUM LOT WIDTH AT SETBACK- 75 FEET**
CURRENT LOT- **60 FEET (DAYTON AND LITTLEWORTH)**

6. **MINIMUM FRONT PROPERTY LINE- 75 FEET**
CURRENT LOT- **60 FEET (DAYTON AND LITTLEWORTH)**

SEE FOLLOWING EXHIBITS:

- A. SURVEYS (2)
- B. PROPERTY RECORD DATA W/ PHOTO

CHASE PROPERTY
100 Adams St
Section 21, Block 168, Lots 523

1. **FRONT YARD SETBACK- REQUIRED 20 FEET**
MAIN DWELLING- **13.36 FEET**
FRONT STAIRS- **APPROXIMATELY 9 FEET +/-**

2. **SIDE YARD SETBACK- REQUIRED 10 FEET**
MAIN DWELLING- **5.47 FEET**

3. **LOT AREA- REQUIRED 7500 SQUARE FEET**
CURRENT LOT- **3634 SQUARE FEET**

4. **MINIMUM FRONT PROPERTY LINE- 75 FEET**
CURRENT LOT- **39 FEET**

5. **MINIMUM LOT WIDTH AT SETBACK- 75 FEET**
CURRENT LOT- **39 FEET**

6. **MINIMUM LOT WIDTH – 90% OF FRONT LINE (35.10 FEET)**
CURRENT LOT- **26.79 FEET**

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEY
- B. PROPERTY RECORD DATA W/ PHOTO

CSOKA PROPERTY
17 Glenlawn Ave
Section 21, Block 174, Lot 422 & 464-465

1. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING – **16.05 FEET FROM GLENLAWN**
COVERED PORCH – **10.05 FEET FROM GLENLAWN**

2. PRINCIPAL REAR YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING – **10.2 FEET FROM ADAMS**

3. ACCESSORY REAR YARD SETBACK- REQUIRED 5 FEET

FRAME GARAGE – **1.55 FEET FROM ADAMS**

4. LOT AREA- REQUIRED 7500 SQUARE FEET

CURRENT LOT- **7200 SQUARE FEET**

SEE FOLLOWING EXHIBITS:

- A. SURVEY
- B. PROPERTY RECORD DATA W/ PHOTO

FOX PROPERTY
37 Glenlawn Ave
Section 21, Block 186, Lots 195, 196 & 254

1. **FRONT YARD SETBACK- REQUIRED 20 FEET**
MAIN DWELLING – **6.5 FEET FROM FRANKLIN**
15.4 FEET FROM GLENLAWN
OPEN PORCH- **8.6 FEET FROM GLENLAWN**

2. **PRINCIPAL REAR YARD SETBACK- REQUIRED 20 FEET**
MAIN DWELLING – **10.4 FEET**
STAIRS- **APPROXIMATELY 7.5 FEET +/-**

3. **ACCESSORY REAR YARD SETBACK- REQUIRED 5 FEET**
GARAGE – **2.6 FEET FROM GLENLAWN**
2.3 FEET FROM FRANKLIN

4. **MINIMUM LOT WIDTH AT SETBACK- 75 FEET**
CURRENT LOT- **60 FEET**

5. **MINIMUM FRONT PROPERTY LINE- 75 FEET**
CURRENT LOT- **60 FEET**

SEE FOLLOWING EXHIBITS:

- A. SURVEY
- B. PROPERTY RECORD DATA W/ PHOTO

GOULENE PROPERTY
202 Franklin Ave
Section 21, Block 175, Lot 10

1. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING – **14.7 FEET**
FRONT OPEN PROCH AND STEPS- **APPROXIMATELY 8 FEET +/-**

2. PRINCIPAL REAR YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING – **5.3 FEET**

3. ACCESSORY REAR YARD SETBACK- REQUIRED 5 FEET

GARAGE – **3.9 FEET**

SEE FOLLOWING EXHIBITS:

- A. SURVEY
- B. PROPERTY RECORD DATA W/ PHOTO

HANLEY PROPERTY
221 Franklin Ave
Section 21, Block 185, Lots 192 and 250

1. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING- **10.5 FEET**
FRONT COVERED PORCH/STAIRS- **APPROXIMATELY 5.5 FEET +/-**

2. SIDE YARD SETBACK- REQUIRED 10 FEET

MAIN DWELLING- **3 FEET ON EAST SIDE/ 5.6 FEET ON WEST SIDE**

3. LOT AREA- REQUIRED 7500 SQUARE FEET

CURRENT LOT- **4800 SQUARE FEET**

4. MINIMUM LOT WIDTH AT SETBACK- REQUIRED 75 FEET

CURRENT LOT- **40 FEET (BOTH FRANKLIN AND DAYTON)**

5. MINIMUM FRONT PROPERTY LINE- REQUIRED 75 FEET

CURRENT LOT- **40 FEET (BOTH FRANKLIN AND DAYTON)**

6. HEIGHT SETBACK RATIO

CURRENT LOT- **VIOLATIONS ON FRONT AND SIDE YARDS**

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEY
- B. PROPERTY RECORD DATA W/ PHOTO (2)

HARIR PROPERTY
279 Franklin Ave
Section 21, Block 184, Lots 234, 242

1. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING- **6 FEET**

FRONT STOOP & STAIRS- **APPROXIMATELY 3 FEET +/- FROM FRANKLIN**

2. REAR YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING- **10 FEET**

STAIRWAYS- ON OR OVER PROPERTY LINE (**0 FEET**)

3. LOT AREA- REQUIRED 7500 SQUARE FEET

CURRENT LOT- **4000 SQUARE FEET**

4. MINIMUM LOT WIDTH AT SETBACK- 75 FEET

CURRENT LOT- **40 FEET FROM CEDAR PLACE**

5. MINIMUM FRONT PROPERTY LINE- 75 FEET

CURRENT LOT- **40 FEET ON CEDAR PLACE**

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEY (OF JUST LOT 234)
- B. VARIANCE
- C. PROPERTY RECORD DATA W/ PHOTO

HERALD PROPERTY
124 Brown St
Section 21, Block 172, Lot 405 & 406

1. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING- **15.4 FEET**
FRONT OPEN PORCH- **APPROXIMATELY 10 FEET +/-**

2. SIDE YARD SETBACK- REQUIRED 10 FEET

MAIN DWELLING- **6.7 FEET**

3. LOT AREA- REQUIRED 7500 SQUARE FEET

CURRENT LOT- **4800 SQUARE FEET**

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEY
- B. PROPERTY RECORD DATA W/ PHOTO

HUSSEY PROPERTY
17 Cedar Place
Section 21, Block 180, Lot 289 & 357

1. **FRONT YARD SETBACK- REQUIRED 20 FEET**
MAIN DWELLING – **8.46 FEET FROM FRANKLIN**
2.85 FEET FROM CEDAR
2. **PRINCIPAL REAR YARD SETBACK- REQUIRED 20 FEET**
MAIN DWELLING – **ON PROPERTY LINE**
GARAGE- **7.81 FEET AND IN FRONT YARD**
3. **ACCESSORY REAR YARD SETBACK- REQUIRED 5 FEET**
GARAGE – **2.61 FEET**
4. **LOT AREA- REQUIRED 7500 SQUARE FEET**
CURRENT LOT- **2460 SQUARE FEET**
5. **MINIMUM LOT WIDTH AT SETBACK- 75 FEET**
CURRENT LOT- **41.5 FEET FROM CEDAR**
60 FEET FROM FRANKLIN
6. **MINIMUM FRONT PROPERTY LINE- 75 FEET**
CURRENT LOT- **41.5 FEET ON CEDAR**
60 FEET ON FRANKLIN

SEE FOLLOWING EXHIBITS:

- A. SURVEY
- B. PROPERTY RECORD DATA W/ PHOTO

JAKOWLEW PROPERTY
40 Glenlawn Ave
Section 21, Block 185, Lots 251-252

1. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING – **12.7 FEET FROM GLENLAWN**

11.88 FEET FROM FRANKLIN

PORCH- **5.25 FEET FROM FRANKLIN**

(Variance approving porch conversion to living space at 10 feet)

2. LOT AREA- REQUIRED 7500 SQUARE FEET

CURRENT LOT- **4800 SQUARE FEET**

3. MINIMUM LOT WIDTH AT SETBACK- 75 FEET

CURRENT LOT- **60 FEET (GLENLAWN)**

4. MINIMUM FRONT PROPERTY LINE- 75 FEET

CURRENT LOT- **60 FEET (GLENLAWN)**

SEE FOLLOWING EXHIBITS:

- A. SURVEY
- B. VARIANCE
- C. PROPERTY RECORD DATA W/ PHOTO

JAMES PROPERTY
276 Franklin Ave
Section 21, Block 180, Lot 291

1. **FRONT YARD SETBACK- REQUIRED 20 FEET**
MAIN DWELLING- **8.8 FEET**
2. **REAR YARD SETBACK- REQUIRED 20 FEET**
MAIN DWELLING- **15.16 FEET**
3. **HEIGHT SETBACK RATIO**
MAIN DWELLING- **VIOLATES IN FRONT, REAR AND SIDE YARDS**
4. **SIDE YARD SETBACK- REQUIRED 10 FEET**
MAIN DWELLING- **5.63 FEET ON WEST SIDE AND 8.38 ON EAST SIDE**
5. **LOT AREA- REQUIRED 7500 SQUARE FEET**
CURRENT LOT- **2400 SQUARE FEET**
6. **MINIMUM LOT WIDTH AT SETBACK- REQUIRED 75 FEET**
CURRENT LOT- **40 FEET**
7. **MINIMUM FRONT PROPERTY LINE- REQUIRED 75 FEET**
CURRENT LOT- **40 FEET**

**APPROVED BY VARIANCE GRANTED APPROVING ADDITION WITH
ABOVE CONDITIONS AND IN VIOLAION OF REAR AND SIDE SETBACKS
AND HEIGHT SETBACK RATIO**

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEY
- B. VARIANCE
- C. PROPERTY RECORD DATA W/ PHOTO

KLETTER PROPERTY
267 Glen Ave
Section 21, Block 168, Lots 489-492 & 519-520

1. FRONT YARD SETBACK- REQUIRED 20 FEET

GARAGE- **5.6 FEET**

2. NO STRUCTURES IN FRONT YARD

GARAGE IN FRONT YARD

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEY
- B. PROPERTY RECORD DATA W/ PHOTO

LANIER PROPERTY
28 Glenlawn Ave
Section 21, Block 181, Lot 306-307, 365-366

1. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING- **13.25 FEET (GLENLAWN)**
FRONT PORCH- **7.5 FEET**

2. NO STRUCTURES IN FRONT YARD

DECK- **LOCATED IN FRONT YARD OFF FRANKLIN**

**VARIANCE ISSUED APPROVING DWELLING ADDITION AND DECK WITH
THE ABOVE SETBACKS**

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEY
- B. VARIANCE
- C. PROPERTY RECORD DATA W/ PHOTO

LENNON PROPERTY
118 Dayton St
Section 21, Block 184, Lot 178, 179 & 236

1. **FRONT YARD SETBACK- REQUIRED 20 FEET**
MAIN DWELLING- **6.8 FEET**

2. **SIDE YARD SETBACK- REQUIRED 10 FEET**
MAIN DWELLING- **3.57 FEET**

3. **LOT AREA- REQUIRED 7500 SQUARE FEET**
CURRENT LOT- **7200 SQUARE FEET**

4. **MINIMUM FRONT PROPERTY LINE- 75 FEET**
CURRENT LOT- **40 FEET ON FRANKLIN AVE**

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEYS (2)
- B. VARIANCES (2)
- C. PROPERTY RECORD DATA W/ PHOTO

LEVIN PROPERTY
23 Glenlawn Ave
Section 21, Block 174, Lots 423-425

1. **FRONT YARD SETBACK- REQUIRED 20 FEET**
 MAIN DWELLING – **10.21 FEET FROM GLENLAWN**
 7.58 FEET FROM BROWN
 GARAGE- **1.25 FEET FROM BROWN**

2. **PRINCIPAL REAR YARD SETBACK- REQUIRED 20 FEET**
 MAIN DWELLING – **APPROXIMATELY 7.5 FEET FROM BROWN**

3. **ACCESSORY REAR YARD SETBACK- REQUIRED 5 FEET**
 GARAGE – **3.16 FEET FROM GLENLAWN**

4. **LOT AREA- REQUIRED 7500 SQUARE FEET**
 CURRENT LOT- **7200 SQUARE FEET**

5. **MINIMUM LOT WIDTH AT SETBACK- REQUIRED 75 FEET**
 CURRENT LOT- **40 FEET – GLENLAWN**
 60 FEET ROSLYN PARK WEST

6. **MINIMUM FRONT PROPERTY LINE- REQUIRED 75 FEET**
 CURRENT LOT- **40 FEET – GLENLAWN**
 60 FEET ROSLYN PARK WEST

SEE FOLLOWING EXHIBITS:

- A. SURVEY
- B. VARIANCE
- C. PROPERTY RECORD DATA W/ PHOTO

MARCUS PROPERTY
18 Glenlawn Ave
Section 21, Block 173, Lots 421 & 462

1. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING – **3.83 FEET**

2. SIDE YARD SETBACK- REQUIRED 10 FEET

MAIN DWELLING – **6.50 FEET ON WEST SIDE; 6.83 ON EAST SIDE**
A/C UNIT- **2.5 FEET**

3. LOT AREA- REQUIRED 7500 SQUARE FEET

CURRENT LOT- **4800 SQUARE FEET**

4. MINIMUM LOT WIDTH AT SETBACK- REQUIRED 75 FEET

CURRENT LOT- **40 FEET**

5. MINIMUM FRONT PROPERTY LINE- REQUIRED 75 FEET

CURRENT LOT- **40 FEET**

SEE FOLLOWING EXHIBITS:

- A. SURVEY
- B. PROPERTY RECORD DATA W/ PHOTO

MARTIN PROPERTY
299 Glen Ave
Section 21, Block 167, Lot 1688-1690, 1693 & 1696

1. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING- **9.85 & 12.85 FEET ON ADAMS ST**

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEY
- B. PROPERTY RECORD DATA W/ PHOTO

MCALLISTER PROPERTY
27 Glenlawn Ave
Section 21, Block 175, Lot 368

1. **FRONT YARD SETBACK- REQUIRED 20 FEET**
MAIN DWELLING – **14.82 FEET FROM GLENLAWN**
9.93 FEET FROM BROWN

2. **PRINCIPAL REAR YARD SETBACK- REQUIRED 20 FEET**
MAIN DWELLING – **10.3 FEET FROM GLENLAWN**
7.07 FEET FROM BROWN

3. **LOT AREA- REQUIRED 7500 SQUARE FEET**
CURRENT LOT- **2400 SQUARE FEET**

4. **MINIMUM LOT WIDTH AT SETBACK- 75 FEET**
CURRENT LOT- **40 FEET FROM GLENLAWN**
60 FEET FROM BROWN

5. **MINIMUM FRONT PROPERTY LINE- 75 FEET**
CURRENT LOT- **40 FEET FROM GLENLAWN**
60 FEET FROM BROWN

SEE FOLLOWING EXHIBITS:

- A. SURVEY
- B. PROPERTY RECORD DATA W/ PHOTO

MONE PROPERTY
2 Glenlawn Ave
Section 21, Block 174, Lots 521-522

1. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING – **7.3 FEET FROM GLEN AVE**
7.9 FEET FROM GLENLAWN AVE
WOOD STEPS - **7.2 FEET FROM GLEN AVE**
OPEN PORCH- **APPROXIMATELY 5 FEET FROM GLENLAWN AVE**

2. LOT AREA- REQUIRED 7500 SQUARE FEET

CURRENT LOT- **4800 SQUARE FEET**

3. MINIMUM LOT WIDTH AT SETBACK- REQUIRED 75 FEET

CURRENT LOT- **60 FEET – GLENLAWN**

4. MINIMUM FRONT PROPERTY LINE- REQUIRED 75 FEET

CURRENT LOT- **60 FEET – GLENLAWN**

SEE FOLLOWING EXHIBITS:

- A. SURVEY
- B. VARIANCE
- C. PROPERTY RECORD DATA W/ PHOTO

MURELLO PROPERTY
278 Franklin Ave
Section 21, Block 180, Lot 290

1. **REAR YARD SETBACK- REQUIRED 20 FEET**
MAIN DWELLING- **2.06 FEET**

2. **SIDE YARD SETBACK- REQUIRED 10 FEET**
MAIN DWELLING- **5.50 FEET ON WEST SIDE AND 3.28 ON EAST SIDE**

3. **LOT AREA- REQUIRED 7500 SQUARE FEET**
CURRENT LOT- **2400 SQUARE FEET**

4. **MINIMUM LOT WIDTH AT SETBACK- REQUIRED 75 FEET**
CURRENT LOT- **40 FEET**

5. **MINIMUM FRONT PROPERTY LINE- REQUIRED 75 FEET**
CURRENT LOT- **40 FEET**

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEY
- B. BUILDING PERMIT APPLICATION SCHEMATIC
- C. PROPERTY RECORD DATA W/ PHOTO

MURELLO PROPERTY
29 Dayton St
Section 21, Block K, Lots 133-135
(Residence B)

1. FRONT YARD SETBACK- REQUIRED 25 FEET

MAIN DWELLING- **10.7 FEET**
FRONT COVERED PORCH & STEPS- **APPROXIMATELY 5.0 FEET +/-**

2. REAR YARD SETBACK- REQUIRED 30 FEET

MAIN DWELLING- **APPROXIMATELY 15 FEET +/-**
PLATFORM DECK- **APPROXIMATELY 10 FEET +/-**
DECK STAIRS- **APPROXIMATELY 7.5 FEET +/-**

3. LOT AREA- REQUIRED 10,000 SQUARE FEET

CURRENT LOT- **APPROXIMATELY 6700 SQUARE FEET**

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEY
- B. PROPERTY RECORD DATA W/ PHOTO

NASHON PROPERTY
10 Elm Place
Section 21, Block 167, Lot 1697

1. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING STEPS- APPROXIMATELY **11.5 FEET +/-**
MAIN DWELLING OVERHANG- APPROXIMATELY **19 FEET +/-**

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEY
- B. PROPERTY RECORD DATA W/ PHOTO

NOVELLANO PROPERTY
222 Franklin Ave
Section 21, Block 181, Lot 305 and 364

1. **FRONT YARD SETBACK- REQUIRED 20 FEET**
MAIN DWELLING- **17.7 FEET**
FRONT OPEN PORCH WITH ROOF- **9.9 FEET**

2. **NO STRUCTURES IN FRONT YARD**
PATIO- **LOCATED IN FRONT YARD –AUTHORIZED BY VARIANCE**

3. **SIDE YARD SETBACK- REQUIRED 10 FEET**
MAIN DWELLING- **5.6 FEET ON WEST SIDE**

4. **LOT AREA- REQUIRED 7500 SQUARE FEET**
CURRENT LOT- **4800 SQUARE FEET**

5. **MINIMUM LOT WIDTH AT SETBACK- REQUIRED 75 FEET**
CURRENT LOT- **40 FEET FROM FRANKLIN AND BROWN**

6. **MINIMUM FRONT PROPERTY LINE- REQUIRED 75 FEET**
CURRENT LOT- **40 FEET FROM FRANKLIN AND BROWN**

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEYS
- B. VARIANCE
- C. PROPERTY RECORD DATA W/ PHOTO

REGAN PROPERTY
127 Brown St
Section 21, Block 180, Lot 350

1. **FRONT YARD SETBACK- REQUIRED 20 FEET**
MAIN DWELLING- **18.2 FEET**
FRONT OPEN PORCH- **APPROXIMATELY 9 FEET +/-**
2. **SIDE YARD SETBACK- REQUIRED 10 FEET**
MAIN DWELLING- **4.4 FEET**
3. **REAR YARD SETBACK- REQUIRED 20 FEET**
MAIN DWELLING- **APPROXIMATELY 9 FEET +/-**
4. **LOT AREA- REQUIRED 7500 SQUARE FEET**
CURRENT LOT- **2400 SQUARE FEET**
5. **MINIMUM LOT WIDTH AT SETBACK- REQUIRED 75 FEET**
CURRENT LOT- **40 FEET**
6. **MINIMUM FRONT PROPERTY LINE- REQUIRED 75 FEET**
CURRENT LOT- **40 FEET**

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEY
- B. PROPERTY RECORD DATA W/ PHOTO

SCHIDLOVSKY PROPERTY
50 Glenlawn Ave
Section 21, Block K, Lot 141

1. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING – **12'5" FROM DAYTON; 19.37' FROM GLENLAWN**
FRONT PORCH- **13.37'**
GARAGE- **ON DAYTON PROPERTY LINE; 12' +/- FROM LITTLEWORTH**

2. PRINCIPAL REAR YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING – **APPROXIMATELY 12' +/- FROM GLENLAWN**
APPROXIMATELY 12' +/- FROM DAYTON

3. LOT AREA- REQUIRED 7500 SQUARE FEET

CURRENT LOT- **3060 SQUARE FEET**

4. MINIMUM LOT WIDTH AT SETBACK- 75 FEET

CURRENT LOT- **60 FEET FROM LITTLEWORTH**
51 FEET FROM GLENLAWN

5. MINIMUM FRONT PROPERTY LINE- 75 FEET

CURRENT LOT- **60 FEET ON LITTLEWORTH**
51 FEET ON GLENLAWN

SEE FOLLOWING EXHIBITS:

- A. SURVEY
- B. APPROVED SITE PLAN
- C. PROPERTY RECORD DATA W/ PHOTO

SCHONFELD PROPERTY
267 Franklin Ave
Section 21, Block 184, Lot 180 & 238

1. **SIDE YARD SETBACK- REQUIRED 10 FEET**
MAIN DWELLING- **8.35 FEET ON EAST SIDE/ 7.5 FEET ON WEST SIDE**
2. **LOT AREA- REQUIRED 7500 SQUARE FEET**
CURRENT LOT- **4800 SQUARE FEET**
3. **MINIMUM FRONT PROPERTY LINE- 75 FEET**
CURRENT LOT- **40 FEET ON BOTH FRANKLIN AND DAYTON AVES**
4. **MINIMUM WIDTH AT SETBACK LINE- 75 FEET**
CURRENT LOT- **40 FEET FROM BOTH FRANKLIN AND DAYTON AVES**

VARIANCES ISSUED APPROVING THE ABOVE

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEYS (2)
- B. VARIANCES (2)
- C. PROPERTY RECORD DATA W/ PHOTO

SCHWEIGER PROPERTY
329 Glen Ave
Section 21, Block 172, Lots 402-404, 1684-1685

1. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING – **6.9 FEET FROM CEDAR**
9.1 FEET FROM GLEN
APPROXIMATELY 13 FEET +/- FROM BROWN

2. ACCESSORY REAR YARD SETBACK- REQUIRED 5 FEET

SHED- **OVER PROPERTY LINE**

SEE FOLLOWING EXHIBITS:

- A. SURVEY
- B. PROPERTY RECORD DATA W/ PHOTO

SERINGER PROPERTY
91 Adams St
Section 21, Block 173, Lots 460-461

1. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING- **10 FEET**
FRONT COVERED PORCH- **APPROXIMATELY 5.0 FEET +/-**

2. REAR YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING- **11.55 FEET**
GARAGE- **2.1 FEET**

3. SIDE YARD SETBACK- REQUIRED 10 FEET

GARAGE- **1 FOOT**

4. LOT AREA- REQUIRED 7500 SQUARE FEET

CURRENT LOT- **4800 SQUARE FEET**

ABOVE APPROVED BY VARIANCE

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEYS (2)
- B. VARIANCE
- C. PROPERTY RECORD DATA W/ PHOTO

SMITH PROPERTY
208 Littleworth Lane
Section 21, Block K, Lots 138-139
(Residence B)

1. **FRONT YARD SETBACK- REQUIRED 25 FEET**
MAIN DWELLING- **5.69 FEET (DAYTON); 5 FEET (LITTLEWORTH)**

2. **SIDE YARD SETBACK- REQUIRED 15 FEET**
MAIN DWELLING- **9.84 FEET**

3. **LOT AREA- REQUIRED 10,000 SQUARE FEET**
CURRENT LOT- **4205 SQUARE FEET**

4. **MINIMUM LOT WIDTH AT SETBACK- REQUIRED 100 FEET**
CURRENT LOT- **APPROXIMATELY 80 FEET (DAYTON AND LITTLEWORTH)**

5. **MINIMUM FRONT PROPERTY LINE- REQUIRED 100 FEET**
CURRENT LOT- **80 FEET (DAYTON); 80.01 FEET (LITTLEWORTH)**

ABOVE APPROVED BY VARIANCES FOR ADDITION

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEY
- B. VARIANCES (2)
- C. PROPERTY RECORD DATA W/ PHOTO

VAN VUERN PROPERTY
131 Brown St
Section 21, Block 180, Lot 349

1. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING- **16.2 FEET**
FRONT OPEN PORCH/STAIRS- **APPROXIMATELY 2 FEET +/-**

2. SIDE YARD SETBACK- REQUIRED 10 FEET

MAIN DWELLING- **9.3 FEET ON EAST SIDE/ 7.9 FEET ON WEST SIDE**

3. LOT AREA- REQUIRED 7500 SQUARE FEET

CURRENT LOT- **2400 SQUARE FEET**

4. MINIMUM LOT WIDTH AT SETBACK- REQUIRED 75 FEET

CURRENT LOT- **40 FEET**

5. MINIMUM FRONT PROPERTY LINE- REQUIRED 75 FEET

CURRENT LOT- **40 FEET**

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEY
- B. PROPERTY RECORD DATA W/ PHOTO

WADSWORTH PROPERTY
123 Brown St
Section 21, Block 180, Lot 292 & 351

1. **FRONT YARD SETBACK- REQUIRED 20 FEET**
MAIN DWELLING STEPS- **APPROXIMATELY 13 FEET +/-**
2. **SIDE YARD SETBACK- REQUIRED 10 FEET**
MAIN DWELLING- **9.91 FEET ON WEST SIDE AND 7.07 ON EAST SIDE**
3. **LOT AREA- REQUIRED 7500 SQUARE FEET**
CURRENT LOT- **4800 SQUARE FEET**
4. **HEIGHT- NO MORE THAN 2 STORIES**
MAIN DWELLING- **2.5 STORIES**
5. **MINIMUM LOT WIDTH AT SETBACK- REQUIRED 75 FEET**
CURRENT LOT- **40 FEET**
6. **MINIMUM FRONT PROPERTY LINE- REQUIRED 75 FEET**
CURRENT LOT- **40 FEET**

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEY
- B. PROPERTY RECORD DATA W/ PHOTO

WILLIAMS PROPERTY
275 Franklin Ave
Section 21, Block 184, Lot 237

1. FRONT YARD SETBACK- REQUIRED 20 FEET

MAIN DWELLING- **8 FEET**
FRONT ROOFED OVER PROCH- **APPROXIMATELY 5 FEET +/-**
SLATE PATIO AND STEPS ON FRONT PROPERTY LINE

2. SIDE YARD SETBACK- REQUIRED 10 FEET

MAIN DWELLING- **5.0 FEET ON EAST SIDE/APPROX 7.5 FEET +/- WEST SIDE**

3. LOT AREA- REQUIRED 7500 SQUARE FEET

CURRENT LOT- **2400 SQUARE FEET**

4. LOT COVERAGE- MAXIMUM 30%

CURRENT LOT- **35.7%**

5. MINIMUM FRONT PROPERTY LINE- 75 FEET

CURRENT LOT- **40 FEET**

6. MINIMUM WIDTH AT SETBACK LINE- 75 FEET

CURRENT LOT- **40 FEET**

SEE FOLLOWING EXHIBITS:

- A. ANNEXED SURVEY
- B. PHOTO SHOWING FRONT YARD ENCROACHMENT
- C. VARIANCE 2/4/86
- D. PROPERTY RECORD DATA W/ PHOTO

CERTIFICATION

I hereby certify that Breslin Appraisal Company Inc., was employed to appraise the subject property:

1. Neither Breslin Appraisal Company Inc., nor I have a present or contemplated future interest in the property appraised herein.
2. The appraisal sets forth all conditions of the assignment, limiting or otherwise that have an effect on the opinions or analysis contained herein. These limitations may have been imposed by the terms of the assignment or by the undersigned (see Assumptions and Limiting Conditions).
3. No one other than the undersigned and the employees and staff of Breslin Appraisal Company provided any assistance in the preparation of this report.
4. Neither the employment to make this appraisal nor the compensation are contingent on the value reported or upon anything other than the delivery of this report.
5. My analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the requirements of the Code of Professional Ethics and the uniform Standards of Professional Practice.
6. No matter affecting the value of the subject location has been knowingly withheld or omitted by the Appraiser.
7. The subject property herein has been physically inspected by the undersigned or a staff person of the company.
8. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, unbiased professional analyses, opinions, and conclusions.
9. The use of this report is subject to the requirements of the American Society of Appraisers (ASA) and the New York State Appraisal Board for review by their duly authorized representatives.

BRESLIN APPRAISAL CO. INC.



John J. Breslin, Jr.

President

Certified General Real Estate Appraiser

New York Certificate #46000013641

**JOHN J. BRESLIN, JR.
QUALIFICATIONS**

EXPERIENCE

Certified General Real Estate Appraiser, NYS License #46000013641; Licensed Real Estate Broker
President - Breslin Appraisal Co. - a full service real estate company involved in the appraisal of all types of
property in addition to sales, management, leasing, mortgaging, and consulting work.

Attorney - Licensed to practice Law in the State of New York

Former Assessor Village of Ocean Beach.

EDUCATION

J.D., St. John's University Law School

B.B.A., Siena College, Loudonville, N.Y. Major - Accounting

Society of Real Estate Appraisers, Course 101; Independent Fee Appraisers, Course 101

Various seminars, lectures, conferences on real estate appraising. Requisite courses for licensing, G-1, G-2, G-3,
E/S.

Long Island Real Estate Board, Broker's Course

Long Island Builder's Institute, Fundamentals of Home Building.

PROFESSIONAL SOCIETIES

Member, Long Island Board of Realtors

Member, Long Island Board of Realtors, Appraisal Division

Member, New York State Bar

Member, Suffolk County Bar Association

Member, American Society of Appraisers

GENERAL

Engaged in all forms of real property appraising including residential, commercial, industrial, and special purposes.

Lecturer Suffolk County Bar Association on Zoning and Land Use.

Guest Lecturer Touro Law School on Zoning and Land Use

TESTIMONY

Recognized as expert, Town of Huntington Zoning & Town Boards and Planning Boards

Recognized as expert, Supreme Court, Nassau and Suffolk Counties

Recognized as expert, Town of Brookhaven Zoning Board, Town Board and Planning Board

Recognized as expert, Town of Islip Zoning Board and Planning Board

Recognized as expert, Village of Asharoken

Recognized as expert, Village of Rockville Centre

Recognized as expert, Town of Smithtown Zoning Board, Planning Board, Town Board

Recognized as expert, Town of Hempstead and North Hempstead Zoning Board, Town Board

Recognized as expert, Town of Oyster Bay Town Board, ZBA

Recognized as expert, Federal Court

Recognized as expert, U.S. Bankruptcy Court

Recognized as expert, Nassau and Suffolk Surrogates Court

Recognized as expert, Town of Southold

Recognized as expert, Town of Riverhead

Recognized as expert, Village of Laurel Hollow

Recognized as expert, Town of Oyster Bay

Recognized as expert, Village of Cove Neck

Recognized as expert, Town of East Hampton

Recognized as expert, Town of Southampton

Recognized as expert, Village of Muttontown

Recognized as expert, Village of Brookville

Recognized as expert, Village of Lynbrook

Recognized as expert, Village of Malverne

Recognized as expert, Village of Valley Stream

Renee Swanson 161 Franklin Avenue Sea Cliff, NY 11579

My name is Renee Swanson and I live at 161 Franklin Avenue in the village of Sea Cliff. I am writing to say that I oppose the application to subdivide 101 Brown Street. As a long-time resident of Sea Cliff, I love that Sea Cliff flourishes as a delightfully varied community with parcels large and small. I strongly urge you to decide this application in favor of preservation and to uphold the traditions that have helped make Sea Cliff a village of unique charms.

From: margaret casey <margaret_c54@hotmail.com>
Sent: Sunday, January 10, 2021 3:13 PM
To: zba@seacliff-ny.gov
Subject: Letter to Oppose Proposal to Subdivide 101 Brown St.

Margaret & Mark Casey
67 Glenlawn Avenue
Sea Cliff, NY 11579
1/9/2021

Incorporated Village of Sea Cliff
Office of the Village of Sea Cliff Building Department
300 Sea Cliff Avenue
Sea Cliff, NY 11579

Re: Application No: 11757 – Philip & Dorothy Davidow, 101 Brown Street

To Whom It May Concern:

I am writing to you to oppose the above proposal to subdivide the property at 101 Brown Street for the following reasons:

1. Most importantly, approval of this application will set a precedent for other owners or speculators (especially those who are not vested in our unique village or community) to do the same. While I am completely in favor of residents improving homes and properties without impinging unduly on one's neighbors, I do not see how subdivision of any property can benefit anyone, save the sellers who perhaps would not intend to continue to reside at the same address thereafter? Therefore, subdivision cannot be viewed as an "improvement". We all moved to Sea Cliff because we love the beauty, character, and charm of the village and it is our job and yours to preserve it for future generations to enjoy. Most of us bought houses here because we wanted to live in this beautiful place, not because we saw our properties merely as assets.
2. The imminent construction of another house on this site will forever alter the streetscape of this picturesque corner of Sea Cliff, a vista that has endured since 1891. Changing the character of a street is of major concern in Sea Cliff these days— case in point, just look at Glenlawn Avenue. Why subdivide the property at 101 Brown St. and permit the view to be changed now after 130 years? It has always existed and been used as one lot, and it should continue to function as such.
3. Brown and Franklin are incredibly narrow streets. More housing will surely increase traffic on such narrow streets as these, thereby adding to the impending traffic problems that Sea Cliff will have to contend with following completion of the numerous new residential projects under construction in Glen Cove and Glenwood Landing.
4. Trees would likely have to be removed to make way for a new dwelling and far too many of our beautiful old trees have been taken down in the past few years to facilitate new construction – another likely occurrence that cannot be viewed as an "improvement".
5. Construction of a new family dwelling on this proposed subdivision would negatively impact the surrounding neighbors re. construction noise, worker parking, etc.

I urge you to thoroughly review the reasons in opposition to this proposed subdivision laid out above, and I respectfully request that you do not grant the variances required to subdivide the property of 101 Brown Street into 2 parcels, thus preventing the eventual construction of an additional dwelling on this site.

Thank you for your attention to this matter.

Sincerely,

Margaret Casey
Mark Casey

Get Outlook for Android

From: Diane Katsikas <dikat711@gmail.com>
Sent: Sunday, January 10, 2021 3:49 PM
To: zba@seacliff-ny.gov
Cc: Diane Katsikas
Subject: Subdivision 101 brown street

I am writing this email regarding the property known as # 101 Brown street but known to long time Sea Cliff residents as " the Cirina family home" !

I was born and raised in Sea Cliff... left and returned 30 years ago.. mainly wanting to live and raise my children in Sea cliff...just think considering all the choices on the island!!

One of the beauties of Sea cliff is it's range of different styles of homes ,different size of lots , different properties .

Having lived here as a child until the age of 22 ..when I came back I was saddened to see how many of the spaces I knew were now gone ... more houses were put up.. And so many open spaces that we knew were gone.

I believe when they purchased the house they were aware of how it sat on the property !? By subdividing it , the existing home would look extremely strange on such a small piece of property.

If financially they are unable to stay there or unable to change its location , well actually they should've thought of that before they purchased . I believe there are many people out there who would be happy to buy that home with such a beautiful piece of property !

I hope and pray the zoning board Will take into consideration all the neighbors and residents of the areas' humble opinions.

Thank you for the job you do,

Diane Katsikas

170 littleworth lane

Sea cliff

Sent from my iPhone

From: MaryEllen Cuomo <maryellencuomo@danielgale.com>
Sent: Wednesday, January 13, 2021 12:43 PM
To: zba@seacliff-ny.gov
Subject: 101 subdivision
Attachments: 101 brown street letter.docx

To the members of the SC Zoning board,

Please consider how I will be dramatically effected by this subdivision!!! My home will lose its value, the sun will be blocked from my home, will suffer through 2 years of noise, dust, trucks and dangerous situations on a one lane street. Don't let his speculator pollute and change my environment of 38 years!!

Sincerely,
Mary Ellen Cuomo
90 Brown Street
Sea Cliff, NY

Notice: Daniel Gale Sotheby's International Realty does not make requests for wire transfers via email; nor does the firm attempt to obtain confidential information through email including bank account numbers, credit card details, social security numbers, or other similar personal data. If you receive an email that appears to be from our company and requests that you wire funds or reveal confidential information, email fraud may be involved. Please do not respond to the message, and contact us immediately at: fraudalerts@danielgale.com or 800.942.5334.

To the Sea Cliff Zoning Board;

January 10, 2021

RE: 101 Brown Street application

According to the Environmental Conservation Commission of Sea Cliff, **“the preservation and improvement of the quality of the natural and man-made environment is an important issue within the Incorporated Village of Sea Cliff. ”**

“It is recognized that the biologic integrity of the natural environment on which man is dependent for survival and the natural and functional **beauty of our surroundings** which condition the **quality of our life experience** cannot be protected without the full cooperation and participation of all the people of the Village.”

The property at 101 Brown St is one of the rare treasures in Sea Cliff because it has a beautiful yard that is being used and enjoyed by adults to barbeque and for their children to run around and explore nature. It adds value to our homes on the street because it is not overbearing on our properties which have small setbacks that we can not change.

Why should we add another home that will cause more pollution and run-off? The homeowner is not hurting economically. As a Realtor, I know he can sell his home for a very large profit. He is a speculator who already built 2 large homes in the village. He had his home up for sale this year for a day or two but changed his mind. Then put this application in. Why do we let every inch of property be developed in Sea Cliff? **Let us preserve our environment.**

The proposed curb cut would be right across from my driveway which makes it dangerous being on such a small street that is barely wide enough for 2 cars to pass each other. The construction would disturb our way of life and cause dirt and dust to descend on my home. Who is going to pay for the cleaning of my property? Plus, I don't want the noise and pollution of trucks coming and going in front of my house for **2 years** which is how long it took him to build on the property at 125 Dayton. It would be different if this house was being built on Glenlawn where the street is wide and houses are far from each other.

There is a finished attic which the homeowner uses and that adds to the square footage. I have been in his home and have seen the finished attic. Also, originally their address was on Elm where the garage is.

The Village established these setbacks and height requirements to preserve our environment. A new home in Sea Cliff should follow the modern setbacks which were established to keep our town beautiful and to continue the charm of Sea Cliff. His proposed new building would be about 25 feet away from the front of my home and because the property is higher up from the street than my property, it will block the sunlight coming into my living room and bedroom which **lowers the value of my home that I have lived in for 38 years**. The Village of Sea Cliff should not allow a huge home to be built on a small piece of property with smaller setbacks that will cause hardship on the neighbors, reduce the value of homes in the neighborhood and add to the pollution of the environment. **The benefit to this builder should not outweigh the detriment to the neighborhood and especially my home**. This is a dangerous precedent for other Sea Cliff properties. They do not have a right to subdivide and I hope you will not grant them that right.

Sincerely,

Paul and Mary Ellen Cuomo, 90 Brown Street

From: Nicholas Baehr <nbaehr@hotmail.com>
Sent: Wednesday, January 13, 2021 9:32 PM
To: zba@seacliff-ny.gov
Subject: 101 Brown St.

To whom it may concern:

I'd like to voice my opposition to the subdivision of 101 Brown Street. I'm not sure if this property was purchased with the hope, or assumption that the zoning board would allow the owner to maximize their investment by dividing the lot. But the fact remains: This resident's job is to make money this way, without regard for the community.

To claim significant economic injury if they are not granted this subdivision has to be taken in the context of a booming real estate market, of which they have already taken advantage on two other properties. Are we talking about economic injury? Or are we not allowing them to squeeze every last penny out of their investment.

What I would hope, is that the goal of anyone who moves to Sea Cliff, even for a little while, is to work with the community. Be a good neighbor. Have dead trees removed which pose a threat. Contribute to the common good.

Please don't set a precedent for prospective residents who have plans antithetical to the community values of Sea Cliff.

Thank you.

Nick and Kacy Baehr
11 Cedar Pl
Sea Cliff, NY 11579

From: Eda D'Amico <ommer2@gmail.com>
Sent: Thursday, January 14, 2021 10:41 AM
To: zba@seacliff-ny.gov
Subject: Regarding 101 Brown St Application

The Zoning Board of Appeals,

I live in the neighborhood where 101 Brown St stands. It is the largest and tallest house for blocks , the streets are very narrow. If the property between it and the next house on Brown (87) or across from it on Brown (90) were to be built upon , these homes would instantly lose value and the entire neighborhood would feel the loss of light and space. Our neighborhood is one of small similarly sized homes. 101 Brown is an exception. It is the parcel of land in question that makes the house fit in the neighborhood .

To build on this property would end that .

To build on this property would create two nonconforming homes which are too large for their small lots.

Why allow this ?

If the current owner planned on developing this property when they purchased it , they forgot to check our zoning laws.

If they thought they could simply change those laws , I believe they may find they are wrong.

In Sea Cliff we frequently need variances to existing zoning to improve our homes. It is only after careful consideration from many perspectives and consideration for the common good that our applications are declined or granted. In this case I feel more citizens of Sea Cliff benefit if The Zoning Board of Appeals declines the application by the current owner of 101 Brown St to subdivide their property.

Respectfully,
Eda D'Amico

103 Adams St
Sea Cliff

118 Dayton Street
Sea Cliff, NY 11579
January 13, 2021

Zoning Board of Appeals
Village of Sea Cliff
Sea Cliff, NY 11579

Dear Zoning Board,

Mike and I are writing to adamantly oppose the request for variances on the Davidow property, address 101 Brown Street, in order to subdivide their property and "maintain" the current structure. Just over a year ago we sat in opposition to a request for a variance on the current structure so that the owners could then apply for permission to subdivide. At this time, the application is asking for variances on setbacks on two sides of the house as well as encroachments on the height/setback ratio that are not specific. To us this means they may not be clear of the size of the project or the scope of the engineering and architectural issues.

The dwelling has significant non conformities as situated on the property. The owners are asking for a variance to allow the current set back that is 2/3 of the 20 foot setback required for two sides of the house. We are not sure of the extent of the variance on the height/setback ratio nor the resulting figures post proposed subdivision because the application does not include those figures. Most certainly, the encroachment on the height/setback will be exasperated on half the property. This would negate the zoning law written to protect the light and space that impacts the neighboring properties and streetscape.

The homeowners do not have a vested right to subdivide. The property, address 101 Brown Street, is located in an historic part of Sea Cliff designated in the zoning code as zone A. Lots are based on tent sites dating back to the late 1800s. The use of tent sites over the last century has contributed to a mix of architecture most on non conforming sites. A vast majority could not be built today. A vast majority could not have been built in the time since the late 1960's when our zoning laws were strengthened in order to help save the architectural heritage of the village. Public outcry to the two homes built on a subdivided property between Dayton and Franklin contributed to the revision of zoning laws in the late 1990's.

In fact, most properties that were allowed subdivisions (with mixed results) did not have a large home on property that required significant variances. On Franklin/Dayton the resulting properties were larger with the existing dwelling about half the size of the Davidoff dwelling. That type of development should not be replicated up the block. The original owners of 101 Brown Street understood the need for the large property to be the site of their home now the subject of this application. They purposely took four tent

sites and combined them into one property that has never had a formal application for subdivision before the zoning board even before the zoning laws of the 1960's when the property changed hands. The reason is that the size of the property is not as easily sub dividable as it looks. There are grading issues especially where the Davidows want to place the driveway on Brown Street across one of the narrowest streets in Sea Cliff. Grading issues extend along the Brown Street side of the property.

The Davidow addendum states that a conforming property with a house would improve the neighborhood. That is not true. They propose to create a new and larger property of 9,000 square feet compared to the 7,500 square foot lot where the existing house would further encroach on the height /setback ratio. With the larger property they would be allowed to build a larger home without asking for a variance. We will not know their plans for that property until too late. The village has been responsive to the residents in strengthening certain aspects of zoning law to protect the environment. In this case the applicants are asking for variances that negatively impact light and space to immediate neighbors. As a result the resulting two homes and properties would have double the potential for four foot high fencing, landscape lighting, septic systems, motion detector security lights and other amenities allowed without a variance. As an aside, numerous trees will be lost. Future homeowners would have the option of asking for variances for widening the driveway, installing six foot high fencing and future zoning modifications.

In our community with many small properties within close proximity of neighbors, the development proposed is detrimental to the neighboring properties and neighborhood. While the applicants are looking to maximize the profit they see from their property, the property value of neighbors is negatively impacted. The applicants have a mixed track record of development in Sea Cliff. In spite of being built in two distinct parts of the village the facades at 125 Dayton Street and 93 Ransom are virtually the same. When proposing the Dayton Street project to zoning over 5 years ago the neighbors of 125 Dayton Street overwhelmingly spoke against the design and scale in spite of welcoming remediation to the house. The variance approved seriously cut off light to the most immediate neighbor. The Davidoffs showed that they were not sensitive to the architecture of the area by building the house as first proposed without any significant modification. Without needing a variance on a new structure we believe that is the same model building they will erect. Not in keeping with the neighborhood.

Regarding the current application, I like to explain that if the house was virtually placed on the property with the setbacks conforming to current zoning requirements; it would be visually obvious that the property was not sub dividable. The house and property would resemble other large homes in our area such as 9 Locust Place, 19 Locust Place and 135 Dayton Street with large open property. In fact the owners of 19 Locust Place have enhanced the property by building a garage. The Davidows were invited by a member of the Landmarks Commission to arrange a meeting in order to discuss modifications to the property that would enhance its value and profitability without negatively impacting the value of neighboring properties. They did not take advantage of that offer.

The owners are welcome to improve the property in order to profit but not to maximize profits at the detriment to their neighbors. They have done nothing to remediate the house that needs additional bathrooms, a larger kitchen and numerous updates. I suspect they may have to ask for further variances in order to bring the house up to date. I also suspect that when they do they will need to get a C of O for the attic. Further calculations of the Floor Area Ratio (FAR) including attic area should be considered as it has been used consistently as livable space for the past two owners and is documented as such in the Nassau County file of the property. The current owners have had a four story ladder extending to the roof for over 7 months. Is that a means of egress to the third floor? Are they repairing the roof? Not yet. The owners have had a construction vehicle parked in their driveway for over four years. What accommodations are they making to run a contracting business with equipment out of their home on a smaller property?

If economic difficulties preclude making the necessary updates and repairs to the current dwelling then how are they going to fund a subdivision and new house? Why aren't they taking advantage of the above average Real Estate market? The house and property are in demand as people with the financial ability opt to choose Sea Cliff over Brookville in order to enjoy a closer community experience. Families are renting homes here waiting for houses with larger properties not the opposite which this proposed project will create.

The house at 125 Dayton took over two years to build and another year to sell. In that time the applicants miscalculated serious grading issues (along with real estate market) along the rear property line resulting in huge delays and expense. The wall further impacts the neighbor who's light was negatively impacted by the variances allowed on the house. Any further development to our neighborhood needs to be suspect in terms of capability and forthrightness about the actual extent of the building project. Furthermore, subdivisions and other variances applied for on the basis of economic hardship or profit have been declined: The Woodshed that stands as it has for over 140 years, a property on Ransom and Marden with a request to subdivide to more easily care for a family member was declined even with a much smaller home as part of the subdivision and most recently a request to change zoning designation to allow a project that would help finance the restoration of the old Community Hall without changes to the exterior or property.

We think this entire application should be denied.

Sincerely,
Gwynne and Mike Lennon

Tammy and Kevin White
243 Franklin Ave.
Sea Cliff, NY 11579

Zoning Board of Appeals
Village of Sea Cliff
Sea Cliff, NY 11579

To the members of the Sea Cliff Zoning Board:

Please let this letter represent our strong opposition to the requested variance for 101 Brown Street. Understanding that your time is limited, here is a quick summary of our feelings.

Property owners come and go. With that in mind, we hope you allow local laws to save this property (and others like it) for future generations. The benefit to the current property owners should not come at the expense of our neighborhood. Please deny the variance sought in this application.

Regarding Floor Area Ratio:

The maximum floor area ratio of the existing structure is not being considered, however, we believe it should be. Tax records dating as far back as 1938 state that the attic is “finished.” As recently as 2010, the family that owned the house used the attic as livable space. Similarly, the attic space is being used as living space; lights on at night and

individuals easily seen using exercise equipment. Add to this, the long extension ladder (fire escape) that has been placed alongside the house for well over a year under the pretense that the property owners are working on their chimney.

Since this space is documented as “finished” and it is being lived in, it is our belief that this square footage should be counted toward the existing structure’s total square footage. This is critical because a newly created and substantially smaller lot surrounding the existing structure would then exceed another village code: maximum floor area ratio. This would provide one more item for this board to consider before rendering such an important decision.

Listed below is our response to the applicant’s addendum.

Variance or variances?:

The applicant uses the term variance and variances inconsistently throughout the addendum. It appears the applicant is requesting relief from one particular code, 138-1102. But this is misleading due to the fact that there are several substantial nonconformities: two minimum setback and two height/setback ratio restrictions that need to be accounted for. Once again, we believe the floor area ratio of the existing structure should be considered. Due to the severe impact such relief would have on our neighborhood, we ask that you do not provide requested relief.

Regarding the applicant's request for relief from 138-1102:

During the summer of 2020, Sea Cliff passed a law which requires that properties with existing nonconformities appear before the zoning board if any modifications are requested. In this particular case, the reason for such a law becomes readily apparent. The requested modifications to the property along with the resultant new buildable lot would create a whole host of implications for our neighborhood. As such, "insignificant" variances like minimum setback and height/setback ratio must be considered.

Prior to adopting this law, a public hearing was held. The current property owners had a chance to challenge the new law, but chose not to. Now that the law is in place, they are claiming it should not apply to them; they claim to be "vested." The fact is, they never received Planning Board approval and they certainly do not have a "shovel in the ground." In the State of New York, that means they are not "vested." This village law *does* apply to them and the Zoning Board must determine this application accordingly.

Regarding their claim to the "right to subdivide":

We take comfort in knowing it is not their "right." We trust that this Board will resolve the matter in the best interest of our neighborhood.

Regarding their claim of “significant economic injury” if they don’t receive these *four substantial* variances:

A denial of the requested variances would not change a thing. If the applicant took off their “developer hat” and simply did nothing with their property, they would not incur economic injury. On the contrary, if they do not get the requested relief, economic injury would only result if they insist on moving ahead with subdivision plans and must demolish or relocate the existing house. Again, if they simply did nothing with their property, they would not suffer economic injury.

If this is a matter of profit, which it appears to be, there are other avenues for the property owners to explore. These include selling the house as is or improving the existing structure and selling. Both would result in a profit. It is not the responsibility of the Zoning Board to grant variances which enable developers to make a profit at the expense of the neighborhood.

Regarding their claim that these variances would allow them to create a separate “fully conforming building lot”:

This is not true. Since the proposed new lot would lie between two streets, it would not comply with village code 145-9c(2). The property owners are aware of this, so using the term “fully conforming” is misleading and disingenuous.

The truth is, they would then need to approach the Planning Board and request further relief from village code.

Regarding the use of the Zoning Board of Appeals to create a new buildable lot:

The property owners are practicing their right to request these variances. But counter to their claim, they do *not* have a “right” to these variances and the resultant subdivision.

The Zoning Board serves as tool for home owners to improve their homes and properties, not as a weapon that can alter an entire neighborhood. In this particular application, the property owners have made their intentions clear. Granting these seemingly “insignificant” variances will result in a new lot and house, period. With so many negative ramifications, it should be impossible for this Board to approve these variances.

Regarding minimum setback requirements:

The applicant suggests the front yard setback variances are insignificant, but they are actually quite substantial. In fact, at 7.2 feet, the curb set back requirement of 20 feet is being violated by nearly 130%. This violation occurs twice. These are merely numbers. The true test of zoning violations lies in the sight test. When viewed from the street, the house is large and it lies very close to the street. The applicant is arguing that these nonconformities have existed for well over

100 years without complaint. That is absolutely correct. What they fail to mention is the fact that the property surrounding the house has accompanied the house for the same amount of time. Without this land, the neighborhood will be left with a large and oddly positioned house on a smaller piece of land. In other words, the existing nonconformities will be amplified or exacerbated.

Add to this, the property owners are asking for a buildable lot. The type of house they build and how it lies on the newly created lot will directly affect the existing structure's appearance. Our neighborhood will be left with two awkward homes disproportionate to the properties on which they lie. At which point, anyone walking past them might wonder, "How and why did this happen?"

Regarding height/setback ratio restrictions:

The fact that this home is a tall and beautiful Victorian means it is excessively high. Due to the placement of this house on the property, the height/setback ratio is violated twice. These violations will only be amplified if the property is subdivided and a new home is placed nearby. Subdividing this property will create two smaller lots from one. Even though the new lots would meet minimum square footage requirements, the existing nonconformities would be amplified. In addition, Add to this, the new lot and the structure that is built, will highlight these nonconformities even more.

Regarding the statement that the neighborhood is filled with nonconforming properties:

This is a fact, but it shouldn't be an argument in favor of creating more of the same. This home has sat nicely on an appropriately sized piece of land for over 100 years. Ripping away part of that land, reconfiguring a driveway and adding another house might follow a pattern from decades ago. Luckily, village code has advanced and laws have been written to prevent repeating mistakes of our past.

Regarding the applicant's claim that the "variance would not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties.":

This statement is false. Granting these variances would lead to many undesirable consequences. Most of these are intangible, nevertheless, very important since they affect our mental well-being. Some of these negative effects include: loss of natural light, reduced privacy, obstruction of views, reduced open space and value of the neighborhood. The more tangible negative consequences include: traffic/congestion, safety and substantial environment impact. The truth is, you cannot add a home where one did not exist without substantial undesirable effects.

Regarding the applicant's opinion on lot size:

The applicant claims an “oversized 9,000 square foot building lot” is “beneficial to the neighborhood.” We could not agree more, larger lots are certainly beneficial to our neighborhood. So, it’s ironic and hypocritical that the applicant is asking to reduce a large lot and create two smaller lots.

Regarding the applicant’s claim that granting of “the variance will not increase any existing nonconformity”:

While the nonconformities will not increase, they would certainly become more pronounced by the drastic reduction in property size. These nonconformities would be even more apparent if a new structure is built on the proposed buildable lot.

Regarding the applicant’s belief that the requested variance “will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood”:

The applicant’s statement is not true. Granting this variance leads to the applicant subdividing and building a new home. Despite being labeled as a Type II action, we all know a new home cannot be built on open land without negatively affecting the environment of our neighborhood.

The true scale of change is hard to summarize and depends on what might be built. It might be safe to assume this

property and the home built on it will look similar to other projects the applicant has completed in our village. Using that assumption, we have listed some ways our neighborhood would be affected with regard to environmental impact.

An unknown number of trees will need to be removed to make way for site development. Many of the remaining trees will have their roots damaged in the process of putting in a basement, cesspool and dry wells. All of us understand the role of trees in our neighborhood. They improve property value by providing shade and natural beauty. They help purify the air we breathe and provide habitat for wildlife. It is not an understatement to say that the loss of these trees would have an immense adverse environmental impact on our neighborhood.

Impermeable surfaces will blanket the property. These include the house itself as well as the driveway, walkways, a patio and a garage. The land that used to serve as a filter for our drinking water will now be covered. Any water that does make its way to our aquifer will need to pass by this newly developed house and will carry a new set of contaminants.

The new home will have climate control systems. Most likely the new house will burn oil or gas to heat itself. Either way, our neighborhood will be filled with a new set of home emissions where there used to be none. The effect of these emissions is amplified by the loss of trees mentioned earlier.

The new home would have a driveway and an unknown number of associated cars. Each of these cars adds emissions to our neighborhood where there used to be none.

What is currently an open yard that provides habitat for animals and peacefulness to the neighborhood would disappear. In its place, will be a fully functioning home. All the lights and noises a home emits will have an adverse environment impact on our neighborhood. Car alarms, garbage cans being shuffled to the curb and landscapers are a few of the new noises that will replace the sound of nature. These are adverse environmental impacts on our neighborhood.

The new home would emit human waste into the ground. The village would also have to deal with additional garbage, yard and food waste. These would adversely affect the environment in our neighborhood.

To summarize, there is absolutely no way for this applicant to maintain their stated position. Building a new house *will* negatively affect the physical and environmental conditions in our neighborhood.

Regarding the applicant's claim that their "alleged difficulty is not self-created":

To argue that their situation is not self-created is simply not true. The applicant had a Zoning Board hearing on November of 2019. A ruling by this Board allowed the

applicant to move forward with their attempt to subdivide their property. The applicant did not file and as a result, the Planning Board did not hear or approve an application. For that reason, any new laws that the village has passed are binding and need to be complied with, including 138-1102.

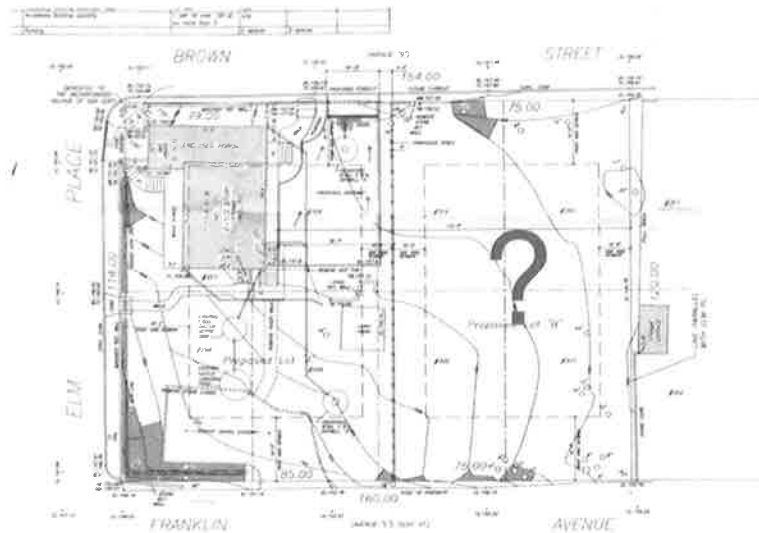
I would like to reiterate the fact that a public hearing was held prior to this new law taking effect. The applicant had a chance to argue against the proposed law at the time, but chose not to.

This application is not the first and it won't be the last to try to subdivide land within Sea Cliff. This law is an important tool the village can use to help protect itself from overdevelopment.

This really is a precedent setting application. We would not want to see this property's subdivision used as a benchmark for similar properties throughout our village.

What is the applicant really asking for? A blank slate:

If history can be used to judge future actions, approving these "insignificant" variances will undoubtedly lead to something our



neighborhood does not want. The current property owners are developers. They have already completed two projects within our village, 93 Ransom and 125 Dayton. In both cases, they used this Board to gain variances in order to maximize their profit.

By knowing their past, we have a chance to predict their future behavior. If they receive the requested variances from the Zoning Board, their next stop would be the Planning Board. At that point, they would seek a variance or special use permit from the Planning Board in order to comply with village code 145-9c(2). This is the code that prohibits a new lot spanning from one street to another.

If they are granted relief from 145-9c(2), their options are limitless. They could build according to the current code, which seems unlikely. They could approach this Board and ask for variances. Or they could sell the lot to another developer. In any of the above scenarios, the existing home on its smaller lot would have a new neighbor on an equally reduced lot.

We hope this is enough information for your board to deny the requested relief. Thank you for volunteering for this difficult position and taking the time to read this.

Sincerely,

Tammy and Kevin White

**JOANNE CIRINA DILORENZO
8 TULIP DRIVE
GLEN COVE, NY 11542**

January 13, 2021

Sea Cliff Zoning Board of Appeals
Village of Sea Cliff
300 Sea Cliff Avenue
Sea Cliff, New York 11579

RE: 101 Brown Street, Sea Cliff

Dear Members of the Zoning Board:

I write in opposition to the application to subdivide the subject property. My family lived on the subject property from the early 1940s until 2011 and therefore I would like to contribute a historical perspective on the value of maintaining its current boundaries. My father, Lawrence Cirina, wished to build a small home on the property for my sister. He was told by the village that this was impermissible. My father understood the rules and did not undertake a challenge. He appreciated the value that Sea Cliff placed upon maintaining high standards of land use, standards that attracted him to Sea Cliff in the first place. Though I no longer live in Sea Cliff, my seven siblings and I still have great appreciation for Sea Cliff's unique character and urge you to reject any application to subdivide and diminish this wonderful property.

Sincerely,

JoAnne DiLorenzo

jgerrity@seacliff-ny.gov

From: Lee Shonik <lshonik@icloud.com>
Sent: Friday, January 15, 2021 7:00 PM
To: zba@seacliff-ny.gov
Subject: Application of Philip and Dorothy Davidow

To: Zoning Board of Appeals

Re: Application of Philip and Dorothy Davidow, 101 Brown Street, Sea Cliff, NY

Please prevent the continued overdevelopment of our quaint village and refuse the subdivision at 101 Brown Street.

Thank you!

Eden and Lee Shonik

Sent from my iPhone

From: hansen1234@netzero.net
Sent: Saturday, January 16, 2021 10:32 AM
To: zba@seacliff-ny.gov
Subject: application of Phillip and Dorothy Davidow 101 Brown St,

To Whom It May Concern,

With regards to to application of the Davidow's to subdivide we, Karl and Maryellen Hansen (226 Franklin Ave), are opposed. The reasons given in the application form to allow them to subdivide seem, to us, to be invalid.

(1)- Section (a) The surrounding area is saturated with numerous properties and dwellings which are also nonconforming.

Granting this request would set a precedent for those of us who own more then one lot to subdivide.

(2)- Section (c) To not allow the the request would cause them significant economic injury.

With today's housing market the property could be sold at an economic benefit to the applicants.

(3)- Section (e) Changing the zoning ordinance after they purchased the property should allow the to build.

This argument show that the property was purchased with the intent to subdivide, which also invalidates the argument is section (c) of economic injury since it was purchased as a investment and speculation on real estate values increasing and permission to subdivide..

Also, this argument is analogous to stating the the stop sign wasn't there last week therefore I should be allowed to go without stopping this week.

In Short we are very much opposed the the requested subdivision.

Sincerely

Karl and Maryellen Hansen

From: Mike and Jen Keiler <radiokreb@gmail.com>
Sent: Saturday, January 16, 2021 5:28 PM
To: zba@seacliff-ny.gov
Subject: Letter to Oppose the Proposed Subdivision of 101 Brown Street

Zoning Board of Appeals
Village of Sea Cliff
Sea Cliff, NY 11579

To the Members of the Sea Cliff Zoning Board of Appeals:

We are writing this letter to oppose the proposed subdivision of 101 Brown Street. As Sea Cliff residents, we feel it is extremely important to preserve the larger properties in our village. We have plenty of families here already that have been looking for a property such as this one and many more who are looking to move to our village in search of a property like this. So, there is no question that 101 Brown Street could sell as is and be enjoyed by one family without subdividing, just as it has for all of these years.

It is true that many homes in Sea Cliff are on smaller lots which is why it makes it that much more important to keep this one and others like it. We want to continue to provide this variety of housing stock so that we will continue to attract a diverse group of people and also allow other families to stay within our village as they look for more space.

Additionally all the streets surrounding the property are very narrow. Typically, they only allow one car to pass at a time, thus requiring a second car to retreat to the nearest cross street. Clearly increased traffic in such a situation is not desirable.

In conclusion, a subdivision would be a great loss to our village and future generations who would otherwise enjoy this property.

Please deny the variance(s) sought to subdivide 101 Brown Street.

Sincerely,

Jennifer and Michael Keiler

19 Marden Avenue

Sea Cliff, NY 11579

From: Alli Trudden <allitrudden@gmail.com>
Sent: Saturday, January 16, 2021 6:41 PM
To: zba@seacliff-ny.gov
Subject: January 19- 101 Brown St

To whom it may concern:

I am writing in response to the attached regarding 101 Brown St. I have zero concerns regarding the owners plans to build on THEIR property. I find it unfortunate and frankly disgraceful how they are being treated. The owners wanting to build another home on THEIR property will hardly "alter an entire neighborhood". If they are building a home in accordance with regulations there should be no issue. I find it highly unfair that people who don't own the property are trying to stop the rightful owners. A new home would be welcome and would bring house values up. Maybe some of the neighbors who object should take a look at all of their properties...as some of them could use some maintenance. The open space at 101 Brown St is not a public park for the neighborhood, but private property. In closing, I fully support my neighbors at 101 Brown St to build.

Thank you!

Allison Trudden
154 Dayton St

Dear Neighbors!

The Zoning Board of Appeals will be reviewing an application to subdivide 101 Brown (the pink house). If variances are granted, a second house will be built on the new lot.

What can you do? Email comments to zba@seacliff-ny.gov before January 19th.

When: Hearing will take place January 19th via Zoom. No opportunity will be provided for public comment during the meeting; only written comment that is emailed to the board will be accepted.

Where: Application and associated files can be located on the Village of Sea Cliff's website: www.seacliff-ny.gov.

-Once you are on the homepage, locate the calendar and click on Jan 19th.

-Next, click on the words "Zoning Board of Appeals"

-This page will describe the steps necessary to connect and view the meeting.

-At the bottom of this page, click on "Application Davidow -101 Brown" for application details.

Why: The use of the Zoning Board of Appeals to improve a home is a reality for most Sea Cliff residents. But using the Zoning Board to alter an entire neighborhood is simply not acceptable. By working together and voicing our concerns, we have a chance to stop this subdivision and the ensuing development. The existing property and the value it brings to our neighborhood can and should be preserved for future generations.

From: Harvey Bass <hbbsailor@gmail.com>
Sent: Sunday, January 17, 2021 1:12 AM
To: zba@seacliff-ny.gov
Subject: Davidow Application 101 Brown Street

Dear members of the Zoning Board of Appeals

My name is Harvey Bass and I reside at 25 Laurel Avenue in Sea Cliff. I wish to voice my objections to the proposed subdivision of 101 Brown by Davidow.

Specifically I would like to address the addendum of the application by Dorothy and Philip Davidow. In their addendum section A, they state that the variance would not produce an undesirable change to the neighborhood and nearby properties. Their reason is that the non-conforming 7.2-foot setback had existed for one hundred years without complaint and thus there is no reason now to conform to the required 20-foot setback. I submit that this claim is a distortion. The existing 7.2 setback is on a property that is roughly 18,000 square feet. Under the proposed variance, the lot for the existing structure is reduced to roughly 6,800 square feet. Thus, the impact would have a magnitude of 260% over what exists today, further exacerbating the impact on height and setback provisions in the village code. As far as changing the character of the neighborhood, the proposed subdivision would destroy an area where larger plots stand against smaller plots that represents the eclectic nature of our community. Specifically, an area where the millionaire lives next door to the local mail carrier.

Additionally, in sections C and E of their addendum the applicants claim a loss of their benefits with such variances. As one who has had a number of businesses in my lifetime including real estate, I do not recall ever having a governmental agency guarantee that I would always benefit from my investments. However, I do recall that having regulations changing forced me to make changes that cost thousands of dollars with regard to properties I owned, some of which were recurring causing serious financial losses. In other cases, new regulations literally destroyed my chances of bringing a new product to market resulting in the entire loss of my development investment. Everyone going into a business proposition understands that there is no guarantee. One has to look no further than the hundreds and thousands of businesses that folded in the last year due to the Covid pandemic.

Further, the applicants would have us believe there is no other remedy to the Brown street property without a subdivision. Nothing could be further from the truth, fixing up or even expanding the current structure would certainly provide a saleable home into the millions. Currently there are more than a dozen homes for sale in Sea Cliff over a million dollars. Half of that number in excess of 1.7 million and recent sales had houses selling up to almost 4 million, so there are certainly options.

In closing, I just want to mention that this would be the third time that the Davidow group has attempted to change the character of our community and twice they have been successful. I plead with you not to allow another violation of the standards of our community to move ahead.

Respectfully submitted

Harvey Bass

January 17, 2021

Zoning Board of Appeals
Incorporated Village of Sea Cliff
300 Sea Cliff Ave
Sea Cliff, NY 11579

RE: Application of Philip and Dorothy Davidow to subdivide 101 Brown St.

I am opposed to the subdivision 101 Brown St. for the following reasons:

- Another cesspool or septic tank, adding to increased stress upon the local infrastructure and Hempstead Harbor.
- Increased traffic on the narrow streets in an already crowded neighborhood. The new home would likely add an additional 2 cars. Most homes in this neighborhood have at least 2 cars. Currently, they have at least 3 cars on their property, as well as a work van and a large construction truck (unsightly, in a residential neighborhood). This is more than is normal at a residence.
- This neighborhood, consists of nonconforming homes, making it unique. Adding a large home here detracts from the unique quality of the neighborhood.
- The issue of financial hardship should not even be a consideration of their request. That is their own personal issue, and they have options without subdividing their property.
- Why is it considered a fundamental right of any property owner to subdivide their property? Subdivision here will create a precedent, leading to more people subdividing their property. Is that what we want for our village of Sea Cliff?
- Does every piece of open land need to be filled with a dwelling?
- Even though the property looks large, it looks in proportion to the existing house. Subdivided, the current house will look out of proportion on its new size lot. And no doubt they will maximize the size of the home on the new lot. Once again, looking out of proportion for the lot. As seen unfortunately, throughout the village with all new home construction.
- In the Addendum to their application there is a sentence stating "the neighborhood surrounding the subject property is saturated with numerous properties...". Since this is already a saturated neighborhood, as they themselves acknowledge, there should not be another new home built in the neighborhood to saturate it even further. Thereby taxing the environment of the neighborhood further.
- This would be an extreme hardship to the neighbors in the immediate vicinity of this property. Unnecessarily affecting their quality of life.
- It seems apparent from their previous building requests that they are only out to make a profit, without any consideration of being a good neighbor in our village.

I may not be able to address all of the technical aspects for this request, however, to me it just doesn't feel like the right thing to do. Please deny their request.

Thank you,
Maryellen Murello
29 Dayton St.

January 17, 2021

Zoning Board of Appeals
Incorporated Village of Sea Cliff
300 Sea Cliff Avenue
Sea Cliff, NY 11579
Re: Application Davidow 101 Brown Street

Dear Board,

I have profound concerns about the Application of Dorothy and Phillip Davidow and their application to subdivide the property at 101 Brown Street.

Their proposal will change the character of the neighborhood.

- It will increase the density in an already dense section of the village.
- Add traffic on very narrow streets due to the proposed additional dwelling.
- Add a septic system to an already dense area and threaten Hempstead Harbor.

As a non-conforming request, any approval will be repeated throughout our village. Resulting in homeowners with like circumstances creating the same subdivisions in other locations throughout the village. Thereby increasing density and draining local resources. Builders will buy properties just to subdivide. Only the builder will benefit from this. The people of the neighborhoods and the village overall will be left to suffer the hardship resulting from this increased congestion and the lowering of property values.

101 Brown Street is one of the only large open properties in a dense neighborhood. It would be a terrible shame to lose that. Once these properties are changed like this they are gone forever. The charm of Sea Cliff is also gone. These properties are precious to the history and value of our village.

No one who has ever wanted to live in Sea Cliff has come in and said, "Oh what this town needs is greater density and conformity to the rest of Long Island!". Sea Cliff is sought out for its unique charm and character.

As to Mr. and Mrs. Davidow's plea of economic injury, they purchased the property with full knowledge of its status and condition. Any economic injury is due to their own decisions and choices. Those burdens cannot be shared by their neighbors or the village. They have other options.

- They can sell it as is to someone else. There are many people who are looking for a property just like this one to love.
- They can improve it and then sell it for lots more money. I'm sure it would sell much more quickly than the property at 125 Dayton did because of the more desirable property size.

This is not the first property that Davidow's have purchased in Sea Cliff. Nor is it the first property that they have tried to change. Each resulting in a fight with both the bordering neighbors and the village because what they planned went so far against the village code and neighborhood atmosphere. This shows that they are the only cause of their own economic injury. And that they don't respect or care about their neighbors or our village.

The existing house is a conforming building due to the current size of the property. The Davidow's are the ones that are trying to make it non-conforming, not the village. Their threat to tear it down to make it conform appears very unseemly to me. Not what we need in these divisive times.

Please consider the merits of my concerns on this matter seriously and deny their request. And thank you for taking your time regarding my input.

Sincerely yours,

A handwritten signature in black ink that reads "Judith Lagerman". The signature is written in a cursive, flowing style with a large initial "J".

Judith Lagerman
32 Laurel Avenue
Sea Cliff, NY 11579

Co-owner of:
29 Dayton Street
Sea Cliff, NY 11579

From: blmurf@aol.com
Sent: Monday, January 18, 2021 1:57 PM
To: zba@seacliff-ny.gov
Subject: Zoning Board Hearing re: 101 Brown Street

To: Zoning Board of Appeals, Village of Sea Cliff

Date: January 17, 2021

From: Barbara L. Murphy, owner of house and property located at 264 Franklin Avenue, Sea Cliff, New York

Re: Subdivision of 101 Brown Street, Sea Cliff, New York

I have lived at 264 Franklin Avenue for over thirty years and have enjoyed the ambiance and culture offered and provided by the Sea Cliff community. I have watched new houses being built and older houses being renovated or remodeled. And, for the most part, the results have been positive for the growth and maintenance of this small, intimate section of Sea Cliff. BUT, there comes a time when the construction should be limited or stopped because of the negative impact that would result.

Having read Dorothy and Philip Davidow's Addendum to Application, I would like to register my disapproval of the relief requested. To approve of the applicants' subdividing their property into two single family residential lots WILL, contrary to the Davidow's opinion:

- 1) adversely effect the general, natural ambiance of the area;
- 2) during construction, burden and obstruct the very narrow access of Franklin Avenue;
- 3) increase the population density;
- 4) ignore the renovations that need to be addressed in the original structure;
- 5) set a dangerous precedent for future requests for zoning variances related to subdividing property and construction thereon.

Respectfully submitted,

-Barbara L. Murphy
264 Franklin Avenue
Sea Cliff, NY 11579
516.676.7565

From: MM <altitude8@yahoo.com>
Sent: Tuesday, January 19, 2021 2:56 AM
To: zba@seacliff-ny.gov
Subject: Application Davidow-101 Brown
Attachments: FigA.jpg

To Whom It May Concern:

I wish to express my objections to the variance to subdivide 101 Brown Street. The property sits exactly half way between my home and my parents' home. I pass by every day, usually on foot.

The beauty of The Village of Sea Cliff is literally a tourist draw in and of itself. One reason for its beauty is that the Victorian homes and the lots upon which they sit are IN PROPORTION. This proportion contributes to how we perceive Sea Cliff as quaint, charming, and aesthetically pleasing.

This subdivision would effectively remove the sense of proportion that is currently and firmly in place at 101 Brown Street. The western and northern setback nonconformities and the extreme height are completely mitigated by the existing property size. Driving by, one may thus take in the view of the house at a distance. Walking by, one experiences pleasant respite from the formidable structure before encountering the next home. Light, air, and wildlife traverse that property continuously. The PROPORTION of property to building keeps the building looking like a part of our bucolic neighborhood. Subdivision will look and feel congested, much like the new house at 125 Dayton.

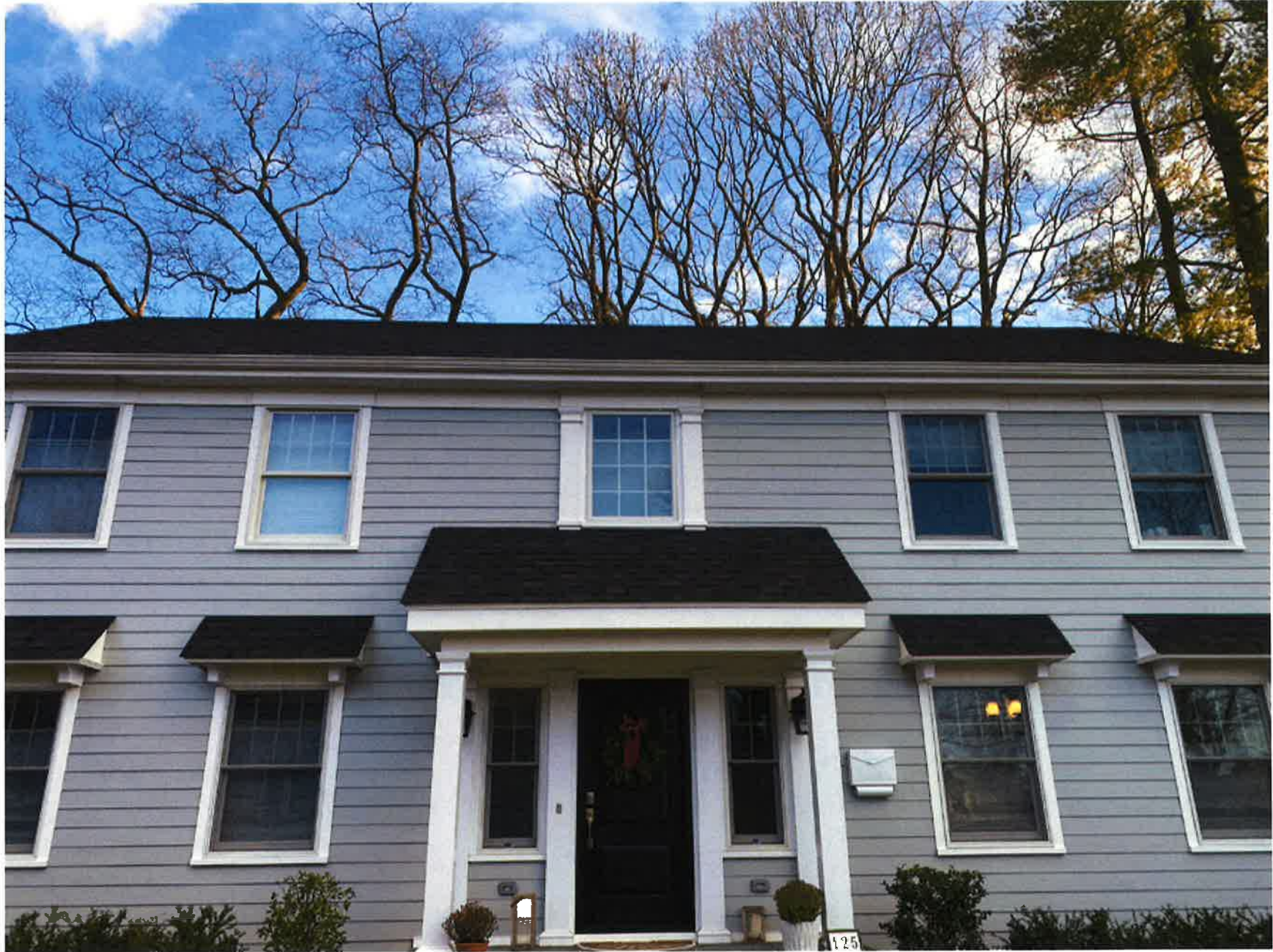
(Regarding 125 Dayton, please let me vent here because this house was built by the same Applicants: This house demonstrates what a lack of sensitivity to proportion does to a neighborhood. This home is a massive center hall colonial sitting barely 12 feet from the narrow road. The broad façade looms tall over passers-by. An oversized portico exacerbates the protruding effect, while windows are beefed up with heavy, architectural overhangs topped with asphalt roofing shingles that further create a sense of overbearing scale. I photographed the home from mid-street and it STILL cannot even fit in the camera frame. Far too much house for that depth of buildable property. I fear something of similar DISPROPORTION would arise on the Brown Street lot. See photo.)

More than almost anywhere else on Long Island, Sea Cliff is a walking village, and this neighborhood is particularly heavily strolled by families with babies, dog walkers, kids and even tourists. Packing in big-square-footage homes into neighborhoods like ours diminishes Sea Cliff's experiential value.

This project offers no benefit for us neighbors, as such alteration to the neighborhood is detrimental to overall aesthetic. The advantages of this project are solely for the financial gain of the applicants. The homeowners can make improvements to this home that they chose years ago ostensibly to live in, amongst us, their neighbors. Or, they can sell it to one of the many desiring to get out of the city in this time of Covid. It's a sellers' market!

They have options. But approving this variance will set a dangerous precedent. Will the Applicants sell one or both of the homes? For a contractor to move in to our Sea Cliff, shoehorn in a bunch of McMansions, then sell and get out is just not right. Not right at all.

Mary Ann Maier
61 Park Place
Sea Cliff, NY 11579



From: John Gonzalez <lamacarenajcg@gmail.com>
Sent: Tuesday, January 19, 2021 9:48 AM
To: zba@seacliff-ny.gov
Cc: LARA GONZALEZ
Subject: Request to deny Variances for 101 Brown Street
Attachments: Gonzalez Letter to Zoning Board re 101 Brown St.pdf

Dear Sea Cliff Zoning Board,

Please see attached letter expressing our vehement opposition to the variances requested by the owners of 101 Brown Street from Sea Cliff Zoning Board. We sincerely hope that the Zoning Board does the right thing and continues to support the preservation of our special neighborhood and put a stop to development projects that are ruining the beauty, character and comfort of our special Sea Cliff.

Sincerely,
John & Lara Gonzalez
Homeowners of 87 Brown Street, Sea Cliff, NY

John and Lara Gonzalez
87 Brown Street
Sea Cliff, N 11579

January 18, 2021

Dear Members of the Sea Cliff Zoning Board of Appeals,

Our names are John and Lara Gonzalez and we reside at 87 Brown Street, Sea Cliff. Since July 2001, we have been homeowners in Sea Cliff and have lived at the above address. Our property is adjacent to 101 Brown Street. We are writing in response to the application of Philip and Dorothy Davidow, 101 Brown Street to express our strong opposition to their request for variances with their intent to subdivide and develop the plot. Our family would be directly and adversely impacted if the Village grants variances to our neighbor and allows the proposed subdivision at 101 Brown Street to go ahead. Please allow us to explain why.

1. If the proposed subdivision is speculative in nature, we feel that it would be in violation of years of precedent in our community which has considered appeals by residents for reasons related to financial hardship. Granting these variances and allowing this subdivision if motivated by reasons other than financial hardship to proceed would potentially be precedent setting. The property owners are developers.
2. The proposed "Lot B" is home to over a dozen mature trees. In order to build the proposed structure and curb cuts, most of those trees would likely need to be removed. The negative environmental impact to our block and neighborhood would be immeasurable but must be considered.
3. The proposed structure would likely generate additional cars and traffic to the surrounding narrow streets of Brown, Franklin, Elm and others nestled in our neighborhood.
4. The proposed development would add additional sewage to our already fragile ecosystem in this part of Sea Cliff. The environmental impact of adding more sewage to our area would be difficult to measure but must be considered.
5. Depending on the position and height of the proposed structure on Lot B, our home would stand to lose much of the natural light on the side of our house that is adjacent to 101 Brown St. We are gravely concerned about the potential negative impact on our property value.
6. Depending on the position and the area of the proposed structure on Lot B, the privacy that we currently experience on the side of our house that is adjacent to the 101 Brown St. would be lost. We are deeply concerned about the potential negative effect on our property value.
7. We are asking the village to reject efforts on the part of those who would seek to profit from speculative real estate endeavors to further disrupt the peace and tranquility of our neighborhood.

In sum, we are adamantly opposed to the subdivision of 101 Brown Street. We feel strongly that Village Code 138-1102 was enacted to preserve the unique quality of our community and that the requirement

of a minimum of a 20-foot set-back should be maintained as well as the required height-setback area. We strongly urge the Zoning Board to deny the requests for the variances listed above. In fact, we expect the Zoning Board and leaders of our village to uphold village code. We are counting on members of the Zoning Board to reject the proposed over-development of this little corner of Sea Cliff which we feel is a smaller scale version of the over-development that is currently taking place in neighboring Glen Head and Glen Cove and should be avoided.

Thank you for your attention to this matter.

Sincerely yours,

John and Lara Gonzalez

Homeowners

1

To: Zoning Board of Appeals
From: Maria Stieglitz, 30 Dayton St.
Re: Application of Davidows, 101 Brown St.

Please deny the Davidow's application for a variance for the following reasons:

1) The purpose of the requested variance is to permit the Davidows to subdivide their property and build a new house on the new lot. Doing this will

- * Destroy the gracious, balanced proportions between the existing, beautifully gabled pink house and the existing open expanse of land.

- * obliterate the natural light and open views on the western side of next door neighbors' ^{homes} on Adams St. and Franklin St.

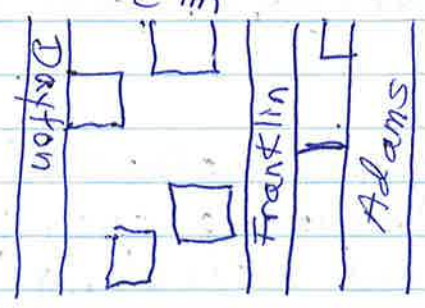
- * Add more cars to our narrow streets that will increase pollution & traffic in our historic neighborhood.

- * Lower property values of neighboring houses by eliminating open space & lovely views and increasing pollution traffic & noise in our historic neighborhood.

* Disrupt and reduce our quality of life during construction - probably a year or more - ~~being~~ due to noise, streets blocked by construction vehicles and workers' cars and trucks parked on our narrow streets.

* The Davidows are builders whose sole purpose is to maximize their profit. NOBODY IS GUARANTEED A SPECIFIC PROFIT! They can make improvements to the existing historic house - build a garage, back porch, update kitchen and bathrooms, improve landscaping and still make a substantial profit in this seller's market.

Although there were no zoning laws when houses began being built on former 40'x60' tent sites, owner-builders had the good sense & taste to position their houses near a corner of the property line, thus maximizing ^{usable} open space & by building houses in a checkerboard pattern, creating privacy for neighbors. We should learn from their wisdom!



Please, reject this application and pursue a lovely historic house and the property that makes it unique.
 Maria Stieglitz

P.S. One more example of a bad decision:

There are two magnificent Victorian houses at the end of Dayton St. One is on a large piece of property that is appropriate for the size of the house. The other is on a disproportionately small lot because former owners subdivided the property and the spacious, gracious proportions between the house & the land are gone. Instead, a post-war 2 story, suburban house abuts what had been a lovely mate to the Victorian house across the street. (The owners later regretted subdividing the property.)

From: ejfranck@aol.com
Sent: Tuesday, January 19, 2021 12:26 PM
To: zba@seacliff-ny.gov
Cc: marias1@optonline.net
Subject: application to subdivide 101 Brown St

Although I cannot join my neighbors' petition to refuse the owners application for a variance to subdivide the property at 101 Brown St. for a number of reasons, primarily that a prior ZBA determination that no variances were needed for the subdivision, I, nevertheless, wish you to convey the following proposal to the property owners. Be a good neighbor and invite the current neighbors of the property, in a Covid safe manner, to express their views about the best way to site and scale a new house so as to leave the maximum open space possible in the two new adjoining plots.

Thank you,

Ellen Franck
32 Elm Place

Opposition to subdivision of 101 Brown Street

It's been just over a week since our neighborhood was advised of the Davidow – 101 Brown Street application. In that limited amount of time and under difficult conditions, we made an effort to engage fellow residents on the streets. The following pages include names and addresses of residents that share our common concern. Remove Covid or move this petition to an online format and the numbers would have only increased. Regardless, 84 residents have signed their names. The attached map is meant to show that the opposition to this application is literally village wide.

In our conversations, many shared the belief that this is a precedent setting application. Approving this application will be seen as a green light for overdevelopment, while denying it will help protect our neighborhoods. A denial will reaffirm the belief that this board is available to residents for relief but not at the expense of the community.


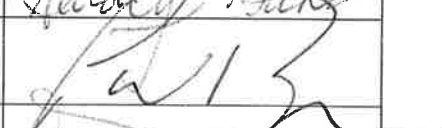



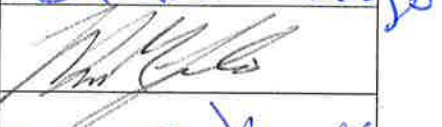

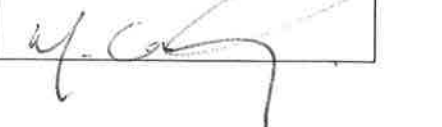
Please follow through with the will of our neighborhood and deny this application.

Opposition to subdivision of 101 Brown Street



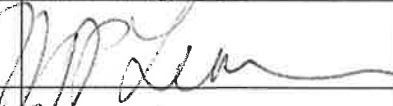

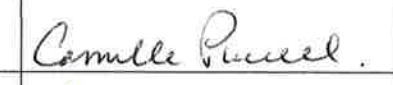
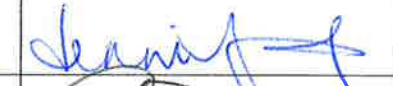

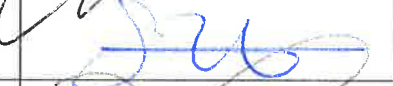

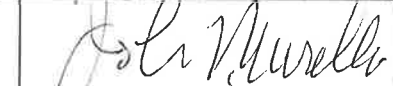
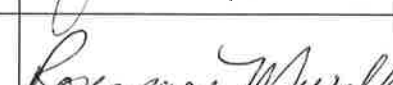




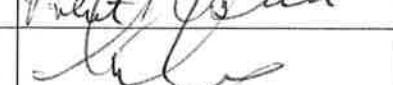
Opposition to subdivision of 101 Brown Street

As concerned residents of Sea Cliff, please let our names stand in strong opposition to the "Davidow - 101 Brown Street" application. We believe the Zoning Board of Appeals serves a valuable purpose in our village. However, granting relief from the village code would only result in the applicant's financial gain and a great expense to our neighborhood.

	Name (Print)	Address	Signature
1	Gwynne Lennon	118 Dayton St	
2	Maria Stieglitz	30 Dayton St.	Maria Stieglitz
3	Harvey Bass	25 Laurel Ave	Harvey Bass
4	Paul Buchl	712 Littleworth	
5	Diane Boehl	212 Littleworth	
6	Damir Galzina	267 Franklin	
7	Lee Skarik	111 Adams	
8	Barbara Ponzo	37 Elm Place	Barbara Ponzo Rodgers
9	Victoria Ponzo	37 Elm Place	Victoria Ponzo
10	Mark Lando	307 Franklin Ave.	
11	Maryellen Morello	29 Dayton St	Maryellen Morello
12	Judith Lagerman	32 Laurel Ave.	Judith Lagerman
13	Mark Casper	67 Glenwood Ave	
14	Margaret Casper	67 Glenwood Ave	

Opposition to subdivision of 101 Brown Street

As concerned residents of Sea Cliff, please let our names stand in strong opposition to the "Davidow - 101 Brown Street" application. We believe the Zoning Board of Appeals serves a valuable purpose in our village. However, granting relief from the village code would only result in the applicant's financial gain and a great expense to our neighborhood.

	Name (Print)	Address	Signature
15	MIKE LEIMON	183 Dayton St	
16	Mary Ellen Cramer	90 Brown St	
17	Camille Purcell	157 Dayton St	
18	Jen O'Hare	302 Franklin Ave	
19	ARTHUR PURCELL	157 Dayton St.	
20	SARAH HUGHES	161 15th ^{3c} Ave	
21	PETER ACKERMAN	67A Shore Rd GC	
22	JOHN MURELLO	278 Franklin Ave	
23	Rosemary Murello	278 Franklin Ave	
24	Richard Geismar	64 Park Pl	
25	Ann Hussey	17 Cedar Place	
26	KATHLEEN BATHIE	140 DAYTON ST	
27	Robert Osimeng	183 Franklin Ave	
28	MARK GIACO	62 Greenway Ave	

Opposition to subdivision of 101 Brown Street

As concerned residents of Sea Cliff, please let our names stand in strong opposition to the "Davidow - 101 Brown Street" application. We believe the Zoning Board of Appeals serves a valuable purpose in our village. However, granting relief from the village code would only result in the applicant's financial gain and a great expense to our neighborhood.

	Name (Print)	Address	Signature
29	Mary Greco	62 Glenlawn Ave	M. Greco
30	Ann Dubler	154 Merrick Ave	Ann Dubler
31	Lenore Tilberg	110 Downing Ave.	Lenore Tilberg
32	Noel Tilberg	110 Downing Ave.	Noel Tilberg
33	Mary McAuliffe	111 Downing Ave	Mary McAuliffe
34	Diane Lutzkas	170 Lottworth Ave	Diane Lutzkas
35	LAWRENCE MAIER	49 ADAMS	L. Maier
36	Ron Greenberg Beth Fedirko	70 Glen Ave	Ron Greenberg
37	Julie + Brian Hanley	221 Franklin	Julie + Brian Hanley
38	Jordan Brewer	161 Dayton St.	Jordan Brewer
39	Patrick Kosubis	161 Dayton St.	Patrick Kosubis
40	Margaret Watt	311 Carpenter	Margaret Watt
41	Eden Shonk	111 Adams St.	Eden Shonk
42	Matias Gonzalez	87 Brown St	Matias Gonzalez

Opposition to subdivision of 101 Brown Street

As concerned residents of Sea Cliff, please let our names stand in strong opposition to the "Davidow - 101 Brown Street" application. We believe the Zoning Board of Appeals serves a valuable purpose in our village. However, granting relief from the village code would only result in the applicant's financial gain and a great expense to our neighborhood.

	Name (Print)	Address	Signature
43	Abbey Hunt	298 8th Ave, Sea Cliff, NY 11579	Abbey E. Hunt
44	Sheila Wenger	162 16th Ave Sea Cliff NY 11579	Sheila Wenger
45	ANN WENGER	101 Brown St. Sea Cliff N.Y. 11579	Ann Wenger
46	Gary Wenger	101 Brown St. Sea Cliff N.Y. 11579	Gary Wenger
47	Alan Mitzner	145 Glenlawn Ave Sea Cliff NY 11579	Alan M
48	Judith Solomon Mitzner	143 Glenlawn Ave Sea Cliff 11579	Judith M
49	Daniel Fagin	49 Glen Ave, Sea Cliff NY 11579	Daniel Fagin
50	Alison Frankel	49 Glen Ave, Sea Cliff NY 11579	Alison Frankel
51	VIVIAN PARKA	60 PARK PLACE SC.	Vivian Parka
52	Eda Damico	103 Adams St	Eda Damico
53	Andrew J. Pirica	84 Brown St.	Andrew Pirica (copy)
54	Jennifer Keiler	19 Marten Ave	Jennifer Keiler
55	Mike Keiler	"	Mike Keiler
56	Missy Coe	63 Lafayette Ave	Missy Coe

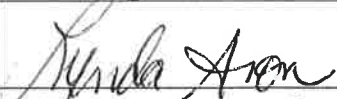
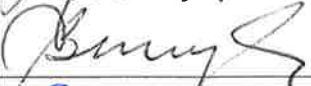





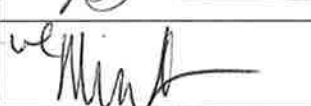
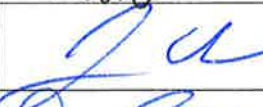




Opposition to subdivision of 101 Brown Street

As concerned residents of Sea Cliff, please let our names stand in strong opposition to the "Davidow - 101 Brown Street" application. We believe the Zoning Board of Appeals serves a valuable purpose in our village. However, granting relief from the village code would only result in the applicant's financial gain and a great expense to our neighborhood.

	Name (Print)	Address	Signature
57	Lara Gonzalez	87 Brown St. S.C.	Lara Gonzalez
58	John Gonzalez	87 Brown St. SC	John Gonzalez
59	Karl Hansen	226 FRANKLIN AVE SC	KARL HANSEN
60	Macyellen Hansen	11	Macyellen Hansen
61	NICK + KACY BAHR	11 CEDAR PL SC	Nick Bahr
62	Jean Jensen	24 Franklin Ave SC	J. Jensen
63	Stephen Redetti	200 Littlewood Ln	Stephen Redetti
64	Kevin White	243 Franklin Ave	Kevin White
65	Kyle Novellano	222 Franklin Ave	Kyle Novellano
66	Lindsay Novella	222 Franklin Ave	Lindsay Novella
67	Mary Ann Maier	61 Park Place	Mary Ann Maier
68	Andrew Roberts	222 Prospect Ave	Andrew Roberts
69	Robert Kenney	18 17 th AVE	Robert Kenney
70	Clifford Sinenberg	9 Barberrny Ln.	Clifford Sinenberg

Opposition to subdivision of 101 Brown Street

As concerned residents of Sea Cliff, please let our names stand in strong opposition to the "Davidow - 101 Brown Street" application. We believe the Zoning Board of Appeals serves a valuable purpose in our village. However, granting relief from the village code would only result in the applicant's financial gain and a great expense to our neighborhood.

	Name (Print)	Address	Signature
71	LYNDA ARON	35 Cedar Pl	
72	BARBARA MURPHY	264 FRANKLIN AVE	
73	Tammy White	243 Franklin	
74	Karen Papasergian	84 Park Pl	
75	Harry Schiff	134 Denton	
76	Linda Holger	79 Park Pl	
77	MARILYN PEDALINO	361 GLEN AVE SEA CLIFF	
78	Deborah Barnett	232 Franklin Ave Sea Cliff	
79	Mathew Barnett	232 Franklin Ave Sea Cliff	
80	Jasen McCarty	150 Franklin Ave Sea Cliff	
81	Tracy + Peter Johnson	201 Franklin Ave Sea Cliff	
82	Michael + Victoria	162 Franklin	
83	Josh Marcus	18 Glendon Ave.	
84	David Neugebauer	12 Circle Way	