



# INCORPORATED VILLAGE OF SEA CLIFF

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

## Notice of Review

2/2/20

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 Height restrictions.**

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

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

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

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

The applicant proposes to subdivide the property on which the existing structure is 36.9ft in height where 30ft is the maximum allowed.

**§ 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 encroaches on the height/setback restrictions on the north/ern and/ western side(s) of the structure. The existing structure is 36.9ft in height where 30ft is the maximum allowed.

**§ 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:** \_\_\_\_\_

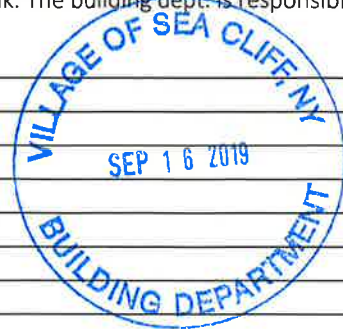
**Plumber:** \_\_\_\_\_  
**Address:** \_\_\_\_\_ **City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip:** \_\_\_\_\_  
**Phone:** \_\_\_\_\_ **Cell:** \_\_\_\_\_ **Email:** \_\_\_\_\_

**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/ks

**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: Jeremy Jung Saunderson

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					\$150 ZBA pd 9/24/19 \$100 BBpd 9/24/19
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: \_\_\_\_\_

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)

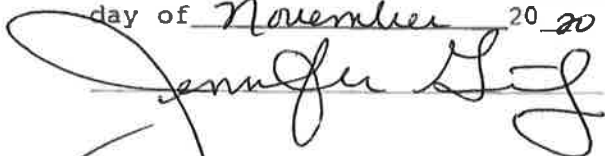
STATE OF NEW YORK) SS:

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.

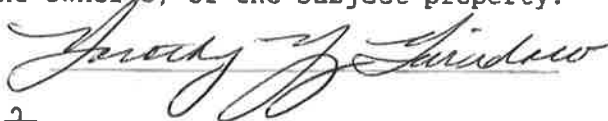


JENNIFER GERRITY  
NOTARY PUBLIC, State of New York  
No. 01GE6393557  
Qualified in Nassau County  
Commission Expires 06/17/2023

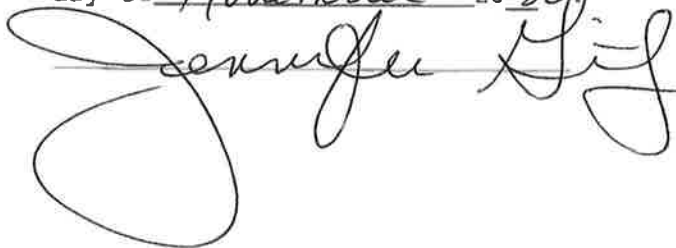
STATE OF NEW YORK) SS:

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

MASSAU 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

SITE PLAN

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. no more than 3	n/a		
138-1001	Parking		2 spaces	2 spaces	

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.

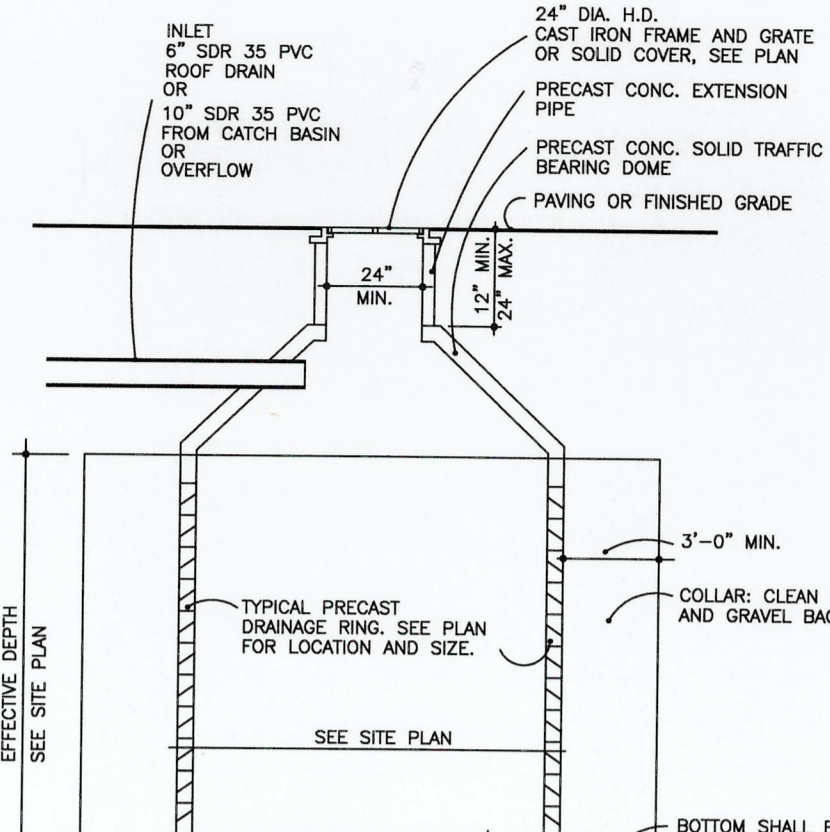
A THOROUGH INVESTIGATION BY THE OWNER, DEVELOPER AND/OR THE ARCHITECT MUST BE MADE WITH ALL UTILITY COMPANIES ON THE FEASIBILITY TO CONNECT TO ANY UTILITIES SUCH AS SEWER, WATER, ELECTRIC, GAS & TELEPHONE BEFORE PURCHASING AND/OR DESIGNING.

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.

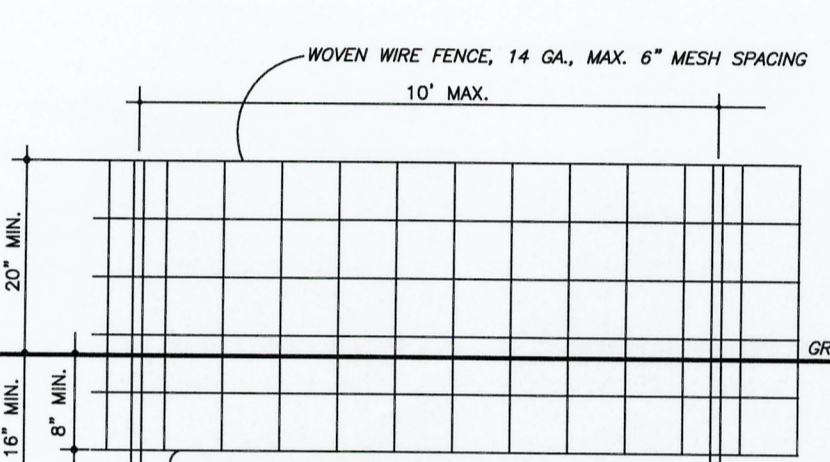
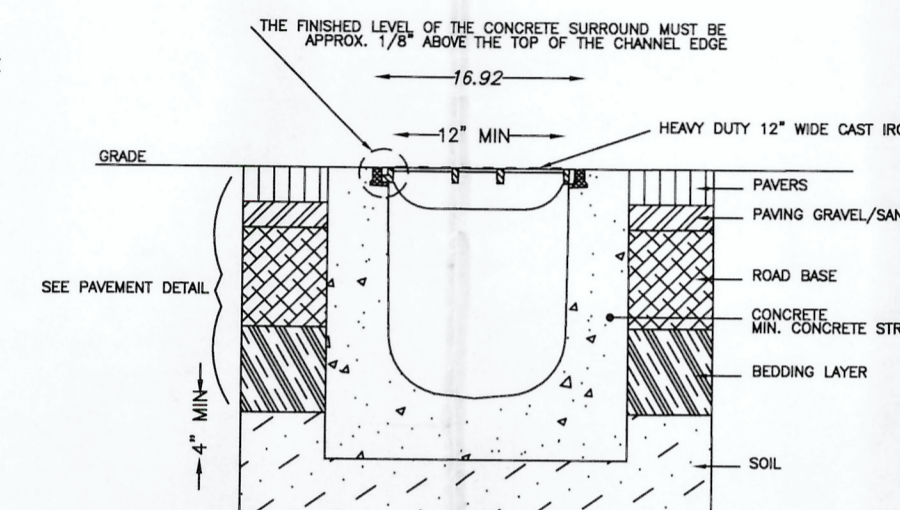
THE USE OF ANY INFORMATION ON THIS SURVEY CONSTITUTES AN AGREEMENT TO ALL OF THE ABOVE.

THE INFORMATION ON THIS PLAN REFERENCES A SITE PLAN DRAWN BY PETER ALBINSKI ARCHITECT, 1088 FOREST AVENUE, LOCUST VALLEY, NY 11560 WITH THE LATEST REVISION DATE OF 12/4/2019.



**DRAINAGE CALCULATIONS:**  
Designed for a 3" rainfall  
Drywell "A"  
Proposed Driveway = 1,481 s.f.  
Runoff = 1,481 s.f. x 3"/12 = 370 cubic feet  
Use 8" diameter storm drain rings: 42.24 c.f. per ft. of ring  
370 cu.f. / 42.24 c.f. = 8.77 ft. required  
Provide 8" dia. x 9' effective depth drywell

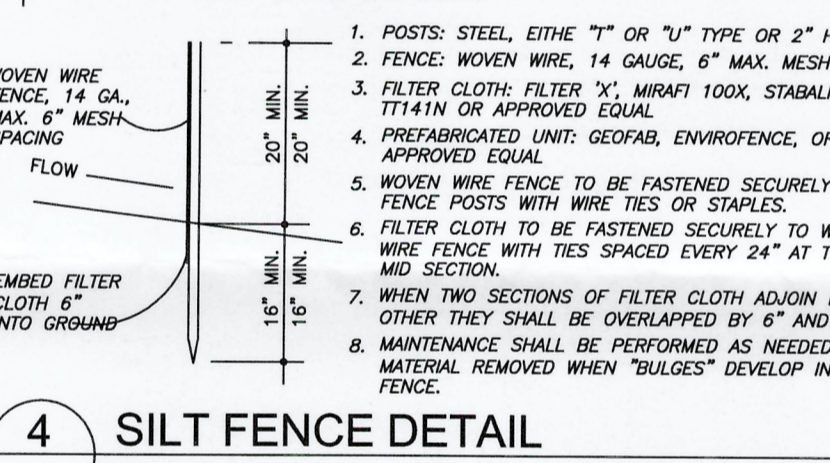
Drywell "B"  
Roof Area = 1,404 s.f.  
Runoff = 1,404 s.f. x 3"/12 = 351 cubic feet  
Use 8" diameter storm drain rings: 42.24 c.f. per ft. of ring  
351 cu.f. / 42.24 c.f. = 8.31 ft. required  
Provide 8" dia. x 9' effective depth drywell



**1 DRYWELL**  
NOT TO SCALE

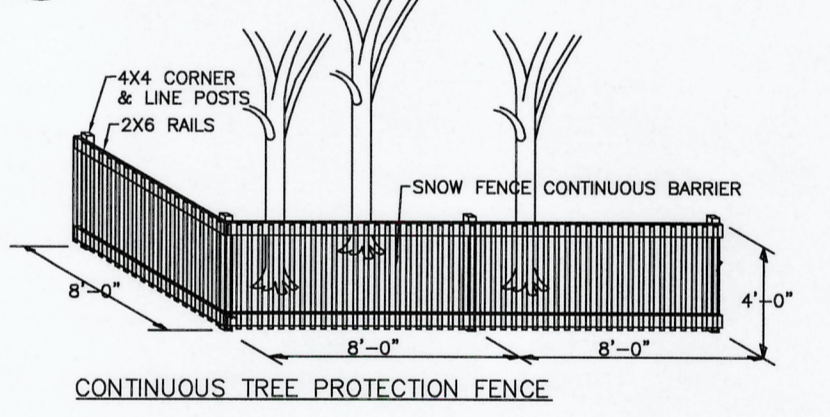
**2 TRENCH DRAIN DETAIL**

**3 BELGIAN BLOCK CURB & ASPHALT PAVING DETAIL**  
NOT TO SCALE



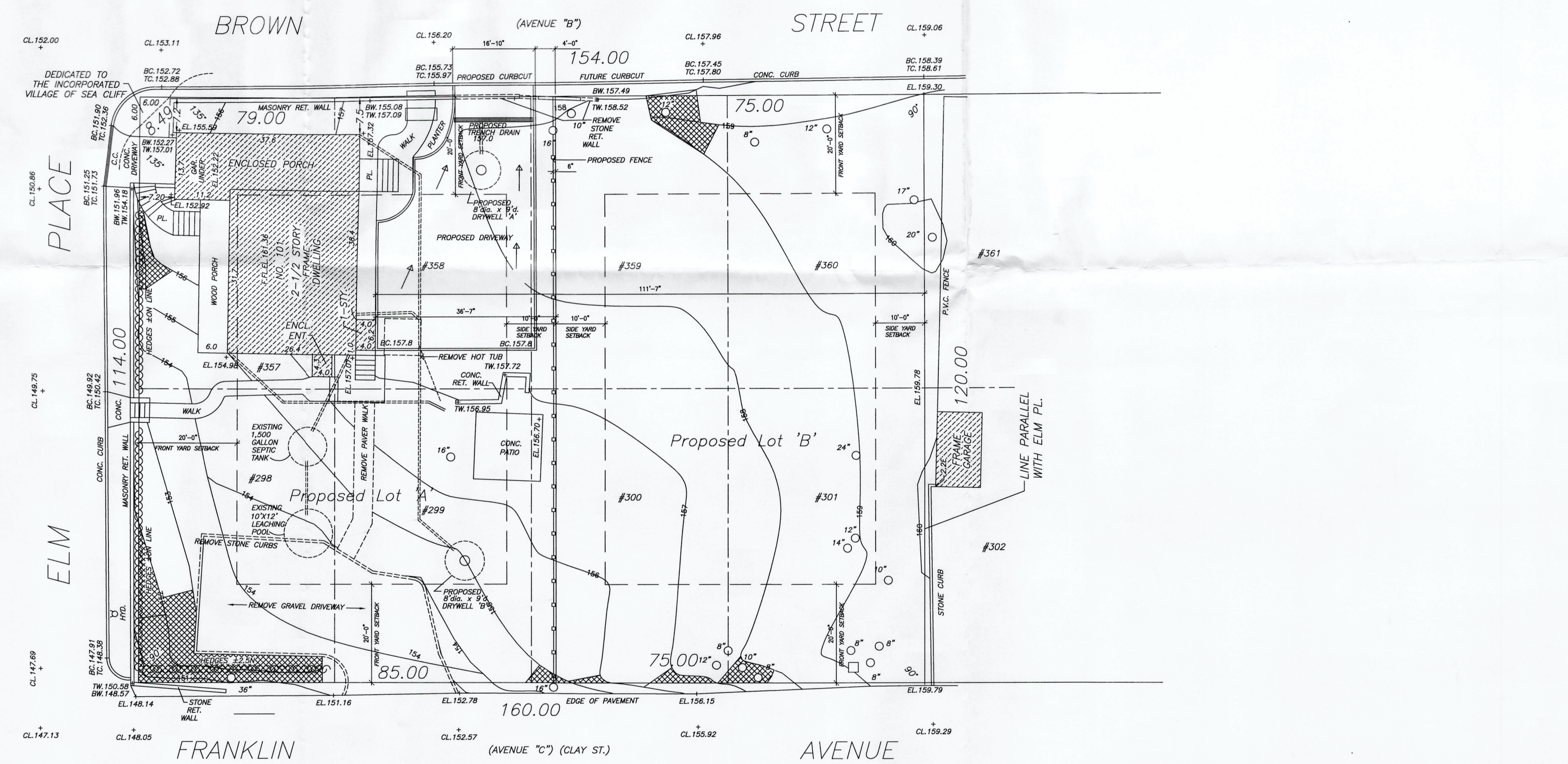
**4 SILT FENCE DETAIL**  
NOT TO SCALE

**5 TREE PROTECTION DETAIL**  
NOT TO SCALE

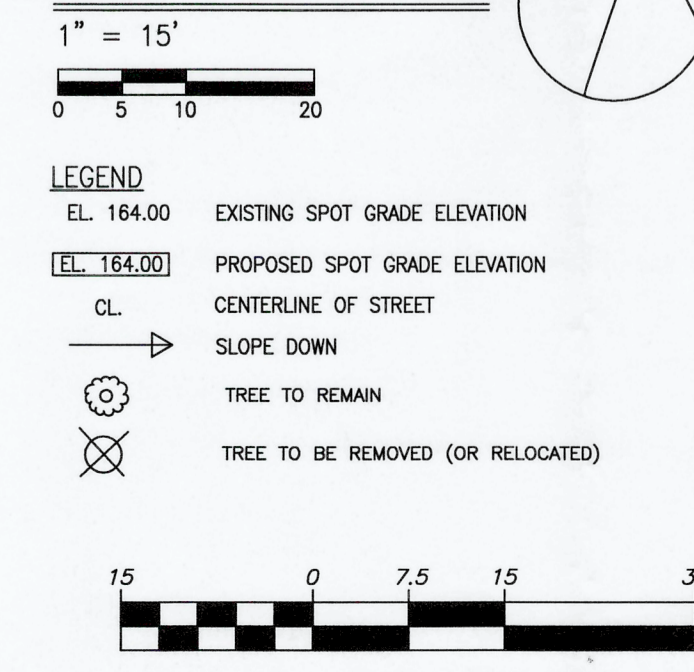


**EROSION CONTROL MEASURES**

- SEDIMENT 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:
  - EXISTING VEGETATION TO REMAIN SHALL BE PROTECTED AND REMAIN UNDISTURBED.
  - CLEARING AND GRADING SHALL BE SCHEDULED SO AS TO MINIMIZE THE SIZE OF EXPOSED AREAS AND THE LENGTH OF TIME THAT AREAS ARE EXPOSED.
  - THE LENGTH AND STEEPNESS OF CLEARED SLOPES SHALL BE MINIMIZED TO REDUCE RUNOFF VELOCITIES.
  - RUNOFF SHALL BE DIVERTED AWAY FROM CLEARED SLOPES.
  - SEDIMENT SHALL BE TRAPPED ON THE SITE.
  - 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 FLUSHED AS NECESSARY.



SITE PLAN



LEGEND

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

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 SEEDED 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 SHOWN AT FENCING ENCROACHMENTS OF WALLS BELOW SURFACE ARE NOT SHOWN. ROOTS OF TREES AND/OR ENCROACHMENTS 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 <b>SEA CLIFF</b> MASSAU 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  
empire-surveys@aol.com | (516)-240-6901

DRAWN: MARCH 13, 2020

NOTES:

ELEVATIONS SHOWN ARE RELATIVE.

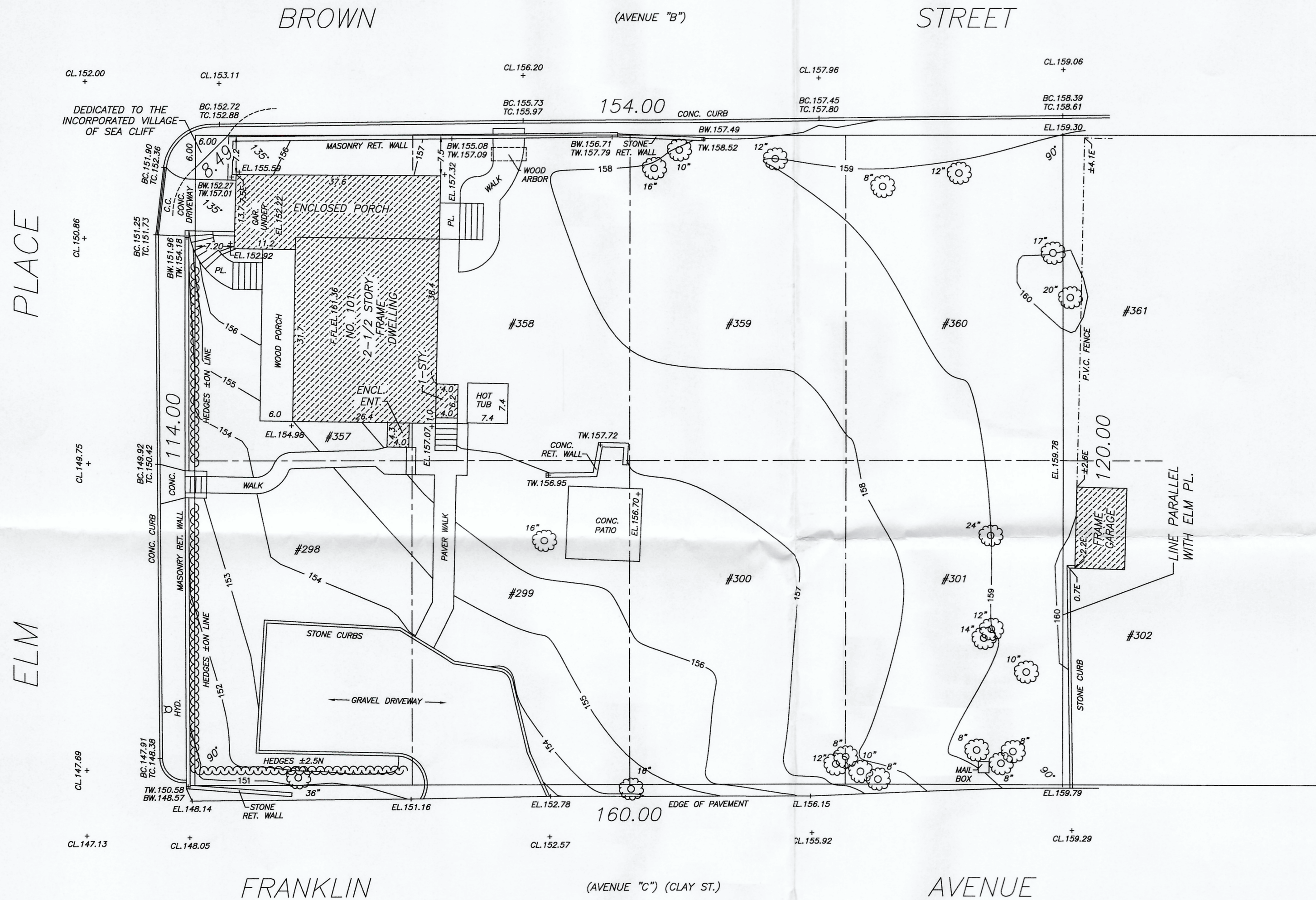
UNDERGROUND UTILITIES ARE NOT SHOWN. CONSULT WITH APPROPRIATE UTILITY COMPANIES AND/OR AGENCIES PRIOR TO DESIGNING IMPROVEMENTS.

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.

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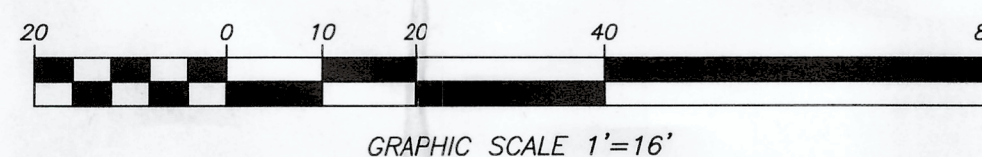
THE USE OF ANY INFORMATION ON THIS SURVEY CONSTITUTES AN AGREEMENT TO ALL OF THE ABOVE.



- 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 <b>SEA CLIFF</b> NASSAU COUNTY, N.Y. TAX SECT.: 21 TAX BLOCK: 181 TAX LOT(S): 298, 299, 300, 301, 357, 358, 359 & 360
		<b>Empire State Land Surveyor, P.C.</b> 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









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 16<sup>th</sup> 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 14<sup>th</sup> 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 19<sup>th</sup> 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 OWNER  
285 GLEN AVE  
SEA CLIFF, NEW YORK 11579

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

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

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

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

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

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

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

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

*Ignacio Segura + Lia Brooks*

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

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

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

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

*Andrew + Meghan Roberts*

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

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

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

*Jean Barbara Ponzo*

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

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

*230-232 Franklin LLC*

~~MCGAULEY JR EDWIN M~~  
OR CURRENT OWNER  
232 FRANKLIN AVE  
SEA CLIFF, NEW YORK 11579

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

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

SANAK ANDREW J & LAURA HUSSEY  
OR CURRENT OWNER  
119 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.







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



YELLOW =  
NON CONFORMING  
SET BACKS  
w/in 300 FT  
RADIUS

200'

300'

500'

Dayton St

Glenlawn Ave

35 Cedar

292 Franklin

149 Brown

339 Glen

35 Cedar

19th Ave

929

967

981

125 Dayton

27 Cedar

279 Franklin

17 Cedar

11 Cedar

135 Adams

299 Glen

10 Elm

291 Glen

982

126

118 Dayton

275 Franklin

278 Franklin

127 Brown

116 Brown

285 Glen

285 Glen

983

126

32 Elm

267 Franklin

268 Franklin

117 Brown

16 Elm

100 Adams

277 Glen

984

126

29 Dayton

133 Dayton

243 Franklin

101 Brown

119 Adams

277 Glen

291 Glen

985

126

134 Dayton

135 Dayton

243 Franklin

101 Brown

119 Adams

277 Glen

291 Glen

986

126

136 Littleworth

137 Littleworth

243 Franklin

101 Brown

119 Adams

277 Glen

291 Glen

987

126

138 Littleworth

139 Littleworth

243 Franklin

101 Brown

119 Adams

277 Glen

291 Glen

988

126

140 Littleworth

141 Littleworth

243 Franklin

101 Brown

119 Adams

277 Glen

291 Glen

989

126

140 Littleworth

141 Littleworth

243 Franklin

101 Brown

119 Adams

277 Glen

291 Glen

990

126

140 Littleworth

141 Littleworth

243 Franklin

101 Brown

119 Adams

277 Glen

291 Glen

991

126

140 Littleworth

141 Littleworth

243 Franklin

101 Brown

119 Adams

277 Glen

291 Glen

992

126

140 Littleworth

141 Littleworth

243 Franklin

101 Brown

119 Adams

277 Glen

291 Glen

993

**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.

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John J. Breslin, Jr., President

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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 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 dwellings 54 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.**



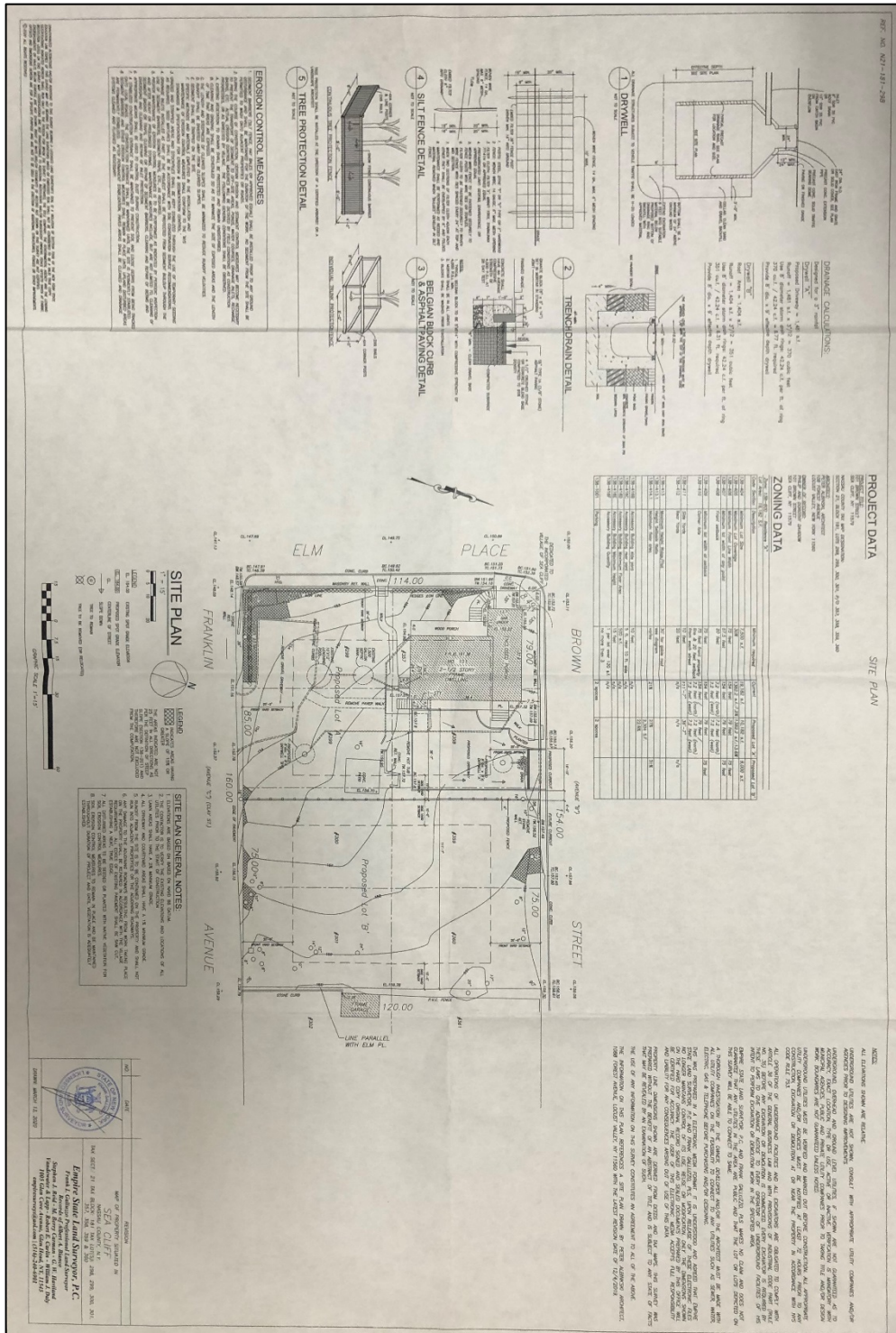
John J. Breslin, Jr.  
President  
Certified General Real Estate Appraiser  
New York Certificate #46000013641

JJB/mr

**ADDENDA**



# SUBJECT SURVEY





**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)*

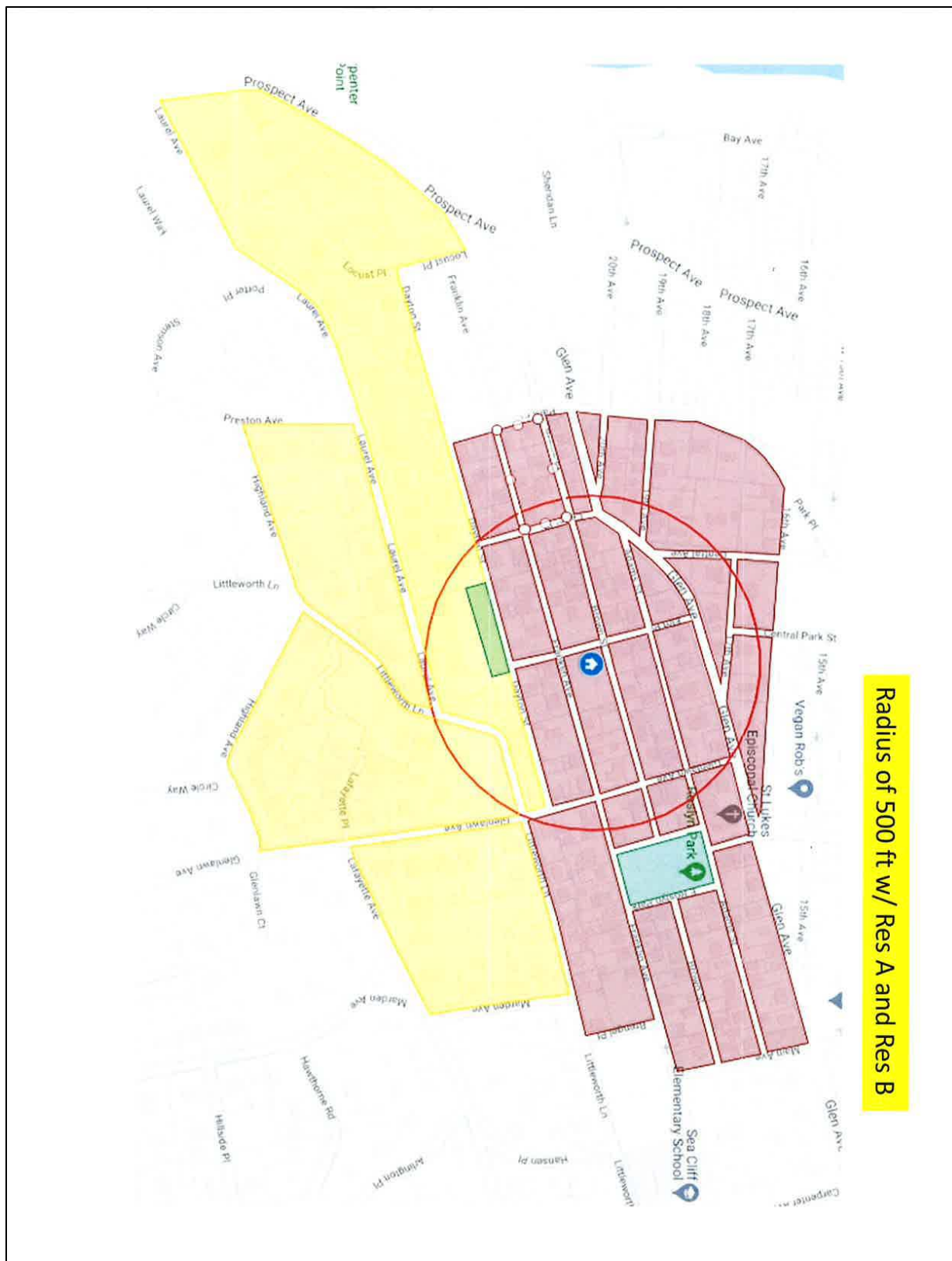


**LEGEND**

**Subject**

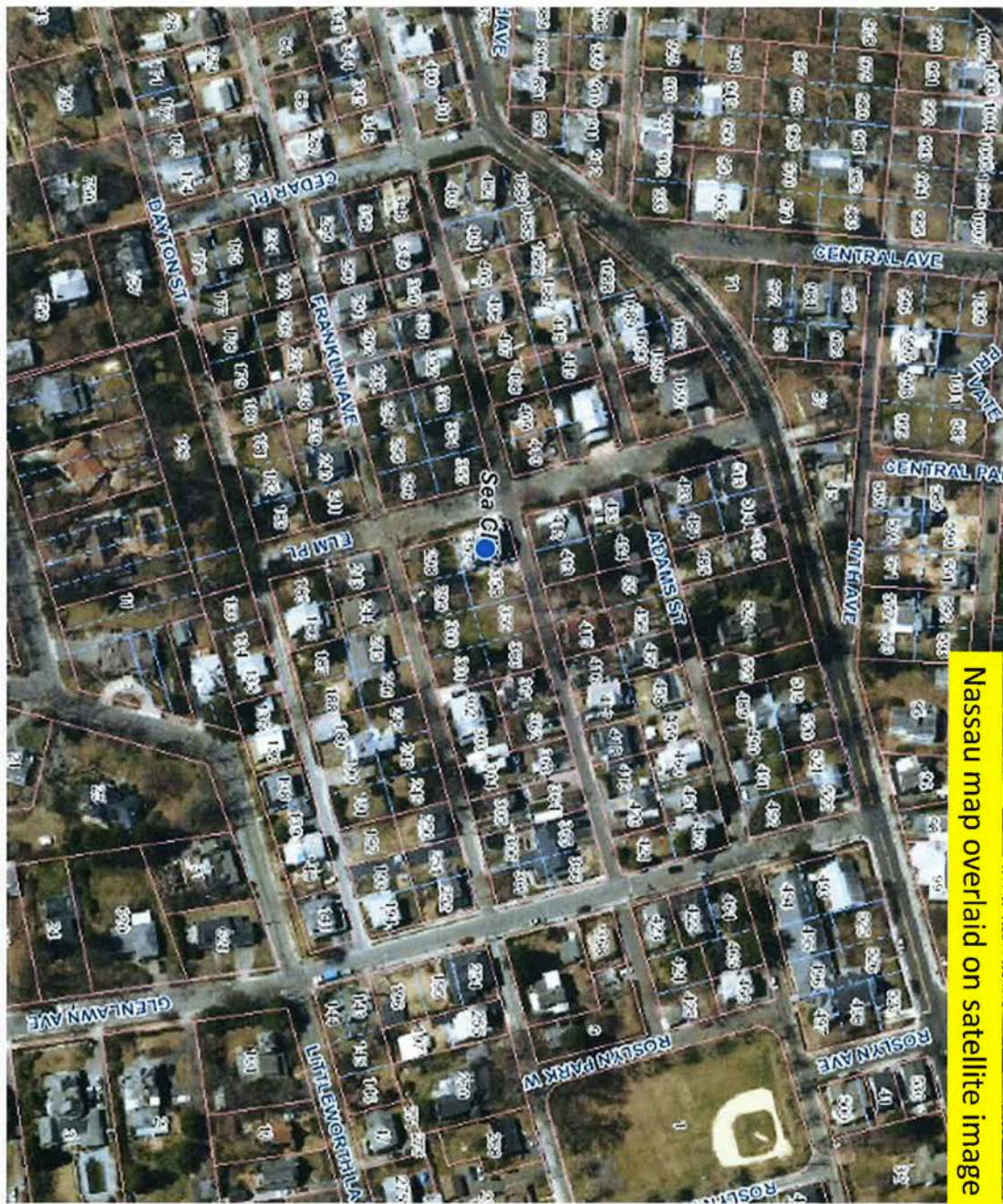
**Non-Conforming Set-Backs w/in 300 FT. Radius**

**500 FOOT RADIUS MAP**





**NASSAU MAP OVERLAID ON SATELITE IMAGE**



## 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%
<b>Total</b>			

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 %	Min Lot Size <7500 - non-conforms	Min Lot Size <7500 - non-conforms as %
200	26	18	69%	17	65%	9	35%	21	81%	21	81%	18	75%
300	24	15	63%	14	58%	6	25%	18	75%	18	75%	14	74%
500	19	17	89%	12	63%	8	42%	14	74%	14	74%	14	74%
<b>Total</b>	<b>69</b>	<b>50</b>	<b>72%</b>	<b>43</b>	<b>62%</b>	<b>23</b>	<b>33%</b>	<b>53</b>	<b>77%</b>				

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 %	Acc Rear 5 and 5 - non-conforms	Acc Rear 5 and 5 - non-conforms as %
200	26	6	23%	5	19%	1	4%	1	4%
300	24	3	13%	1	4%	1	4%	2	11%
500	19	8	42%	5	26%	4	21%	4	21%
<b>Total</b>	<b>69</b>	<b>17</b>	<b>25%</b>	<b>11</b>	<b>16%</b>	<b>6</b>	<b>9%</b>	<b>7</b>	<b>10%</b>

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

Last Name	Address	Street	Link to Building Department Records
Kiechanski	277	Glen	<a href="https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:11c110ee-c091-410d-87b1-2e813074f6bb">https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:11c110ee-c091-410d-87b1-2e813074f6bb</a>
Digenaro	291	Glen	<a href="https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:d6ee3d2e-5c39-4d69-9add-17a6482703e5">https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:d6ee3d2e-5c39-4d69-9add-17a6482703e5</a>
Brandin	285	Glen	<a href="https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:a0f5f44b-ed6e-4444-77d4-6dd4a1462a08">https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:a0f5f44b-ed6e-4444-77d4-6dd4a1462a08</a>
Baltes	135	Adams	<a href="https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:422a29ac-d4a119-4c72-93cd-a6c99d15a56">https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:422a29ac-d4a119-4c72-93cd-a6c99d15a56</a>
Mazzeo	116	Brown	<a href="https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:2a115e1a-5add-46ae-b302-c3f6d76e9672">https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:2a115e1a-5add-46ae-b302-c3f6d76e9672</a>
Segura Brooks	16	Elm	<a href="https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:4140762f-466e-4a-74-80da-b9707b6e6be5fpageNum=1">https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:4140762f-466e-4a-74-80da-b9707b6e6be5fpageNum=1</a>
Alessandro	20	Elm	<a href="https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:fe95287f-6676-4632-994d6e-a026c8d414b">https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:fe95287f-6676-4632-994d6e-a026c8d414b</a>
Damico	103	Adams	<a href="https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:3387b9e7-cd00-4071-8b4b-250a3a4fab6e">https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:3387b9e7-cd00-4071-8b4b-250a3a4fab6e</a>
Shork	111	Adams	<a href="https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:23a38d68-73ff-4660-8384fd6c2a32a0738f">https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:23a38d68-73ff-4660-8384fd6c2a32a0738f</a>
Sanak & Hussey	119	Adams	<a href="https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:00e48d6a-34f7-4f89-8609-ad2bbd76f245">https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:00e48d6a-34f7-4f89-8609-ad2bbd76f245</a>
Baltus	78	Brown	<a href="https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:96499bca120bc-469a-b268-3bfb6d3a0b88">https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:96499bca120bc-469a-b268-3bfb6d3a0b88</a>
Pierce	84	Brown	<a href="https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:495124d8-ea0a-48c3-4788-836516282d88">https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:495124d8-ea0a-48c3-4788-836516282d88</a>
Quomo	90	Brown	<a href="https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:da5bb477-8557-4449-a224-1ed2bcb1284">https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:da5bb477-8557-4449-a224-1ed2bcb1284</a>
Wagner	102	Brown	<a href="https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:ad4055ed-d263-4809-b051-d4b6e014d37">https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:ad4055ed-d263-4809-b051-d4b6e014d37</a>
OConnell	117	Brown	<a href="https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:5957b60-9f85-4b5c-894e-c2184560266">https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:5957b60-9f85-4b5c-894e-c2184560266</a>
Murphy (Barbara)	264	Franklin	<a href="https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:c21bd70c-b181-4068-b3e4-63466e472ca1">https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:c21bd70c-b181-4068-b3e4-63466e472ca1</a>
Golden	268	Franklin	<a href="https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:d954d32e-11bc-4662-8229-9a50b07635311">https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:d954d32e-11bc-4662-8229-9a50b07635311</a>
Gonzalez	87	Brown	<a href="https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:2e204297-4dfe-44ed-9e4b-00051bb9f85e">https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:2e204297-4dfe-44ed-9e4b-00051bb9f85e</a>
Iansen	226	Franklin	<a href="https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:7c3d031-c34f-445d-8b22-29b0181645272">https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:7c3d031-c34f-445d-8b22-29b0181645272</a>
2250-232 Franklin LLC (Paris)	232	Franklin	<a href="https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:61a300e0-4fed-4de1-a355a-c0461cc591da">https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:61a300e0-4fed-4de1-a355a-c0461cc591da</a>
Frank Eilan Trust	32	Elm	<a href="https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:c3113bbf-808d-4c1b9-6d6b-b7284109033f">https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:c3113bbf-808d-4c1b9-6d6b-b7284109033f</a>
Roberts	261	Franklin	<a href="https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:c3113bbf-808d-4c1b9-6d6b-b7284109033f">https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:c3113bbf-808d-4c1b9-6d6b-b7284109033f</a>
Stegeler (Marie)	30	Dayton	<a href="https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:84ae0915-80a3-44c1-b5bb-21ecdd56d495">https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:84ae0915-80a3-44c1-b5bb-21ecdd56d495</a>
Pozzo	37	Elm	<a href="https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:84ae0915-80a3-44c1-b5bb-21ecdd56d495">https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:84ae0915-80a3-44c1-b5bb-21ecdd56d495</a>
Deeks	231	Franklin	<a href="https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:0e519e44-10cc-4a-28-2472-9a44b1f4d72">https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:0e519e44-10cc-4a-28-2472-9a44b1f4d72</a>
White	243	Franklin	<a href="https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:1e9b6099-c1be-45ee-adf5-20c842c96779">https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:1e9b6099-c1be-45ee-adf5-20c842c96779</a>
Martin	1696	Adams	
Richard Nashon	10	Elm	<a href="https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:2e4b4089-b63c-4f42-9254-87248ba9974">https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:2e4b4089-b63c-4f42-9254-87248ba9974</a>
Martin	299	Glen	<a href="https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:1656ff5-d9fc-47b9-8f80-7caec8e86f5">https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:1656ff5-d9fc-47b9-8f80-7caec8e86f5</a>
Chase	100	Adams	<a href="https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:3a1bb56f-662c-44f5-856f-8265f4066a2e">https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:3a1bb56f-662c-44f5-856f-8265f4066a2e</a>
Kletter	267	Glen	<a href="https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:9c7644e-80d8-4372-299f-d0b6c60748d">https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:9c7644e-80d8-4372-299f-d0b6c60748d</a>
Lerald	124	Brown	<a href="https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:94832615-d469-4a2c-82e-8ed55c0aa888">https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:94832615-d469-4a2c-82e-8ed55c0aa888</a>
Seinger	91	Adams	<a href="https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:56c2827-3443-4e99-8ed4-8427097f6b7">https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:56c2827-3443-4e99-8ed4-8427097f6b7</a>
Mangini	123	Brown	<a href="https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:49272687-1f10-4454-abdb-3a7028557332">https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:49272687-1f10-4454-abdb-3a7028557332</a>
Regan	127	Brown	<a href="https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:d0688344-66af-42ab-84db-274170638d0d">https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:d0688344-66af-42ab-84db-274170638d0d</a>
No name available	131	Brown	<a href="https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:6d409524-d975-4ba5-8143-078119d201b9e">https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:6d409524-d975-4ba5-8143-078119d201b9e</a>
Baehr	11	Cedar	<a href="https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:1e2005f1-b46c-47c4-8ec7-4b06d430b02a5">https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:1e2005f1-b46c-47c4-8ec7-4b06d430b02a5</a>
James	276	Franklin	<a href="https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:426f88c-7a-224-408f-b0a9-896ce1ba6742">https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:426f88c-7a-224-408f-b0a9-896ce1ba6742</a>
Munchillo	278	Franklin	<a href="https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:a497a306-d74-4f77-9941-1344527d1060ba">https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:a497a306-d74-4f77-9941-1344527d1060ba</a>
Novellino	222	Franklin	<a href="https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:a497a306-d74-4f77-9941-1344527d1060ba">https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:a497a306-d74-4f77-9941-1344527d1060ba</a>
Lanier	28	Glenlawn	<a href="https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:216208c4-951d-442c-ea97-2908f0d032227">https://documentcloud.adobe.com/link/track?url=surn:and:scds:L:5:216208c4-951d-442c-ea97-2908f0d032227</a>

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	Lancel	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	<a href="https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:1b34bbee-0085-424f-b4b0-6e61b872d0245">https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:1b34bbee-0085-424f-b4b0-6e61b872d0245</a>
Lennon	118	Dayton	<a href="https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:976d0ba4596a1-410c-b508-4e130b-e9fbee">https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:976d0ba4596a1-410c-b508-4e130b-e9fbee</a>
Schoorfeld	267	Franklin	<a href="https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:4711a114-09c1-49a1-4d9d-b9c38c6c72e">https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:4711a114-09c1-49a1-4d9d-b9c38c6c72e</a>
Williams	275	Franklin	<a href="https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:ad8895b35f4-4095-92a3-4b652ae6fb7">https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:ad8895b35f4-4095-92a3-4b652ae6fb7</a>
No name available	279	Franklin	<a href="https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:3736f6d5-252b-4781-bbee-e1f43a19540f">https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:3736f6d5-252b-4781-bbee-e1f43a19540f</a>
Smith	221	Franklin	<a href="https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:3f968f53-45ff-48ce-ea55-f92b3d31c88e">https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:3f968f53-45ff-48ce-ea55-f92b3d31c88e</a>
Murillo	29	Dayton	<a href="https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:d47b66df-0797-4726-96e8-57789160d564">https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:d47b66df-0797-4726-96e8-57789160d564</a>
Smith	208	Littleworth	<a href="https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:3bee866-21b2-43-e9-bad0-1597b738bb2">https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:3bee866-21b2-43-e9-bad0-1597b738bb2</a>
Krawchuk / Baik	212 / 216	Littleworth	<a href="https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:471ba6b6-43b6-4f4e-9555-189a8d2a15de">https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:471ba6b6-43b6-4f4e-9555-189a8d2a15de</a>
OUTSIDE 500	2	Glenlawn	<a href="https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:ee240f7-4d79-4416-907f6-999826a6f224">https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:ee240f7-4d79-4416-907f6-999826a6f224</a>
Silvan	15	Cedar	<a href="https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:2e047bee-3e26-43a6-b68a-85502255453e">https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:2e047bee-3e26-43a6-b68a-85502255453e</a>
Schweiger, Courtney Herron & Daniel P	329	Glen	<a href="https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:d1b8b8c5-a8a1-4a10-9292-5dd3ee47da7">https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:d1b8b8c5-a8a1-4a10-9292-5dd3ee47da7</a>
Coska	17	Glenlawn	<a href="https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:47f5ca5b-548f-42dc-a8ea-43e9541860a0">https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:47f5ca5b-548f-42dc-a8ea-43e9541860a0</a>
Levin	23	Glenlawn	<a href="https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:6018b088-eadd-4e74-951d-75964e66ae7a">https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:6018b088-eadd-4e74-951d-75964e66ae7a</a>
No name available	202	Franklin	<a href="https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:dc59034b-95ae-474d-9229-648a3396af88">https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:dc59034b-95ae-474d-9229-648a3396af88</a>
Clifford & Petersen	27	Glenlawn	<a href="https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:74e0c6c1-40-4910-95fb-ad0bc7b19e78">https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:74e0c6c1-40-4910-95fb-ad0bc7b19e78</a>
No name available	292	Franklin	<a href="https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:30d01eace13ee-4b4b-b551-84ffbc500c1f2">https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:30d01eace13ee-4b4b-b551-84ffbc500c1f2</a>
No name available	17	Cedar	<a href="https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:fe295471-7d6b-47d0-abbe-680f63a91fcb">https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:fe295471-7d6b-47d0-abbe-680f63a91fcb</a>
Anguss	35	Cedar	<a href="https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:8954d726-388c-457146d1-2ae751810080">https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:8954d726-388c-457146d1-2ae751810080</a>
Guy	134	Dayton	<a href="https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:c82bf39-830f-45e9-8c18-63970e97f806">https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:c82bf39-830f-45e9-8c18-63970e97f806</a>
No name available	40	Glenlawn	<a href="https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:966801b0-32b8-4721-9e69-6207e112b6d9">https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:966801b0-32b8-4721-9e69-6207e112b6d9</a>
No name available	46	Glenlawn	<a href="https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:8e03891e-e969-40e3-9900-4da7d6e34b74">https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:8e03891e-e969-40e3-9900-4da7d6e34b74</a>
No name available	37	Glenlawn	<a href="https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:7b75af1-6fb6-4183-a13b-5b8c433c6784">https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:7b75af1-6fb6-4183-a13b-5b8c433c6784</a>
More than 500 FT	125	Dayton	<a href="https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:1fb2d157-9046-4969-bc37-1406d1bc51ea">https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:1fb2d157-9046-4969-bc37-1406d1bc51ea</a>
No name available	50	Glenlawn	<a href="https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:a89797fb-8884-48f5-9eb6-e516ea24449d">https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:a89797fb-8884-48f5-9eb6-e516ea24449d</a>
No name available	85	Laurel	<a href="https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:9e8149f3-315a-4e26-88af-e72b23530c06">https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:9e8149f3-315a-4e26-88af-e72b23530c06</a>
McAuliffe	200	Littleworth	<a href="https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:894290fb-8683-4336392dc-6663eb117fb">https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:894290fb-8683-4336392dc-6663eb117fb</a>
Marcus	18	Glenlawn	<a href="https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:ed630b25-b997-42af-9f60-24e7424ba5">https://documentcloud.adobe.com/link/track?uri=urn:andi:scds:L:S:ed630b25-b997-42af-9f60-24e7424ba5</a>

**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:

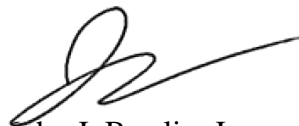
- A. ANNEXED SURVEY
- B. PHOTO SHOWING FRONT YARD ENCROACHMENT
- C. VARIANCE 2/4/86
- D. PROPERTY RECORD DATA W/ PHOTO

**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](mailto: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.

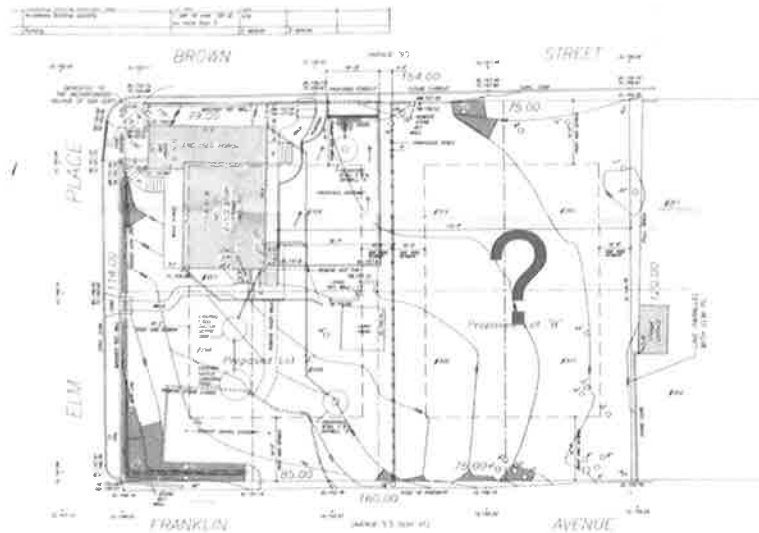
I would like to reiterate the fact that a public hearing was held prior to this new law taking effect. The applicant had a chance to argue against the proposed law at the time, but chose not to.

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**

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**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](mailto:zba@seacliff-ny.gov) before January 19<sup>th</sup>.

**When:** Hearing will take place January 19<sup>th</sup> 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](http://www.seacliff-ny.gov).

-Once you are on the homepage, locate the calendar and click on Jan 19<sup>th</sup>.

-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' <sup>homes</sup> on Adams St. and Franklin St.

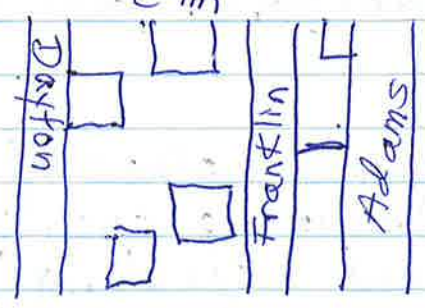
- \* Add more cars to our narrow streets that will increase pollution & traffic in our historic neighborhood.

- \* 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 <sup>usable</sup> 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.)

**jgerrity@seacliff-ny.gov**

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**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.


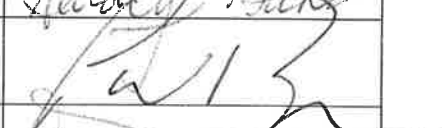



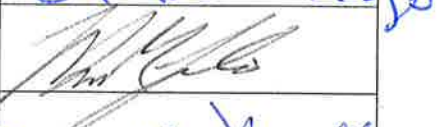

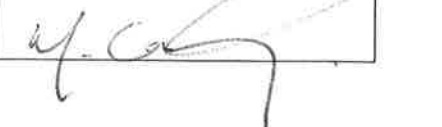
Please follow through with the will of our neighborhood and deny this application.

# Opposition to subdivision of 101 Brown Street



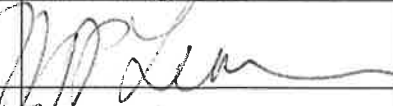

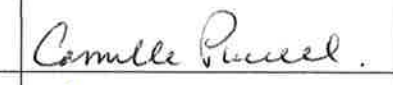
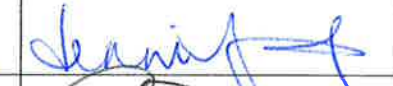

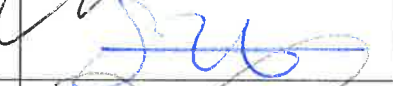

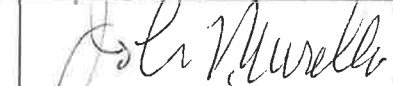
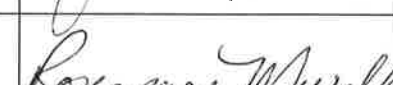




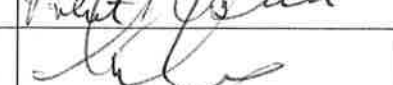
# Opposition to subdivision of 101 Brown Street

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

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	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 <sup>3c</sup> 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 Osimens	183 Franklin Ave	
28	MARK GIACO	62 Greenway Ave	

# Opposition to subdivision of 101 Brown Street

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	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 Katzkas	170 Lottworth Ave	Diane Katzkas
35	LAWRENCE MAIER	49 ADAMS	L. Maier
36	Ron Greenberg Beth Fedirko	70 Glen Ave	Ron Greenberg
37	Julie + Brian Hanley	221 Franklin	Julie Hanley
38	Jordan Brewer	161 Dayton St.	Jordan Brewer
39	Patrick Koszibis	161 Dayton St.	Patrick Koszibis
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 Glenview Ave Sea Cliff NY 11579	Alan M
48	Judith Solomon Mitzner	143 Glenview Ave Sea Cliff NY 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



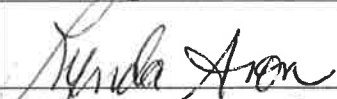
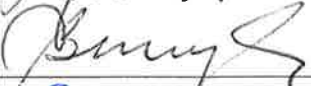





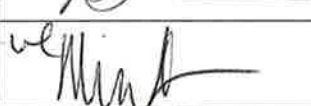
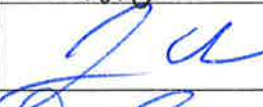





## Opposition to subdivision of 101 Brown Street

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 17th 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	

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:

In addition to our comments pertaining to the applicant's addendum, we would like the board to consider these thoughts regarding the January 19, 2021 hearing and the balancing test.

**1. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by granting of the area variance**

We support the granting of variances that improve an applicant's property and unlock the value it contains. However, in this case, creating a huge driveway and subdividing the property do not constitute improvements. Quite the opposite is true. Granting these variances would lead to undesirable consequences. A new home cannot be placed where one never existed without our neighborhood suffering detrimental effects.

Many of the consequences would be intangible; nevertheless they are significant since they would indeed have a detrimental effect on neighboring properties. The significant detriment to nearby properties includes: loss of natural light, reduced privacy, obstruction of views, reduced open space and property values. Some tangible negative consequences include increased traffic/congestion, decreased safety and harmful environmental impact. Devaluation of our neighborhood through the loss of healthy and mature trees cannot be overlooked.

The applicants claim that proposed Lot B's "oversized" nature will "benefit" our neighborhood. We agree that larger lots are more desirable than smaller ones. So, it's ironic that the applicants are asking to reduce a large lot and create two smaller lots. Lot size does play a leading role in the character of our neighborhood. The few larger lots give our neighborhood a sense of balance. Eliminating a property of the current size will negatively alter the character of the neighborhood.

The nonconforming nature of the existing structure must be viewed in the context of the surrounding neighborhood. A fair comparison would be the proposed Lot A with its existing structure and a property only 300 feet away, 28 Glenlawn Avenue, which has the same amount of land as Lot A.

Viewing these two properties, one can see the substantial nature of the requested variances. Both properties are surrounded by three streets, but contain very different nonconforming structures. 28 Glenlawn is in character with the neighborhood; the house is smaller and looks proportionate to its yard. On the other hand, please try to envision what Lot A would look like with its current structure on a lot reduced by 50%. Comparing the house-to-yard proportions of 28 Glenlawn, the structure on Lot A would not be proportionate or "in character" with the neighborhood.

Approving the requested variances will render the existing nonconformities more pronounced due to the reduction in property size. These nonconformities would become even more pronounced if a single family dwelling is built on Lot B.

In sum, the applicants' addendum and the appraiser's report state that the only purpose for these variances is to build a single family dwelling on Lot B. Whether that dwelling is built for a sister, a son or financial gain, allowing these variances will have a significant adverse effect on our neighborhood. This home has been nicely situated on an appropriately sized piece of land for over 100 years. The existence of other village nonconforming properties should not be a springboard for creating more of the same. Fortunately, village code has advanced and laws have been written to prevent repeating mistakes of our past and to save our neighborhood from detrimental development such as this.

## **2. Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than that of an area variance**

The benefit sought by the applicants is a more intensive use of their property. A more intensive use of their property may yield financial gain or housing for a relative. Feasible alternative methods exist for achieving either goal.

Considering the price the applicants paid and the current housing market, selling the house as is or improved would result in financial gain. An example of achieving financial gain by improving one's property while maintaining the character of the neighborhood lies 1000 feet away at 9 Locust Place. Both structures lie on the northwest corner of their properties. The properties are identical in size and are surrounded by three streets. The only difference being that 9 Locust Place is an improved structure which takes advantage of its yard while 101 Brown Street has not been improved. Such different approaches to ownership are reflected in property value. 9 Locust Place has a fair market value of just over \$2,000,000 while the fair market value of 101 Brown is less than \$890,000.

If 101 Brown Street is reduced in size, its fair market value will decrease. Such a reduction in property value will decrease the value of neighboring properties. Clearly the subject property can yield significant financial benefit through avenues that do not come at the expense of the neighborhood.

A new dwelling on Lot B might be occupied by a family member **or not**. The new dwelling could be occupied by a non-family tenant or sold altogether. A feasible alternative for the applicants would be the sale of their property for a profit and acquisition of two homes within the village. Alternatively, any funds allocated for developing Lot B could be used to purchase a nearby home.

Denial of the requested variances would not create a hardship unless maintaining the structure within its legal limit is considered a hardship. If the applicants did nothing with their property, they would not incur any economic injury.

## **3. The requested area variance is substantial**

Floor Area Ratio:

Although the Board is not considering floor area ratio, approving the known nonconformities could create a violation of Lot A's FAR. We ask that this Board insist that the building

department calculate the actual total square footage of the house. Tax records dated 5/13/38 (attached photo) establish the attic as "finished." For decades the finished attic was used for bedrooms. The most recent owner went as far as advertising (attached photo) the "third floor" space as "heated and sprinklered" when the property was listed for sale. Such prior use and its continued use need to be accounted for in the FAR calculation.

Once the actual total square footage of the house is determined, the building department should recalculate the floor area ratio of Lot A to determine whether approving these variances would create a new nonconformity. If so, this would constitute a new, substantial and unacceptable nonconformity.

#### Maximum Height:

The applicants have determined that the existing structure is nearly 37 feet tall. Using that number, village code is exceeded by more than 23%. The height of the structure is currently somewhat offset by the size of the property. The proposed reduction in lot size would result in the house looking disproportionate to its reduced yard space especially because Lot B will have another house on it. This would detract from our neighborhood; it would be a detriment. Lot A would have a lower property value than that of the existing property, and in turn decrease neighboring property values. This would be, therefore, a substantial variance.

#### Minimum Setback Requirements:

The applicants suggest that 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 applicants argue that these nonconformities have existed for well over 100 years without complaint. That is correct. What they fail to mention is 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. The existing nonconformities will be amplified or exacerbated. Any additional house situated anywhere on the subject property will negatively affect the existing structure's appearance, by making it look crowded and/or out of proportion.

Beyond appearances and the devaluation, granting these variances would create safety concerns. The next section of our letter will speak of this concern in more detail. But briefly, the requested relief from minimum setback, combined with two new driveways and a new house on a narrow street, will only compound the dangers created by limited sight lines. This is a significant variance.

#### Height/setback Ratio:

This home is a tall Victorian which exceeds current village height restrictions. Due to the placement of this house on the property, the height/setback ratio is violated twice. Visually,

these violations will become more substantial if the property is subdivided and a new home is placed nearby.

#### **4. The proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district**

A new home cannot be built on open land without negatively affecting the physical environment of our neighborhood. Simply stating this is a Type II action under New York State law should not be a "get out of jail free" card. Our neighborhood will see the adverse effects and impacts on its physical and environmental conditions if these variances are allowed. The following paragraphs will highlight our concerns.

##### **Adverse environmental impact of Lot A:**

The applicants propose the addition of a massive asphalt driveway. While the specific square footage is unknown, it will be nearly 17 feet wide at one end, 30 feet wide at the other, and extend more than 45 feet along the length of the existing structure. This new driveway would occupy nearly the same amount of land as the existing structure, or one sixth of the property. Currently, this area is an open and permeable surface.

In order to contain the water from this driveway, two holes that are at least 8 feet in diameter and 9 feet deep will need to be created to accommodate dry wells where none existed. Finally, at nearly 17 feet, the proposed curb cut will lie where a retaining wall currently exists. Plenty of earth will be removed to accommodate this and a new retaining wall will need to be installed. The result of these alterations could lead to root damage of neighboring trees. The addition of a new asphalt driveway where none existed, large scale excavation and the possible loss of trees will negatively alter the physical environment of our neighborhood.

##### **Adverse environmental impact of Lot B:**

The adverse environmental impact will depend on what is built. Using the assumption that the applicants will build to the maximum square footage that zoning will allow, we have listed some of the ways our neighborhood's physical environment would be negatively impacted.

According to Village Tree Preservation and Protection Code, Lot B contains 11 Class B trees (10-20" diameter) and 2 Class C trees (greater than 20" diameter). Referring to the applicants' plans, at least 3 Class B trees would likely need to be removed for a future curb cut/driveway. In addition, more trees might need to be removed to make way for site development. The roots of remaining trees may suffer damage in the process of putting in a basement, cesspool and dry wells.

Trees are vital to our neighborhood. They are one of the reasons we are drawn to Sea Cliff. 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 healthy trees would have an immense adverse environmental impact on our neighborhood.

New surfaces will cover land that is currently open and permeable. These new surfaces will include a house, driveway, walkways, patio and a garage. 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 piece of land and in turn, 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. The toxic effect of these emissions will be 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.

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 environmental impact on our neighborhood. Air conditioning units, car alarms, garbage cans being shuffled to the curb and landscapers will create new noises that will replace the sounds 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, building a new house *will* adversely affect the physical and environmental conditions in our neighborhood.

Cumulative adverse impact of Lot A and Lot B on the physical conditions of our neighborhood:

In addition to the adverse environmental effects, our neighborhood's safety will be compromised. The applicants' own real estate appraiser spoke of the large number of nonconforming properties within our neighborhood. His own pictures show our narrow streets, constrained further by a recent snowfall. His pictures highlight the difficulty most homeowners experience when trying to find a suitable location to place snow. During the Fall, our neighborhood faces a similar problem with fallen leaves. Narrow and crowded streets are dangerous streets.

In addition to the risks that every autumn and winter bring, our neighborhood contains many properties with reduced sight lines and none of the properties have a sidewalk. As residents of this neighborhood, we have learned to be vigilant and have done our best to teach our children to be careful while walking in the streets. It is common for pedestrians to get off streets in order for vehicles to safely pass. Our narrow streets also result in vehicles being unable to pass each other and sometimes result in drivers having to reverse direction. Additional driveways and vehicles on our narrow streets will decrease the safety of our neighborhood.

Our neighborhood's narrow streets are dramatically affected by weather. The nonconforming nature of many properties create sight line issues. The lack of sidewalks create pedestrian/vehicle conflicts. Additional cars and driveways would create substantial and dangerous changes to our neighborhood.

The truth is, density can be seen and felt. A new structure where none existed will adversely affect the physical and environmental conditions in our neighborhood. It is impossible for the applicants to claim this project will have "no adverse effect on the neighborhood."

**5. The alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the variance**

The applicants seek relief from the law 138-1102 that requires their appearance before this Board. Reviewing their attorney's timeline, it is evident that the need for relief is a self-created difficulty.

The applicants bought this property with a plan to subdivide it. In May 2017, the applicants claim to have practiced due diligence by "discussing their plans to subdivide the property" with a former village employee. However, the applicants did not attain any type of approval from the village. Due diligence does not mean discussing one's plans with a public employee. It means investigating the facts of one's circumstances.

The applicants' architect opined that the property could be subdivided and built upon. He was either unaware of the fact that the proposed subdivision is prohibited under village code 145-9C(2), or confident that the Planning Board would grant a waiver to that village code. Either way, the applicants proceeded despite such an obvious red flag, thereby creating this "difficulty."

Based on due diligence consisting of "discussions" and "opinions," the applicants purchased the property in September of 2017. Instead of moving ahead with their plans, the applicants allowed months to pass. In that time, a public hearing was held regarding a **village wide** moratorium on subdivisions. In November of 2017, that moratorium was enacted. That was six months after practicing "due diligence" and two months after purchasing the property. The applicants have developed other projects in the village and bought this property with a subdivision plan in mind. They could have spoken out against such a moratorium or submitted their plans before the moratorium was enacted, but they did neither.

It wasn't until June 2018 that the applicants made their first attempt at submitting an application to the building department. At that point, they claim to have first heard of a moratorium that directly affected this project. At the same time, the applicants were interacting with the village's building department to remodel another property.

Months after the moratorium was lifted, the applicants finally submitted their application for subdivision to the building department and were denied. After visiting this Board, a December of 2019 ruling allowed the applicants to apply for Planning Board approval, but they did not.

Five months later, the village took another step toward improving outdated codes. On May 11, 2020, a public hearing was held and the village amended its zoning code. The applicants did not offer any comments during the public hearing. Now, months after the new law took effect, they are asking this Board to discount that law. Claiming ignorance of Village procedures flies in the face of the applicants' prior active involvement in the village. For these reasons, this is a self-created problem.

**The Balancing test:**

This Board has heard the applicants' arguments in favor of their application. Those need to be weighed against the detriment to our neighborhood. Claims of no adverse or negative environmental consequences are not persuasive. By granting these variances, our



neighborhood's character would be significantly altered; its health and safety would be compromised.

The applicants want to separate the decision this Board makes regarding the nonconformities of one lot from the consequences produced on the other. But, the cumulative effect of a new curb cut, subdivision and development of this property is substantial. Currently, the applicants' property stands out in a positive way and adds value to the neighborhood. Proposed Lots A and Lot B would create the opposite effect for our neighborhood. If this Board does not deny these variances, when will the village take a stand against overdevelopment?

**In addition to all of these points, the applicants are proceeding with this project despite knowing that village code 145-9 C(2) exists and prohibits the exact lot subdivision they are requesting. While Lot B would be legal in size, it would not be legal in location since it lies between two streets. Claiming this is a legal buildable lot, is simply not true.**

Thank you again,

Tammy and Kevin White



**From:** chris pepe <chrispepe@ncpepecorp.com>  
**Sent:** Monday, February 22, 2021 11:46 AM  
**To:** zba@seacliff-ny.gov; Erin Pepe; Chris Pepe  
**Subject:** RE: Application of Philip and Dorothy Davidow, 101 Brown

Good day,  
Chris & Erin Pepe here,

I believe Phil & Dorothy are attempting to obtain a variance for a property in Sea Cliff, The Davidow's ask us to contact the ZBA for their support.

We do not know anything about what the Davidow's are trying to accomplish for their property but we would like to comment on our experience with them.

We had purchased a property from Phil, that he built for us in Sea Cliff, we love our home and we had a great experience with them throughout the entire process.

thank you, & stay safe.

Chris & Erin Pepe

**Christopher W. Pepe**  
NC Pepe Corp est.1929  
PepeRealEstate.Com  
President  
*Right Place, Right Space*

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\*\*\*\*\*

**From:** hansen1234@netzero.net  
**Sent:** Monday, February 22, 2021 3:17 PM  
**To:** zba@seacliff-ny.gov  
**Subject:** application of Phillip and Dorothy Davidow 101 Brown St, to subdivide

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 STILL opposed. The same reasons as originally stated still apply (See below).

The entire neighborhood is made up of people who for the most part have lived here many many years and in some cases generations, and with the exception of the Davidow's the newer residents are also here for the long haul NOT to subdivide and turn around to sell for a quick buck.

Additionally they have had a three story extension ladder up for the better part of a year which is a potential hazard should some child try to climb it.

Sincerely

Karl and Maryellen Hansen

----- Forwarded Message -----

From: "hansen1234@netzero.net" <hansen1234@netzero.net>  
To: zba@seacliff-ny.gov  
Subject: application of Phillip and Dorothy Davidow 101 Brown St,  
Date: Sat, 16 Jan 2021 15:31:35 GMT

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:** Bill Crawford <williamgcrawford@gmail.com>  
**Sent:** Monday, February 22, 2021 6:26 PM  
**To:** zba@seacliff-ny.gov  
**Subject:** RE: 101 Brown Street Subdivision

Dear Sea Cliff ZBA and Village Neighbors:

My wife, Doreen Crawford, and I were the owners of 125 Dayton Street in Sea Cliff and built the house that we sold to Michael and Lauren McCort. The McCort's are a family that grew up in Sea Cliff and have family down the block.

We have read the various letters sent to the ZBA against the 101 Brown Street subdivision, the flyers posted throughout the neighborhood, and the flyer and comments posted on the Sea Cliff Community and Moms local Facebook pages, and wanted to address numerous false and inaccurate comments about our property and that of the Davidow family (who are our in-laws).

- We, Bill and Doreen Crawford, purchased 125 Dayton Street on 3/3/2016.
- The house was uninhabitable. It was full of mold and stench as the previous owner had passed away in the house and we did not close on the purchase for nearly a year after her death. Given the disrepair of the house, we determined it made more sense to take down the structure and build from scratch on the existing foundation and footprint of the house.
- We applied for two slight variances (one site plain variance for the addition of a second floor and the other for an AC condenser) – NOT the excessive variances erroneously claimed in the letters.
- One neighbor behind us, Mr. Bass, did not want us to build a second floor, even though he has three floors and almost every neighbor around us has a second floor. He hung us up in various ZBA board meetings citing loss of light. Our house was situated due north of Bass, and with the sun rising in the east and setting in the west, we could not block his light. He hypocritically claimed people would see our house from the park, to which one ZBA board member mentioned that people could just as easily see his house from the park. So after one year of delay and much expense, including a full year of taxes when we could not use our property, we obtained ZBA approval and started building. But Bass continued to harass us, calling the Village for every little thing, including a single roof shingle that fell into his yard. After multiple calls to the Village and interruptions, he waited until the house was finished and trees planted to hire a lawyer to force us to build a new retaining wall (after the Village originally ruled we didn't need one) – rather than come to speak with us about it earlier.
- Everything we did when building our Dayton home was properly approved, and performed to the letter of Village law, ordinance and code. Yet Mr. Bass continues to be angry about the second floor addition and is now trying to punish the Davidows, whose property is in a different section of Sea Cliff. The tone of his letter is inappropriate, and the allegations in the letter he posted against the sub-division were false and self-serving.
- Philip Davidow (Doreen Crawford's brother) is a respected contractor / carpenter with over 40 years experience. He is not "evil", or a "speculator", or a "profiteer", as those who oppose the subdivision have slanderously written in posters, letters or Facebook postings. We chose him to help us build 125 Dayton Street because he is the most honorable and meticulous carpenter we know.

- We put the best of everything in the Dayton house because we planned to move into it. But the delays and harassment by Bass caused us to rethink moving to Dayton Street. We simply did not want our daughters exposed to someone so un-neighborly. We decided to sell the house at nearly breakeven despite the fact that Phil Davidow did not take a penny to help build it.
- The plans for Dayton Street sailed through ARB in literally 5 minutes. Not one neighbor complained about the size or esthetics of the house. I am sure that the McCorts would be appalled at what has been written about their new home.
- The Davidow's purchased 101 Brown Street and have been living there for over 3 years. We lent them the money to purchase the house, planning to move next to them (the perfect neighbors). We all researched the existing zoning and the property, which they purchased at a premium because it had a buildable lot. I have already met with an architect to talk about the location of the home as well as the ensuring it was in a similar style to the neighbors. Unfortunately, everything has been put on hold – quite similar to our experience with our first home.

Philip and Dorothy Davidow are good, hardworking people. They have lived in the community for over 25 years and raised two children, one a doctor and the other scheduled to attend veterinary school in the fall. They just became grandparents.

The Village has kept us all in limbo and put undo burden on our family. Why haven't they done work on their 101 Brown Street? Because they have no idea where they stand and have been forced to pay tens of thousands of dollars trying to follow the rules and do the right/lawful thing in the Village.

A handful of neighbors that do not represent the broader interests of Village residents have gone on a smear campaign, stating numerous inaccurate claims and libelous/defamatory remarks against Philip Davidow because of their perceived financial impact and personal gain. They have tortured my family.

Continuing to block this is a tremendous injustice. The Village has effectively seized their property for the benefit of a few neighbors and under the guise that it will set a precedent, when there is not one more buildable lot in this section of Sea Cliff. Instead of improving the value of homes and the sense of community for Sea Cliff, these actions have harmed homeowners, deterred potential new residents, and created division among neighbors.

We believe the Village and the ZBA need to act with the interest of ALL homeowners in mind and repudiate the selfish actions of a few residents.

Bill Crawford



**From:** Erin Pepe <erinepepe@yahoo.com>  
**Sent:** Tuesday, February 23, 2021 8:19 AM  
**To:** zba@seacliff-ny.gov  
**Cc:** Chris Pepe  
**Subject:** Davidow - letter

To Zoning Board,

It is our understanding that Phil and Dorothy Davidow are part of an upcoming meeting on Feb 24. We cannot comment on their zoning meeting. We just wanted to share our positive experience with the Davidows. We purchased our Sea Cliff home at 93 Ransom Ave from the Davidows in 2015. The Davidows are a wonderful family. The home we bought from them was certainly not a flip, they put their heart and soul into it for us. They were professional and courteous from start to finish. We love our home, they did a wonderful job for us. The Davidows are good, hard working and kind people. We are so happy to have them as part of our beautiful Sea Cliff Community. Thank you for your time.

Erin and Christopher Pepe

# 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](mailto:jbreslin@breslinappraisal.com)

February 23, 2021

Chairman & Members  
of the Zoning Board of Appeals  
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: February 24, 2021  
Property Location: 101 Brown Street, Sea Cliff, NY  
Parcel ID: N242321-181-00-0298-0**

Dear Honorable Chairman & Members of the Board,

In connection with the referenced application, you will recall I submitted a detailed report and testified at the last hearing. I have been asked to submit a supplemental report for the upcoming hearing date of February 24, 2021. The intention of this report is to primarily address the additional variance for height that has been noticed.

In connection with that variance as well as the other previously discussed variances of paramount importance is they are existing conditions that are legally pre-existing situations. The fact that the variances for height, front yard on Elm Place and on Brown Street are all long standing conditions is especially relevant because the applicants desire to sub-divide the parcel is not causing or contributing to the deficiencies in any way.

At the prior hearing in my testimony, I tried to make the point and I do not think I made it clearly enough, that not only are the variances not caused by the applicant's requested sub-divisions, they are not related to it in any way. What I mean is that if no sub-division takes place and the oversized extra land remains, it does absolutely nothing to mitigate or soften the impact of the zoning deficiencies to the extent there are any impacts. First, I do not think there is any impact because the deficiencies of the house too close to the street is not only common, it is the condition that exists for a majority of the houses. Secondly, on the issue of height as we discussed at the original hearing there are numerous other houses in the immediate neighborhood of similar height with three (3) stories.

At the time of discussion in the original hearing, I indicated I had not specifically looked at height as a consideration but my observation were there were other houses I observed of similar height. We now have the specific data indicated on a map included herein with photos of the respective houses. This clearly shows the height of the house is not out of character with this neighborhood. So, while I think these show the deficiencies have no impact, lets assume for arguments sake they did. The impacts would be where the deficiency physically exists in this case opposite where the house is too close to the street on either Brown Street or Elm Place, same with the height. The lot to be sub-divided is behind it to the east running from Brown Street to Franklin Avenue. Those variance conditions are totally unaffected by the new lot. The land does not improve them, nor do they effect the lot.

In conclusion, I believe the evidence submitted clearly shows that the balancing test weighs in favor of the applicant. Thank you for your consideration.

Very Yours Truly,



John J. Breslin, Jr.

JJB/mr  
Enclosure

# ZBA – 101 Brown St

Height Variance – Neighborhood Comparison

## 101 Brown Street Continuation Addition of height variance to denial letter

- The ZBA Members and Sea Cliff Village added a height variance to the original denial letter
- The heights of our neighbors properties are not included in the tax maps/surveys. Accordingly, we cannot verify/state the heights of the properties within the 200 ft. radius. However, Sea Cliff is known for its older Victorian Homes that have very high roof lines. We have taken pictures of all homes with a 3<sup>rd</sup> floor/high peak to show how many homes (especially the Victorians) exceed the 30ft height requirement. Also, given the many slopes/grades, some homes still appear higher than others regardless of the roof heights.
- We have also shown pictures of 101 Brown in context of other homes on the block. Given slopes/grades and position of the homes, some homes will appear higher than others. You will see that visually, 101 Brown Street's height appears consistent with the neighboring homes (looking at roof lines, etc.)

## Views surrounding 101 Brown Street Keeping with the character of neighborhood



Note: West of Elm, the grade/slope decreases dramatically (drop off) – The heights/context is fairly depicted in Blocks 173, 181, 185

The house looks larger/higher because of its side views (vs. other pics where only the front view can be taken).

# Views surrounding 101 Brown Street Keeping with the character of neighborhood



View from 101 Brown St Yard



View Elm between Franklin & Dayton – Note that 243 Franklin does not have a 3<sup>rd</sup> floor, yet looks similar in height because the grade is much higher than 101 Brown

## 101 Brown – Map of homes w/ 3<sup>rd</sup> floor



Note: West of Elm, the grade/slope decreases dramatically (drop off) – The heights/context is fairly depicted in Blocks 173, 181, 185

243 Franklin (across from 101 Brown) was torn down and rebuilt without a 3<sup>rd</sup> floor – no variance was required. High roofline is due to height of property/slope.

Homes w/ third floors – All high rooflines (close proximity to 101 Brown St)  
Blocks 173 and 181



Homes w/ third floors – All high rooflines (close proximity to 101 Brown St)  
Blocks 168 (Glen Ave ) and 185 (Dayton)



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**-Of Counsel-**

**HENRY C. DECSI, JR., CPA**

**RICHARD S. PRISCO**

February 24, 2021

Chairman and Members  
Board of Zoning Appeals  
Village of Sea Cliff  
300 Sea Cliff Avenue  
Sea Cliff, NY 11579

Re: Appeal of Philip and Dorothy Davidow  
Premises: 101 Brown Street, Sea Cliff, NY

Dear Chairman and Members of the Board of Appeals:

On behalf of our clients Philip and Dorothy Davidow, we give you our thoughts with regard to your required weighing of the benefit to the applicant, as against the detriment to the health, safety and welfare of the neighborhood or community. This letter also addresses the opposition to the application contained in the numerous communications sent to the board by neighbors and others.

The neighbors oppose this application because a new home on the proposed new 9,000 square foot lot would deprive them of the present large open space with trees which enhances their views and the beauty of their surroundings and enhances the values of their homes. As far as those considerations are concerned, and while we can understand the desire of the neighbors not to be deprived of the benefits they presently derive from our clients' property, it would not be fair to deprive our clients of the use and benefit of their own property, as otherwise allowed by the zoning ordinance, so it can continue to be used for the use and benefit of the neighbors. If a neighborhood or community is to be provided with a park, the usual and lawful means is for the parkland to be purchased by the municipality, and not by, in effect, confiscating private property for such purpose. The failure to effectuate the neighbors' wishes in this regard should not be considered as a detriment to the health, safety and welfare of the neighborhood or community.



The neighbors' comments re the removal of mature trees should have no bearing on the Board's decision. There are no mature trees in the center of the new proposed lot. Two mature trees may need to be removed for the addition of the driveway; however, there is a question whether those trees are actually healthy/viable. In addition, the applicants have recently planted 90 new trees on their property.

The neighbors also oppose the application because a new house on the proposed new 9,000 square foot lot would block their sunlight or reduce the privacy they presently enjoy. They, however, have no easement over the applicants' property and have no right to light and air or privacy provided by the applicants' property in excess of that provided by the restrictions of the zoning ordinance, and this board has no authority to, in effect, grant them such an easement. The house on the proposed new lot would be constructed within all of the limitations which the zoning ordinance requires.

Some neighbors think the existing house would look strange or too large unless it remained on an existing 16,500 square foot lot. In fact, the existing house would look perfectly fine on the proposed lot of 7,500 square feet. The applicants have hired James Caraballal who is a prominent architect/resident of Sea Cliff who actually designed the Applicants' neighbors' home (Mr. & Ms. White). The applicants' intention always was (and still is) to restore their current home and build one new home on the lot. The applicants' real estate expert testified that the retention of the existing house on the proposed 7,500 square foot lot would not result in any adverse effect upon nearby properties.

They also object to the new proposed driveway onto Brown Street because it is narrow. Again, a driveway onto Brown Street, as is presently enjoyed by all other property owners fronting on Brown Street, is permitted. Brown street is a legal public thoroughfare in this Village. The neighbors' opposition on this basis should be given no weight, because such access is required for the proposed 9,000 square foot lot, it is permitted, and it is the very same access which is provided to their own properties.

Some neighbors object to the additional traffic which would be generated by the proposed new 9,000 square foot lot fronting on Brown Street. They present no competent proof that traffic generated by this one additional house would create any adverse traffic conditions. Importantly, the same traffic would be generated by the proposed new lot if the existing house with its nonconforming setbacks were demolished and the 16,500 square foot were subdivided as of right into the proposed two lots. The variance requested would permit the applicants to create the same new lot without sacrificing their valuable existing home.

The neighbors also object because they would be subject to the temporary annoyance of construction activities which would be involved in the construction of a new house. The construction of houses which accord with zoning requirements is contemplated by the zoning ordinance. Property owners may not be denied the right to construct houses in accordance with zoning ordinance requirements merely because neighbors do not want to be disturbed by such construction. The construction of their own houses must have involved the same construction activities. The applicants intend to conduct their construction activities with as little annoyance

to the neighbors as possible, and they intend to observe all noise regulations and other regulations which the Village may have relating to construction activities.

In the single family residence district in which the applicants' property is situated, single family residences may be erected on lots of a minimum size of 7,500 square feet and with the frontages and lot width provided by the applicants' proposed 9,000 square foot lot. These regulations were required to be adopted by the Village for the purpose of promoting the health, safety, morals, or the general welfare of the community, and presumably they were adopted for such purposes. They were also adopted for the purpose of guiding future development. This Board of Zoning Appeals must act upon the presumption that the zoning ordinance is lawful and in furtherance of the public health, safety and welfare. The development of applicants' proposed 9,000 square foot lot in accordance with the regulations prescribed by the zoning ordinance must be considered by the Board of Zoning Appeals to further the health, safety and welfare of the neighborhood or community.

Zoning regulations must be uniform for each class or kind of buildings throughout each zoning district. It requires that dwellings within the district be on lots of at least 7,500 square feet. The applicants' proposal is to have the existing dwelling on a lot of 7,500 square feet and the proposed new dwelling on a lot of 9,000 square feet. One of the neighbors incorrectly alleges that the applicants proposal 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. In fact, the existing nonconforming height/setback ratio and other nonconformities would not be intensified by the applicants' proposed subdivision.

Zoning restrictions are justified by the reciprocity of the restrictions. The restrictions on each property are justified by the same restrictions on neighboring properties. It is a sharing of mutual benefits and burdens. Denial of the requested variance, which would deprive appellants of the right to develop their 16,500 square foot property into two lots both conforming to the minimum lot size requirement of the zoning ordinance, in a neighborhood where most of the lots are below, often far below, the minimum lot size required by the zoning ordinance, would be counter to the aim of uniformity and the sharing of reciprocal benefits and burdens. Most of the neighbors, with their undersized nonconforming lots, do not bear their fair share of these burdens. The granting of the requested variance would at least help to make the sharing of burdens and benefits more fair and equitable. The granting of the variance would help promote the aim of uniformity. The applicants' 16,000 square foot lot could at least be divided into two conforming lots even though it could not be divided into lots as small as most of the neighbors' lots. The applicants should not be deprived of the right to divide their property into two lots, each of which would conform to the requirements of the zoning ordinance.

The only reason why the applicants are before this board requesting a variance is because of the recent adoption of Code §138-1102 B which prohibits subdivision where there is an existing nonconforming building. Prior to the adoption of that law, existing valid vested nonconformities which would not be intensified by a proposed subdivision would not preclude subdivision into lots which were otherwise conforming. Prior to the adoption of that Code section, the applicants' property could be subdivided as of right despite the existence and

continuance of the existing house with its nonconforming 7.2 foot front yard setback, 36.75 foot height and encroachment into the height/setback ratio. The protection of existing valid vested nonconforming uses has a constitutional dimension. The right to maintain a valid vested nonconforming use is a significant property right. Property owners may not be deprived of that right without due process of law. A law which is constitutional on its face may be unconstitutionally applied. Although this application to the board is made on the necessary presupposition that the recently adopted Code §138-1102 B is lawful and constitutional, that Code section can but should not be applied in an unconstitutional manner. The strict application of Code §138-1102 B to the applicants' property so as to deny them the variance necessary to subdivide their 16,000 square foot parcel into two fully conforming lots because of the existing dwelling with its valid vested nonconforming front yard, height and height/setback ratio would deprive the applicants of a valuable property right and would seem to be just such an unconstitutional application of the law. This should certainly be considered by this board when it weighs the benefit to the applicants.

Neighbors further contend that the applicants created their own difficulty. Nothing could be further from the truth. When the applicants purchased the property on September 8, 2017, there was no prohibition on dividing it into the proposed two lots. The erroneous determination of the building inspector dated September 23, 2019 that there was such a prohibition was reversed by this board by its determination adopted on December 17, 2019. On May 11, 2020 the Village adopted Code §138-1102 B. By that time the applicants had spent over \$20,000 in architectural, surveying and Village fees, not including the overall carrying cost of the property, all in furtherance of their aim to separate their property into two conforming lots, only to have the Village pull the rug out from under them by its adoption of Code §138-1102 B in May of 2020. Since then the applicants have spent over \$50,000 in architectural, surveying, legal and other fees. The applicants did not create their own difficulty. Their difficulty was created by the Village and its building inspector.

The neighbors contend that the granting of the applicants' variance application would set a precedent. It would set a precedent only for the grant of variances for similarly situated properties. They do not point to any similarly situated properties in the neighborhood because, indeed, there are none. In fact, the testimony and evidence before the Board shows that the applicants have the only property within the 300' radius which can be subdivided into two (2) lots which fully conform to the Village's minimum 7,500 square foot lot size. Stated differently, there is no other parcel in this neighborhood which could be subdivided without the need for lot area variances from this Board. If there were similarly situated properties in the neighborhood or in the Village for that matter, it would be the right thing to also grant them variances of Code §138-1102 B if applied for.

Neighbors claim that the applicants' also need a variance from Code §145-9c(2) (sic.). The Village's building inspector did not determine that any variance was needed from that Code section, and he was right. Code §145-9 C (2) provides "Through lots fronting on two streets shall not be allowed unless topographical conditions or existing streets permit no other form of development. The street proposed for the actual front of through lots shall be indicated on the plat." This Code provision appears in the Village's subdivision regulations, not in its zoning

ordinance. It is up to the Village's Planning Board to determine whether topographical conditions or existing streets permit no other form of development or whether, in the exercise of its discretion, a waiver of the requirements of said provision should be given pursuant to Code § A145-16.

One of the neighbors expressed the view that the no variance alternative of tearing down and repositioning a new house with conforming setbacks on the proposed 7,500 square foot lot appears unseemly. If she means that it would not present a feasible alternative, we agree. It would result in the destruction of a vintage house which conforms to the aesthetics which makes this neighborhood and Sea Cliff so appealing and would result in an economic and cultural waste.

The board must consider whether the benefit to the applicant can be achieved by some method, feasible for the applicant to pursue, other than the requested area variance. The benefit sought by the applicant here is the right to subdivide the property into the proposed two lots to provide an additional building lot on this vastly oversized parcel, a benefit which can be achieved only by tearing down the existing house and repositioning a new house on the proposed 7,500 square foot lot or by the grant of the requested variance. The destruction method is not feasible and, even if it were feasible, it would not preserve the existing house, an aim which is not only important to the applicants, but also to the neighbors, as evidenced by their many letters urging this board to preserve that house since it constitutes a valuable asset to the Village.

Despite the fact that the applicants have lived in their home for 3 ½ years and intend to continue to live in the existing home, many of the neighbors oppose the application because they believe the applicants are developers. To some extent any applicant for a variance may also be considered a developer. In any event, applicants for a variance who happen to be developers are entitled to have their applications determined by the same Village Law standards as would be applied to applications by any other Village resident. They are entitled to the equal protection of the law.

Neighbors also oppose because the Board of Zoning Appeals has previously granted variances to the Davidows relating to two other properties, one of which they do not own. Presumably, the Board of Zoning Appeals honorably, competently and properly performed its duty in determining whether to grant those variances. In opposing on that basis, the neighbors show no appreciation of the thankless and uncompensated civic duty performed by the board members.

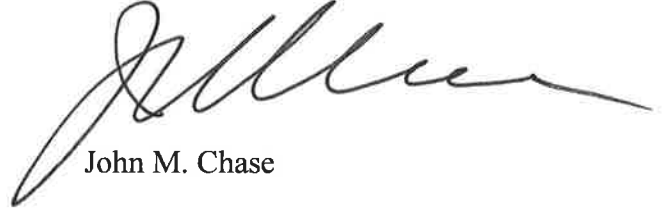
The overwhelming competent and credible evidence and testimony in the record before the Board shows beyond any question of doubt that the granting of the instant relief sought by the applicants will not alter the character of the neighborhood or be detrimental to adjoining properties. The review and analysis of the Village records of each of the 62 properties located within 300' of the subject property shows that the main dwellings located on 57 of those lots are nonconforming/deficient with respect to the Villages minimum setbacks requirements. The 5 remaining properties, while having main dwellings which conform to the Village's setback requirements, nevertheless have accessory buildings which violate the Village's setback

requirements for accessory buildings. There is not one single parcel located within the entire 300' radius which fully conforms to the Village's setback requirements. Similarly, of those 62 parcels, 49 of them have nonconforming lot areas i.e., have lot areas of less than the required 7,500 square feet and many are grossly deficient in lot area..

I thank you for your thoughtful consideration of the matters addressed herein.

Very truly yours,

CHASE, RATHKOOPF & CHASE

A handwritten signature in black ink, appearing to read "John M. Chase". The signature is fluid and cursive, with a long horizontal stroke at the end.

John M. Chase

cc: Brian S. Stolar, Village Attorney  
[via email: bstolar@msek.com](mailto:bstolar@msek.com)  
John Breslin

March 22, 2021

To the Village of Sea Cliff - Zoning Board of Appeals (ZBA)

Zoning Board of Appeals (ZBA) Members,

I know that the division of our property is a sensitive topic how difficult your job is – no matter your decision; you will not be able to make everyone happy. I totally understand, I also served on a zoning board many years back. I struggled to decide if I should speak and/or write a letter, but now believe that it was important for us to tell our side of the story.

I have stayed silent and tried to let the process run its course, hoping for justice to prevail. However, too much time has passed and too much misinformation shared. What my family has been put through in the last four years, is simply disgraceful and unjust. Not only the time and expense of the subdivision process, errors made by the Village, etc. but the actions of a small group of neighbors who are against our right to subdivide our property (because they currently enjoy the open space of our yard and do not want the inconvenience of the construction). This group (one in particular) has been aggressively going door to door and putting up flyers trying to convince everyone to join their “over-development” cause against the “evil for profit developers”. In addition, they posted on social media (see attached) with a picture of my house, my address and inaccurate/inflammatory information (putting my daughter in tears and raising concerns about the safety of my family), and bullied neighbors to remove letters previously submitted to the ZBA that supported our application.

I would like to take this opportunity to address the Board and my Community, to set the record straight about a number of allegations/misinformation made against our family and application:

- 1) **“We knew that our lot was unbuildable and choose to take the risk” – somehow trying to game the system or take advantage of the ZBA.** If you look at the original survey of the house (see attachment 1 below), it appears that the lot is not buildable. The original survey was incorrect. The Village correctly used what they had on record to tell previous owners they could not build. We took the time/expense to have the property resurveyed and hired an architect to review the zoning law to verify that it was indeed large enough for two homes. We also had conversations with the Village Building inspector before purchasing our home.

We thought everything was ok and went to the Village to start the subdivision process. Clearly, word got out about the survey error and our intentions. Almost immediately, two building moratoriums were implemented (to buy some time to reevaluate the zoning laws). When we were finally able to submit our application, we were erroneously sent to the ZBA. In our first ZBA meeting in November 2019, we sat for hours listening to this small group of neighbors say inaccurate and hurtful things about our family, our intentions, etc. (including one particular neighbor wearing a Boy Scout uniform and having children speak against us – quite a show). My architect told us to say nothing, because even though neighbors said things that were untrue, their comments had nothing to do with the actual zoning law. I put my trust in the; ZBA, process, facts, and law, believing we would prevail.

Our architect called us on Christmas Eve 2019, with the news that the ZBA ruled that no variance was required and we should not have been sent to the ZBA. ***Clearly, we did our homework and made the decision to purchase the home because a variance was not required.***

**2) “We are hiding behind lawyers and are trying to ignore the law”...**

As discussed in 1) above, we never should have gone to the ZBA in the first place. After the ZBA ruling in late December 2019 that we should move to planning, a new law was introduced in January 2020 and made into law on May 5, all this during COVID and the birth of our first Granddaughter. We later found out because of this law, we would be sent back to ZBA again.

Now we are back in the ZBA and yes, we brought legal counsel and a renowned real estate expert. Clearly, we should have done that from the beginning when we were forced into zoning the first time and especially now that the “law” has changed midstream. We feel that we are being singled out and being treated unfairly. We want to make sure that we follow the letter of the law and process, to protect our property and rights - just like any other member of the community would do in our position.

**3) “We are evil, for profit developers” – who are looking to ruin the neighborhood and move on**

Our family has lived in the North Shore community for over 25 years, we raised our two children here and just had our first grandchild. We are considered to be good people/neighbors, ask anyone who has gotten to know us. We currently live in our home, after renting and searching for the perfect home for years. We were looking forward to living/retiring here as our kids are now on their own.

We purchased the house with the understanding that we could build a second house for our family on it. No variance was required and the lot is large enough to build a second home that will also not require a variance (it will also still be on a lot larger than most lots in the area). We paid a premium for that lot and spent a tremendous amount of time and money to ensure that we could accomplish this.

The constant comments painting us, as “evil, only for profit and that we don’t care about the neighborhood” is hurtful, unfair and self-serving. We want what every other neighbor has and wants – the right to live and enjoy our property. Our property and rights are being seized because a handful of neighbors (one of which tore down a house and built a brand new one on a large lot) do not want us to ruin their view or live through construction, and have worked tirelessly to change the law for their own personal interests.

**4) “Allowing us to subdivide our property is setting a precedent and the community is against “over - development”**

No precedent is being set here (as presented at the ZBA by experts who analyzed the character of the neighborhood and the facts). There are no other buildable lots in our area with our circumstances.

One new beautiful home (that James Caballal will design and that will be subject to ARB and all other rules) on an oversized lot is not going to ruin the neighborhood or the property values. Everyone knows that new homes with higher comps actually increase the value. Regardless, we hired an expert to present this fact at the last zoning meeting.

The small group of neighbors erroneously told other neighbors that we were planning to tear down our home and build four new ones. That we would be removing mature trees, even though we just planted 90, etc. Look at the flyer below... Well, if anyone told me that all these lies were going to happen, I would write a letter/sign a petition – that would clearly be over-development.

At first glance, the letters and petition submitted against our application make it appear that there is widespread support against our application. The small group of neighbors have made it their full time job to launch a campaign to stop our application. Using the misinformation discussed above and/or based on personal interests, there were 15 letters submitted against our application (out of 70 neighbors in the 500 ft radius). There was also a petition submitted with 84 signatures (that represent 16 households out of the 70 houses in the 500ft radius of our property). Therefore, while 84 signatures sounds a lot; after you remove the people that do not live in our section and the multiple family members, it sure looks like most people did not sign. Why? Because they actually do not agree with the small group of neighbors position. Further proof that not everyone is against our right to our subdivision, was the social media campaign that they launched against us – which totally backfired. They had to request that the site administrator take the original posts down when there was overwhelming support for my family and our application (way more than the number of letters/signatures in the matter of hours).

We have been put through a lot and want to move on with our lives - living in peace and enjoying our home. My niece is graduating from high school and my brother and sister in law were hoping to have had the house next door completed already, they are stuck in limbo with a crazy real estate market. The impact on our family of the delays, expense and the neighbors have taken its toll in many ways. Again, I know that this is a sensitive and controversial application, so I wanted to take the time to show you what actually happened, that we have been/are trying to do the right thing and have always followed the law.

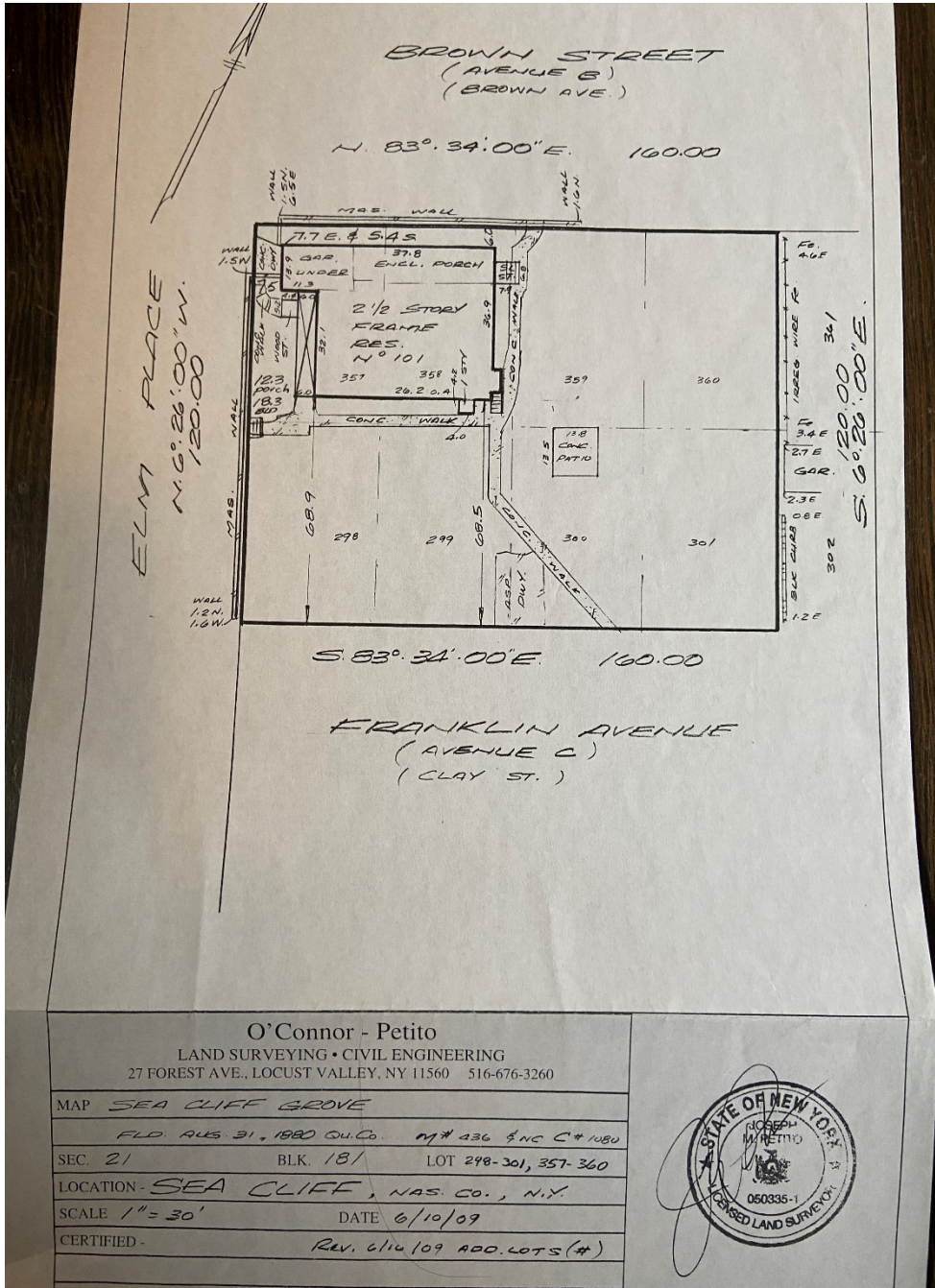
Thank you for your time and consideration.

Dorothy Young Davidow

(and members of the Davidow Family)



Attachment 1 – Original Survey of 101 Brown Street dated June 2009 vs. Updated topical survey submitted with this application (page 1 of 2)

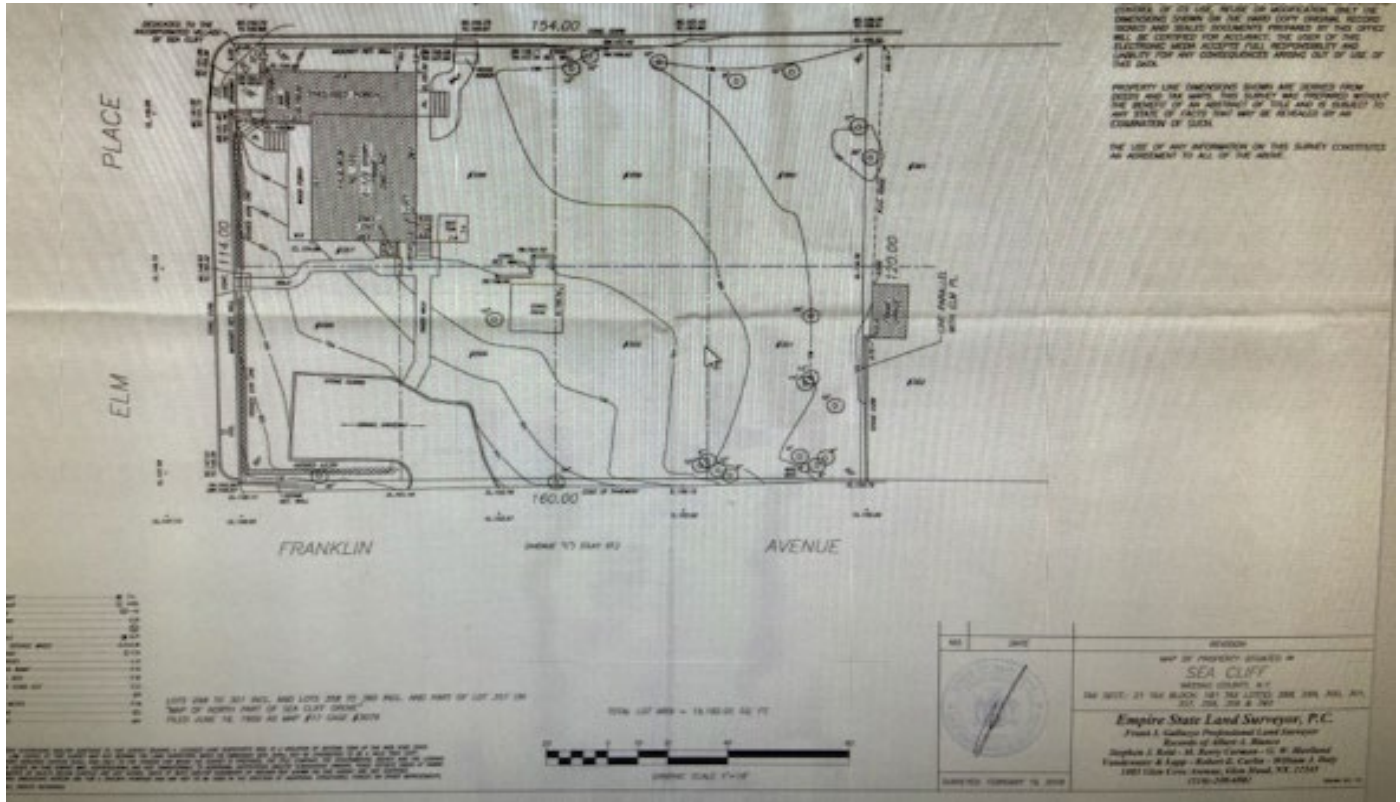


The original survey filed with the village in 2009 erroneously had the house on the lot line (covering 2 of the 8 lots) If this survey were correct, the lot would not be sub-dividable under village zoning laws.

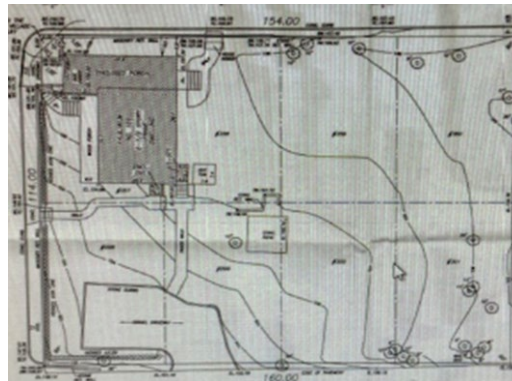
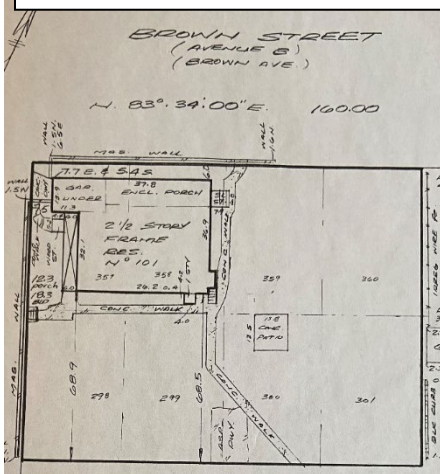
If you look at the topical survey submitted with the application (see below). You will see that the house is on the lot line of 1 out of the 8 lots.

Attachment 1 (page 2 of 2)

This is the topical survey submitted with our application. Note that the house is positioned on one of the 8 lots (vs. 2 in the original survey). I believe that the error in the original survey caused confusion and errors (the reason why no one “was allowed” to build on the property in the past). Prior to purchasing our home, we invested in a new survey and expert advice on the zoning law.



Side by side comparison




Attachment 2 – Second flyer posted throughout the neighborhood and on Social Media. Included inaccurate and misleading information to convince neighbors to reach out to ZBA against our application (page 1 of 2).

SUBMIT LETTERS BEFORE THE NEXT ZONING BOARD HEARING ..... FEBRUARY 24, 2021

# 101 Brown Street

Help stop the subdivision and development of this property.





**Our neighborhood needs your help!**  
This property is currently owned by developers. They have flipped two other properties using our village's zoning board. Now they want to subdivide and build a new house in pursuit of maximum profit. This will negatively affect our neighborhood and village.


**1 PRECEDENT**  
allowing this subdivision will embolden other developers

**2 SAFETY**  
narrow streets with reduced sight lines will become more congested, less safe

**3 ENVIRONMENT**  
no home can be built without adversely affecting the environment

  
what can you do to help out?  
submit a letter to:  
[zba@seacliff-ny.gov](mailto:zba@seacliff-ny.gov)

  
why help fight this?  
don't count on others to keep Sea Cliff the way it is

  
together, let's say no!  
with your help, our neighborhood and village has a chance

10:17 ↗

◀ Messenger



## Mary's Post



👍 1

1 Comment

👍 Like

💬 Comment

➦ Share

SUBMIT LETTERS BEFORE THE NEXT ZONING BOARD

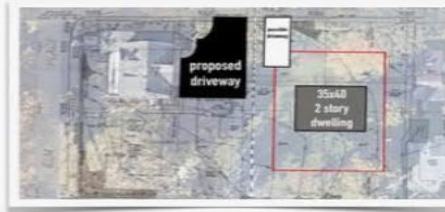
### So, what is at stake?

Multiple generations have enjoyed this home and property. Soon that may all change.

This beauty was built between 1891 and 1895. The founder and first pastor of Sea Cliff Methodist Church owned this "cottage." At one point the house had an open wrap-around porch. This was enclosed and extended as a summer room.

More recently, the home was used by a large family with seven children. Neighborhood kids could always be found playing in the Cirina's backyard. The last owners enjoyed the yard so much, they used it for their wedding ceremony and reception. Now this home has fallen into the hands of speculators who are intent on extracting the largest possible profit, regardless of the effect it has on the neighborhood.

Future generations will ask, "how and why did this happen?"



Above: The applicants' proposal overlaid on Google maps. The property would be ripped in two. The reduced property would amplify the existing house, making it look oversized. A new driveway would cover one sixth of the yard.

Below: As for the other lot, the developers would remove trees, install a driveway and construct a new house. All of this development would take the place of an open yard filled with mature trees.

However, this does not have to happen. Our Zoning Board can say no to the developers' requests for relief. If they do, future generations will once again have the opportunity to enjoy this home and its property.

The next battle might be in your neighborhood. Counting on others to handle this is not a great strategy. Anyone who cares about our village should educate themselves on this application. Here's how:

- The application and associated files can be located on the Village of Sea Cliff's website: [www.seacliff-ny.gov](http://www.seacliff-ny.gov)
- Once you are on the homepage, find the calendar and click on Jan 19<sup>th</sup>. Click on the words "Zoning Board of Appeals."
- This will take you to a page which provides the necessary information to connect and view the meeting.
- At the bottom of the page, click on "Application Davidow -101 Brown" for application details.



👍 1

👍 Like

💬 Comment

➦ Share

118 Dayton Street  
Sea Cliff, NY 11579  
March 21, 2021

Zoning Board of Appeals  
Village of Sea Cliff  
Sea Cliff, NY 11579

Dear Zoning Board,

We are writing to reinforce our stand on the proposed sub-division of property listed as 101 Brown Street. Our stand was outlined in a letter to the board in December 2019 and clarified in January 2021 with a brief addendum on the threatened demolition of portions of the existing home.

The applicants seem to want to deny that zoning regulations have existed dating back to ancient Egypt and most certainly in the United States to the restoration of Colonial Williamsburg in 1938 by the Rockefeller family. In the 1960's Jackie Kennedy won the court battle that saved Grand Central Station. Unfortunately, Pennsylvania Station was destroyed which we are working to overcome sixty years later. The 1960's were the same era that Roslyn and Sea Cliff both wrote laws designed to protect their historical and unique architecture. Sea Cliff is different from Roslyn. The zoning code in Sea Cliff was designed to accommodate a strong private property rights vote. The laws have been changed periodically in response to the overall desires of the community. Sea Cliff zoning regulations are responsive to community members by their vote for representatives who uphold property rights while being sensitive to the need architectural heritage for aesthetic, lifestyle and now environmental reasons. Our mayor and trustees are part of the process of selecting members of four boards that help oversee the zoning applications. As such members of the zoning boards directly represent each and every Sea Cliff home owner.

The applicants of 101 Brown Street must be fully aware of the strength of zoning regulations as they have moved from another village. New York State laws have three criteria (all three must be met) for determining hardship in regard to zoning codes. Sea Cliff laws cannot be less stringent. The applicants of 101 Brown have not met any of the criteria. They are allowed a reasonable return on their investment. The property at 101 Brown Street could realize a significant increase in house price in the current market just for selling as is. Houses recently sold down the block have been sold recently for amazing amounts each with little property.

It seems the applicant of 101 Brown Street have done little to remediate the property except for the huge hedge that surrounds the property. The planting of 80 bushes of the same species in no way compensates for any one tree they may have to remove. The

supposed unique qualities of the owner's hardship do not rise to the level required by New York State law. As we previously mentioned in a letter, the village declined to permit variances needed to allow a proposed subdivision on Ransom Avenue for dire family needs. Lastly, the State says that the zoning variance need not be granted if the resulting use will alter the essential character of the locality.

We would like to make sure that the applicant answer the question about the height of the house. The height of the house directly relates to the amount of variance from the FAR which should include the third floor as living space. Living space is not determined by whether or not the home owners use the space as intended. The Nassau County file of the property documents the third floor as living space as does the most recent real estate listing of the house. In addition we would like to say that the threats, by the applicant's lawyer, of a constitutional battle are disingenuous at best. New York State law outlines numerous state court of appeals and Supreme Court decisions that support the neighbors' strong request to prevent the proposed variances necessary for the current home to allow such a subdivision.

We believe the zoning board has grounds to deny this application at the outset. Variances requested indicate that the zoning laws are not being followed there is nothing in the law that states variances must be granted. A negative precedence, especially as it relates to the environment, may be set as Sea Cliff looks to numerous properties with possible development in the works.

Sincerely,  
Gwynne and Mike Lennon.

30 Dayton Street  
Sea Cliff, New York 11579  
March 16, 2021

To: Members of the Zoning Board of Appeals  
From: Maria Stieglitz  
Re: Variance Application by owners of  
the pink house on the corner of  
Elm Place and Brewen St.

Please make your decision based  
on the facts and the legal criteria  
for granting a variance. No one is entitled  
to a specific profit or a specific  
variance.

The applicants are fortunate that  
this is a seller's market. They can  
make improvements to their <sup>pink</sup> house and  
landscape that will increase their  
profit without destroying a historic  
property, increasing traffic congestion,  
obliterating daylight from neighboring  
houses, and creating permanent  
environmental damage.

Our neighborhood is a unique, beloved  
community — not a business investment  
for speculators.

Sincerely,  
Maria Stieglitz

Tammy and Kevin White  
243 Franklin Ave  
Sea Cliff, NY 11579

Zoning Board of Appeals  
Village of Sea Cliff  
Sea Cliff, NY 11579

We are once again asking that the Zoning Board seek a determination of the actual square footage of the existing structure so an accurate floor-area ratio can be calculated for proposed Lot A. With accurate numbers, an approval of these variances would likely create a new non-conformity. If so, such a violation of code must be addressed.

The applicants' most recent letter does not come close to addressing the many significant and legitimate concerns raised by neighbors. This Board has received numerous letters from neighbors along with a petition signed by 84 residents from across the village. This is not a small group of disgruntled neighbors. Instead, this is a significant voice from our village that spent a tremendous amount of time presenting logical and objective arguments to this Board.

Suggesting that neighbors do not appreciate this Board's sacrifices is unwarranted. Many that have written to this Board or signed the petition are active or former volunteers themselves. They understand the thankless nature of such positions. Ironically, the applicants' pattern of submitting data at the last minute has caused this Board to postpone hearings from one month to the next.

We respectfully ask that this Board look back and review the many comments and concerns that have been received over the last several months and compare that with the applicants' failure to address them. The record shows that concerned neighbors have presented their arguments as to why the balancing test should weigh in favor of our neighborhood.

In support of their application, the applicants have offered paid testimony of an "expert" who confirmed that we live in a neighborhood with many non-conforming properties. That same expert informed this Board that other tall structures exist, although he could not provide any specifics. It is important to note that while obvious, none of the other non-conforming or "tall" looking structures in our neighborhood are seeking to reduce their property size by half. The sum and substance of the applicants argument is a self-serving assertion that the village code should not apply to their property. Finally, the Board has received letters from a financially-interested family member, from a former neighbor who supports homeowner rights regardless of code and from the owners of a home built by the applicants.



The applicants' presentation does not in anyway tip the balancing equation in their favor. As detailed in our prior letters to this Board, our neighborhood will be negatively affected in numerous and still unaddressed ways.

The applicants' attorney misinterpreted the neighbors' concerns regarding village code 145-9(C)2. The neighbors fully understand that the Zoning Board will not be deciding this issue. Instead, the neighbors would like to emphasize that even if a subdivision is granted by the Zoning Board, 101 Brown Street would NOT be a legal buildable lot as it is repeatedly referred to by the applicants' attorney. Also, it's important to emphasize that the applicants' "due diligence" apparently requires waivers from the Planning Board.

The applicants' attorney has laced his letter with words and terms that suggest factual statements are being made. However, using the phrase "otherwise allowed" is misleading. Village zoning ordinance does NOT allow this subdivision of land; approval from this board IS required. In the same light, a phrase such as "neighbor's wishes" is a mischaracterization of objective concerns that are being made by neighbors. Neighbors have detailed valid concerns about the proposed changes.

A further attempt by the applicants' attorney to discredit neighbors' objections lies in his use of the word "parkland." To be clear, this is not an attempt to turn the applicants' property into parkland. Instead, the neighbors are pointing out the dramatic effect that the granting of these variances would have on the neighborhood. The applicants have many ways in which they can use their property and not create neighborhood objections. A transformation from a yard to a new home represents an intensification of use that the neighborhood finds objectionable.

Continuing with the attorney's misunderstanding of neighbors' words, the applicants suggest that neighbors' concerns amount to an "easement" request. The expression of community concern is not an "easement request." To our understanding, no one has claimed that a right to air and light is guaranteed by Sea Cliff code. However, the lack of a statutory guarantee of "air and light" does not invalidate neighbors' concerns. In the end, the neighbors were simply trying to point out one of the many negative physical changes this application would have on our neighborhood.

Additionally, the applicants' attorney is attempting to downplay the environmental impact of the requested variances by narrowing the focus to two trees. Ironically, the applicants are questioning the health of those trees while a massive, visibly dead tree looms across the yard. Failure to properly address the condition of this dead tree suggests an indifference by the applicants to care for their property.

As detailed in a prior letter to this Board, the proposed changes to Lot A are substantial, yet the applicants' attorney fails to address them. Additionally, the environmental consequences to Lot B extend far beyond the aforementioned trees. In pointing out that there are "no mature trees in the center of the property," the applicants demonstrate an ignorance of the damage that can be done to root

structures. A new home built on Lot B would affect roots, which in turn would affect the trees. Additional root structures would be affected by a driveway as well as the holes created outside the buildable area, for cesspools and drywells.

The applicants state they have planted “90 new trees.” Although arborvitaes can be called trees, most view them as shrubs and they certainly don’t compare with the mature trees on the property.

The applicants’ insistence that the existing structure will look “perfectly fine” on a dramatically reduced lot is also self-serving. Trying to boost that claim by hiring a local architect doesn’t change a thing. Common sense dictates that the house will look odd on its newly created lot. Understandably, the applicants’ “expert” did not testify to the change in value of the existing house that would result from being placed on a smaller lot. Once again, we can fill in that blank with common sense; the existing structure would lose value and that will negatively affect our neighborhood.

The applicants talk of restoring the current structure, but that only invites the question, what are they waiting for? From a neighbor’s point of view, the applicants have not restored any part of the existing structure in three and a half years. Just as the applicants have ignored a massive dead tree on their property or left a ladder leaning against their house for a year and a half, their failure to improve their own home does not bode well for their willingness to proceed with any type of development project in a manner that is not detrimental to the neighborhood.

The applicants want neighbors to prove an additional house will create adverse traffic conditions. Unlike the applicants, neighbors don’t have the luxury of hiring traffic experts to “prove” their case. But, common sense and living in this neighborhood have made us experts. We understand that the addition of cars will adversely affect safety. An additional home with additional vehicles WILL OF COURSE decrease safety and we don’t believe one could argue otherwise.

The applicants claim that they are “permitted” access to Brown Street but that is not true. Although they may want such access, they do not currently have permission. Further, the applicants’ contention that driveways and potential safety issues be “given no weight,” disregards the sightline-shortening effect of the existing non-conforming structure, which is only 7.5’ from the curb. Two additional driveways on a 300’ long street that already has nine driveways and limited sight lines will intensify the need for heightened caution. If approved, the addition of another driveway would mean Lot A would have three driveways on three different streets.

In essence, the applicants are arguing that the current non-conformities exist in a vacuum. We know this is not true. The non-conformities of the existing structure will be intensified if these variances are approved. Our prior letters to this Board enumerate the many ways these non-conformities would be intensified. Indeed any additional non-conformity would, by definition, exacerbate the existing problem.

Arguing that the applicants have the “right to develop” under the pretense of “uniformity” only highlights the applicants’ misunderstanding of our village. Sea Cliff residents take pride in the unique character of the village- quite the opposite of “uniformity.” Are the applicants really saying that their property is too nice right now, so it needs to be cut in half to fit in? In reality, granting these variances would create more uniformity, an undesirable change to the character of the neighborhood. Just to reiterate, the value of the current property is in its LACK of uniformity.

In the applicants’ letter, their attorney attempts to draw a parallel between developers and “any applicant for a variance.” The applicants assert that whether or not they are “developers” is irrelevant to their application. However, we believe that the primary interest of developer-applicants is usually short-term financial gain whereas the primary interest of non-developer-applicants is usually not financial and not short-term. Thus, the distinction between developer and non-developer becomes relevant to the balancing test with regard to the effects such development has on the community.

Despite the difference between developer and non-developer applicant, this should not preclude a developer from receiving due process. As we have said earlier, the applicants’ failure to engage in due process is of their own making. The applicants chose not to participate in the creation of a law that directly affects them.

The benefit sought by the applicants is NOT the right to subdivide. The right to subdivide is the MEANS sought by the applicants to achieve a benefit of financial gain or auxiliary housing. As stated in our prior letter to the Board, alternative methods exist to achieve the benefits of financial gain or auxiliary housing, which do not harm the property or neighborhood. Variances or tearing down the existing structure are not necessary. Allowing these variances would result in the destruction of a historic property and directly affect the aesthetics of the neighborhood.

To argue that the applicants’ constitutional rights are being violated because they are required to follow a new village law is as ridiculous as claiming one has the right to ignore a newly placed stop sign. Are the applicants really telling this Board that they have the constitutional right to ignore laws they don’t agree with? After a law has been drafted, public comment gathered and a vote taken, the applicants now want to argue the constitutionality of the law?

Regarding the applicants’ belief that they were denied due process, this indicates an unwillingness to admit to a personal failing. Prior to the adoption of the law, the applicants could have applied for Planning Board review, but they did not. When the law in question was being developed, debated and voted on, the applicants did not take part in the process. Through their lack of participation, the applicants disregarded their right to due process.

In a prior letter, we detailed why the applicants are in front of this Board. Their timing and a lack of due diligence have created their difficulty. Although it would be convenient, the applicants cannot rewrite history. Regarding their ever-escalating

costs, those are of their own making and are not the responsibility of the Village or this Board. Some investments do not work out the way you had hoped, but it is not right to blame others.

Testimony paid for by the applicants is characterized by the applicants' attorney as "overwhelming competent and credible evidence and testimony." However, with regard to our particular property, the "credible evidence and testimony" seem to be incorrect. Our home and auxiliary structure were built to code. So stating "there is not one single parcel.....which fully conforms" is either an error or an exaggeration. Either way, that leaves the question of what else might this "expert" have erred on?

The applicants' letter submitted March 22 contains numerous misstatements. For example, no one was "wearing a Boy Scout uniform" and no one made "children speak against" the applicants during the November 2019 meeting. There was only one child in the crowd and he spoke unprompted by his father or anyone else.

The applicants assertion that signatures were obtained for a petition by going door-to-door is incorrect. The only signatures that appear on the petition were obtained from residents who expressed an interest in signing. In addition, the applicants have incorrectly characterized the number of opponents by utilizing an arbitrary 500 foot radius. The relevant radius is 200 feet since only neighbors within 200 feet of the applicants' home were notified of this proceeding. Had there actually been a door-to-door petition campaign within a 500 foot radius, we imagine there would have been a much greater number of signatures on the petition.

The applicants claim without evidence that they bought their property with "the understanding" that they could subdivide and build. They refer to paying "a premium for that lot." In addition, the applicants now claim to have completed a survey prior to purchasing the property. However, the survey submitted by the applicants to this Board is dated February 16, 2018, is six months later than the purchase date.

We have only touched on a few of the inaccuracies found in the applicants' March 22 letter but these few points should have this Board questioning everything the applicants' present as fact. Frankly, to spend any more time addressing the many inaccuracies of that letter is a waste of time. It only draws attention away from the facts and the Board's need to make a decision using the balancing test.

In conclusion, a realistic analysis of the resulting effects upon the community of the proposed curb cut and subdivision have been set forth in our prior letter. We respectfully request that the members of the Board duly note the many significant objections raised in our prior letter that have not been contradicted in any way by the applicants and their attorney.

Respectfully,

Tammy and Kevin White

To the Zoning Board of Sea Cliff,

I am writing again to oppose the subdivision of 101 Brown, which is across from my home.

The Davidsons claim they are not an investors so I looked up their past addresses and properties on the white pages. They have 8 past addresses and 6 properties. They bought and sold two properties in Sea Cliff. They recently renovated their home upstate and rent it out now. So I don't think they have a financial hardship if these variances are denied. Plus, in today's market there are plenty of buyers who would want to buy their home at a premium price because of their property.

I am a real estate agent for Daniel Gale Sotheby's International Realty. **The agents in my Sea Cliff office who are experts in selling Sea Cliff homes have stated that my home will lose value if a house is built across from my home.**

After looking at their plans again, not only are they wanting to build a large home but they are asking for 2 curb cuts on Brown St. One of which is a huge driveway and the other is labeled the future driveway. They are also putting in 2 drywells and will need septic system for the future home. I am concerned about all this construction and how it will affect our environment. I had to replace an ancient septic system in July of 2019. It uprooted the underground homes of marsupials and rats which decided to live in my basement because they lost their homes. It took many months to get rid of them. So it will affect our environment!!

The proposed work on the building lot will alter the drainage flow or patterns of surface water runoff because they will eliminate the stone retaining wall. They seem to have a plan set-up for remediation of the runoff but it will require continued maintenance. Who will make sure that is done even after the house is built? This too affects our environment!

In Mr. Chase's new letter, he states that the surrounding homes have similar 3<sup>rd</sup>. Floors. Most of the 3<sup>rd</sup> floors of the surrounding homes are not finished, don't have heat and therefore are not finished living spaces. Their heights are measured from the street to roof but 101 Brown is positioned on a higher piece of property which makes it's height greater. The height of 101 Brown St, which they are asking for a variance for, will be intensified after the building of the new house.

Mrs. Davidow's new letter to the board is full of misinformation. Most of the comments on social media that she talks about were from people who do not live in Sea Cliff. (After I made a comment, I was attacked on social media by Mrs. Davidson and others.) Many people in Sea Cliff wrote letters in opposition to their application because they are concerned about the environment, more pollution, and the loss of the SC charm.

Plus, the Davidows were supposed to submit their letters to the Zoning Board in a timely manner but did not. I don't understand why we had to postpone last month's meeting because they sent their letter in at the last minute. They did not follow the regulations that are set up by the Board. We have a Zoning board to protect the residents of Sea Cliff and to protect us from overdevelopment. They don't want to follow the Sea Cliff building codes either. Why do we even entertain these requests?

Please review the Lennon's letter and the White's letters that state the laws and codes that should be followed and give the factual reasons to deny the application.

**The benefit to this builder should not outweigh the detriment to the neighborhood and especially my home.** They do not have a right to subdivide and I hope you will not grant them that right.

Sincerely,

Mary Ellen Cuomo

90 Brown St.