



INCORPORATED VILLAGE OF SEA CLIFF

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

Notice of Review

9/10/20

TO:

PROPERTY OWNER: 14 Bay Ave, LLC

PROPERTY ADDRESS: 14 Bay Ave

SECTION/ BLOCK/ LOT: 21/F/89

APPLICATION NO: 12001

APPLICATION REC'D: 6/30/2020

ZONE: Residence A

DESCRIPTION: The applicant is proposing to construct a new home, pool and curb cut.

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; 5-11-2020 by L.L. No. 3-2020]

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

- A. Applications for building permits. All building permit applications involving the proposed erection of any structure, other than accessory structures on previously improved property or additions to one-family dwellings where the gross floor area of the addition does not exceed 50% of the gross floor area of the existing dwelling.*
- C. Applications for development of land.*
- 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.*
- E. Any substantial change in topography. For purposes of this section, any change in topography in excess of one foot in height or elevation, at any point or over any ten-foot linear area, in any direction, shall be considered a substantial change.*
- F. Any construction involving an enlargement or modification to roof area or building footprint, or an addition or modification to an accessory structure, regardless of whether such structure qualifies for a building permit exemption under § 138-1205, for property abutting Hempstead Harbor.*

The applicant is proposing to construct a new home, pool and relocated curb cut.

§ 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):

- A. Any construction on slopes of 15% or greater (a fifteen-foot rise per 100 feet of length) or where the general slopes in the project area exceed 10%.*
- D. Construction that will continue for more than one year or involve more than one phase or stage.*
- F. Construction, addition, replacement or significant repair of a bulkhead.*
- G. Construction on or the development or use of a site which may affect a unique or unusual land form found on the site, including, but not limited to, cliffs, dunes, or geological formations.*
- H. Construction in a designated freshwater or tidal wetland.*
- J. Proposed action which will likely cause siltation or other discharge into an existing body of water to the extent that there will be obvious visual contrast to natural conditions.*
- M. Construction on or the development of use of a site which may alter the drainage flow or patterns of surface water runoff.*
- O. Proposed action which may cause substantial erosion.*

Q. Construction on or the development or use of a site which will be visible to users of an aesthetic resource and which will eliminate or significantly reduce the enjoyment of the aesthetic qualities of that resource.

R. Construction on or the development or use of a site which will result in the elimination or significant screening of scenic views known to be important to the area.

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 is proposing to construct a new home, pool and relocated curb cut.



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

Post Office Box 340 • 300 Sea Cliff Avenue • Sea Cliff, NY 11579
(516) 671-0080 phone • (516) 671-6508 fax • www.seacliff-ny.gov

BUILDING PERMIT

APPLICATION ID # 12001 APPLICATION DATE 7/1/2020 PERMIT # _____

PROPERTY ADDRESS: 14 BAY AVE. SECT 21 BLOCK F LOT 89

Owner: 14 BAY AVE, LLC.
Address: 200 SEA LANE City: FARMINGDALE State: NY Zip: 11735
Phone: 516 426-9654 Cell: _____ Email: EALETTO@Bedgear.com

Applicant: (if applicant is different from owner state relationship to owner)
Address: _____ City: _____ State: _____ Zip: _____
Phone: _____ Cell: _____ Email: _____

Architect: JAMES CARBALLAL
Address: 80 LA-FAYETTE AVE. City: SEA CLIFF State: NY Zip: 11579
Phone: 516 375-1728 Cell: _____ Email: _____

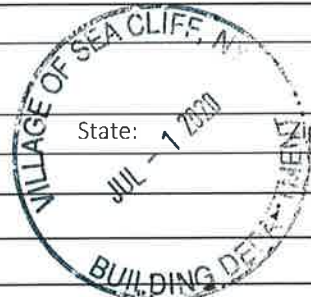
Contractor: TBD
Address: _____ City: _____ State: _____ Zip: _____
Phone: _____ Cell: _____ Email: _____

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

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

Other/Mechanical: TBD.
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.

Re Build a Home SIMILAR TO EXISTING WITH
REDUCTION IN USE & DIMENSIONAL VARIANCES



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BUILDING PERMIT

Cost of Improvement: \$ 1,000,000 ⁰⁰ ~~XX~~

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

Owner Signature: *Eugene Altshuler* MEMBER

Owner Signature: _____

SANDRA J LORENZ
NOTARY PUBLIC-STATE OF NEW YORK
No. 01L08285763
Qualified in Suffolk County
My Commission Expires 11-07-2020

Date: _____ Notary: *Sandra J Lorenz* 02/25/20

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

OFFICIAL USE

FEES \$150 pd 7/1/2020

Application Fee \$ 75 pd 7/1/2020

Permit Fees

Building _____

Plumbing _____

Electrical _____

Mechanical _____

Certificate _____

Other _____

Total Permit Fees \$

REQUIRED CERTIFICATES

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

Approved by _____

Examined for approval on _____

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

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

ZONING BOARD OF APPEALS _____
PLANNING BOARD (check one)

-----X
IN THE MATTER OF THE APPLICATION OF
EUGENE ALLETTO MEMBER
14 BAY AVE LLC

APPLICATION

Village of Sea Cliff.
-----X

NEW SINGLE FAMILY DWELLING WITH ATTACHED GARAGE

1. Name of applicant: EUGENE ALLETTO (MEMBER)

2. Applicant's address: 2001 SEA LAKE
FARMINGDALE N.Y. 11735

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):

MEMBER

4. The property which is the subject of this application is located at: 14 BAY AVE NVE, SEA CLIFF, Village of Sea Cliff, N. Y. and is also known as Section 21, Block 7, Lot(s) 89 on the Nassau County Land and Tax Map.

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

6. The property is located in the RES-A zoning district of the Village of Sea Cliff.

7. The subject property is located on the WEST side of BAY AVENUE (street).

8. The date on which the owner(s) acquired the property was 12/14/88.

9. The approximate dimensions of the property are 100 feet by 200 feet, and the total acreage of property is 1/2 acres.

10. The property is presently used for VACANT - WAS A 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: SINGLE FAMILY RESIDENCE

14. The Building Department of the Village of Sea Cliff denied an application for a building permit on 6/30/2020

15. The proposed construction use of the property does not comply with the following sections of the Village Code: 107-4, 60-10

16. This is an application for:

_____ an appeal

_____ a variance

_____ a special permit

other (describe): SITE PLAN REVIEW

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

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

SITE PLAN REVIEW -

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

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

14 BAY
Name of applicant: EUGENE DUETTO MEMBER
Signature of applicant: Eugene Duetto
Title of signatory: OWNER
Date: OCTOBER 24, 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.

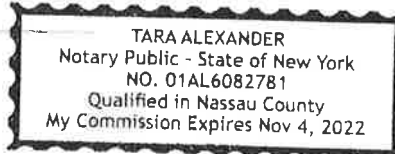
If the applicant is a limited liability company, the deponent is member thereof, and has authority to execute this application in the name of the company.

EUOEUPE ALLETTO (MEMBER)
Print Name

Euope Alletto
Signature

Sworn to before me this 24
day of OCTOBER 2020.

Tara Alexander



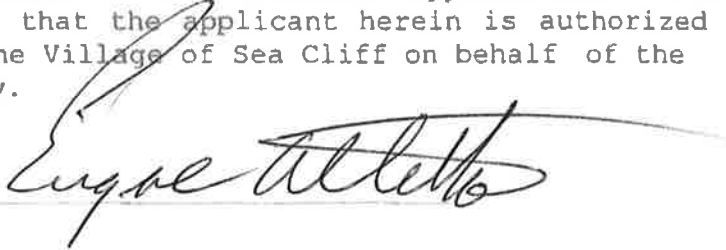
AFFIDAVIT OF OWNER(S)

(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)

EUGENE ALLETTO (MEMBER) being duly sworn, deposes and says that (s)he is the owner of the property known as 14 BAY AVENUE 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 24 day of OCTOBER 2020

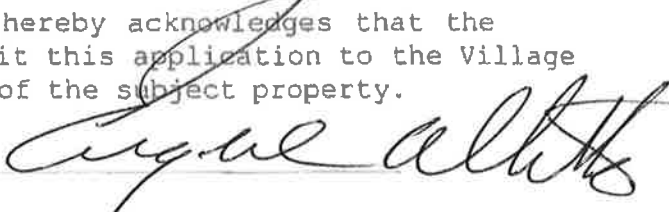


TARA ALEXANDER
Notary Public - State of New York
NO. 01AL6082781
Qualified in Nassau County
My Commission Expires Nov 4, 2022

STATE OF NEW YORK) SS:

COUNTY OF NASSAU)

EUGENE ALLETTO (MEMBER) being duly sworn, deposes and says that (s)he is the owner of the property known as 14 BAY AVE. in the Village of Sea Cliff. No other person is an owner of the said property except as described in the attached application. The undersigned hereby acknowledges that the applicant herein is authorized to submit this application to the Village of Sea Cliff on behalf of the owner(s) of the subject property.



Sworn to before me on this 24 day of OCTOBER 2020



TARA ALEXANDER
Notary Public - State of New York
NO. 01AL6082781
Qualified in Nassau County
My Commission Expires Nov 4, 2022

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

-----X

In the Matter of the Application of

DISCLOSURE
AFFIDAVIT
General Municipal Law
Section 809

EUGENE ALETTO-----X

STATE OF NEW YORK) COUNTY OF NASSAU)

ss: EUGENE ALETTO, being duly sworn, deposes and says:

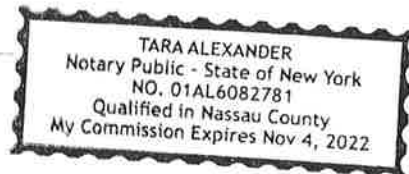
1. I am the (applicant with respect to) (owner of the premise which are the subject of) the attached application.
2. I make this affidavit for the purposes of complying with the requirements of General Municipal Law Section 809.
3. No officer of the State of New York, and no officer or employee of the 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>			

Eugene Aletto
Signature

Sworn to before me this 24
day of OCTOBER 2020.

Tara Alexander





Incorporated Village of Sea Cliff

Office of the Superintendent of Buildings

Sea Cliff Village Hall, 300 Sea Cliff Ave., Sea Cliff, New York 11579

Inspection Authorization

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

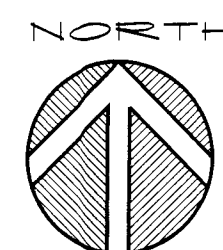
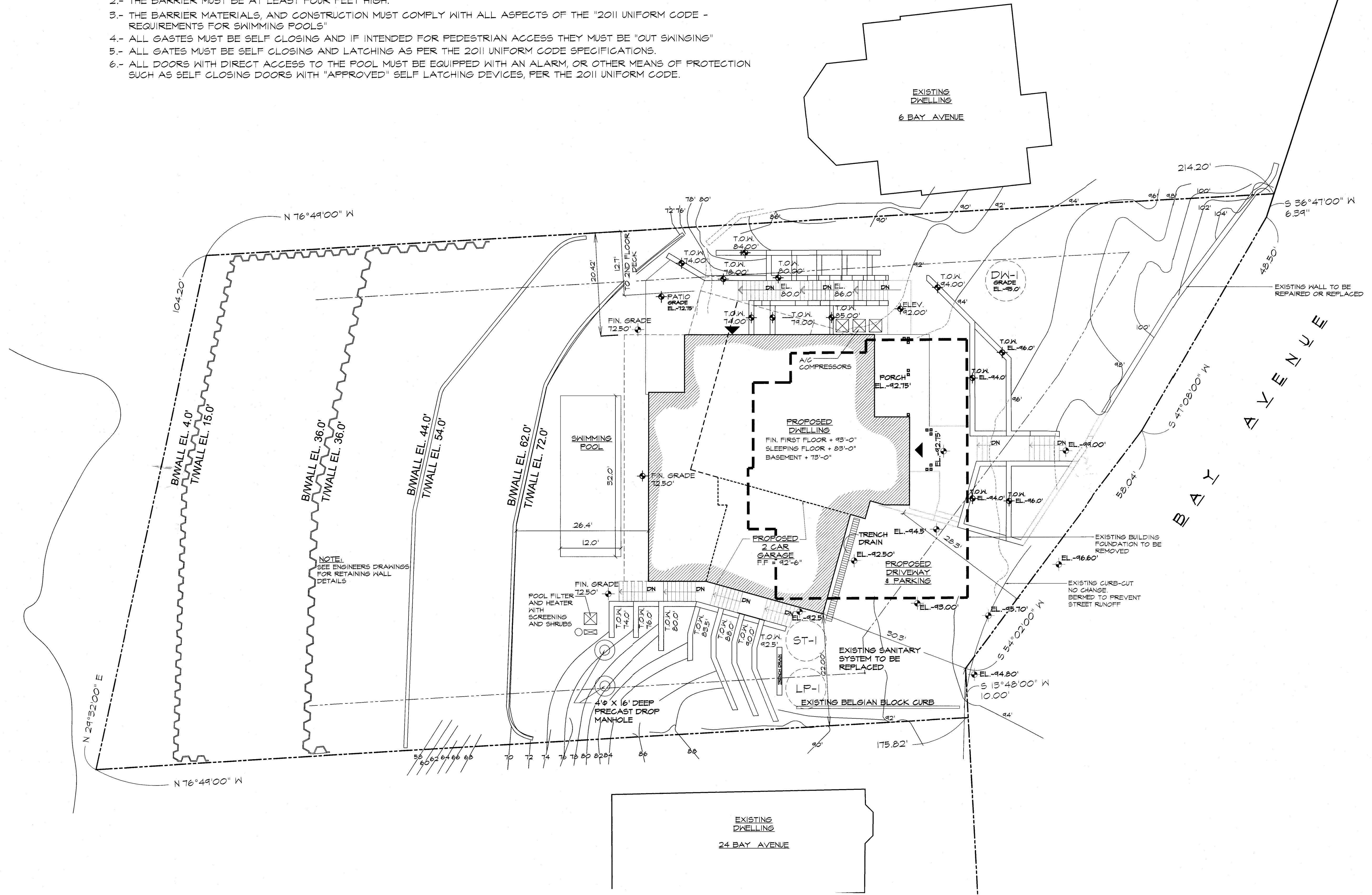
Homeowner: _____

Date: _____

[Handwritten signature]
10/24/20

SWIMMING POOL ENCLOSURE NOTES

- 1.- POOL ENCLOSURE SHALL COMPLETELY SURROUND THE SWIMMING POOL AND OBSTRUCT ACCESS TO THE SWIMMING POOL..
- 2.- THE BARRIER MUST BE AT LEAST FOUR FEET HIGH.
- 3.- THE BARRIER MATERIALS, AND CONSTRUCTION MUST COMPLY WITH ALL ASPECTS OF THE "2011 UNIFORM CODE - REQUIREMENTS FOR SWIMMING POOLS"
- 4.- ALL GATES MUST BE SELF CLOSING AND IF INTENDED FOR PEDESTRIAN ACCESS THEY MUST BE "OUT SWINGING"
- 5.- ALL GATES MUST BE SELF CLOSING AND LATCHING AS PER THE 2011 UNIFORM CODE SPECIFICATIONS.
- 6.- ALL DOORS WITH DIRECT ACCESS TO THE POOL MUST BE EQUIPPED WITH AN ALARM, OR OTHER MEANS OF PROTECTION SUCH AS SELF CLOSING DOORS WITH "APPROVED" SELF LATCHING DEVICES, PER THE 2011 UNIFORM CODE.



SITE PLAN

SCALE: 1"=10'

JAMES T. CARBALLAL
ARCHITECT

TELEPHONE: 516.674.3936
80 LAFAYETTE AVE., SEA CLIFF, N. Y. 11579

SCALE:
AS NOTED

DATE:
6-23-20

DRAWN BY:
JTC

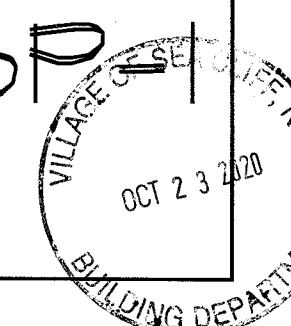
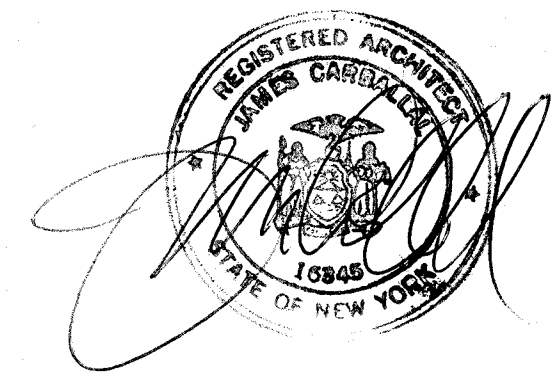
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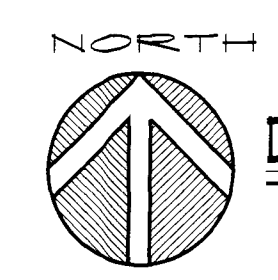
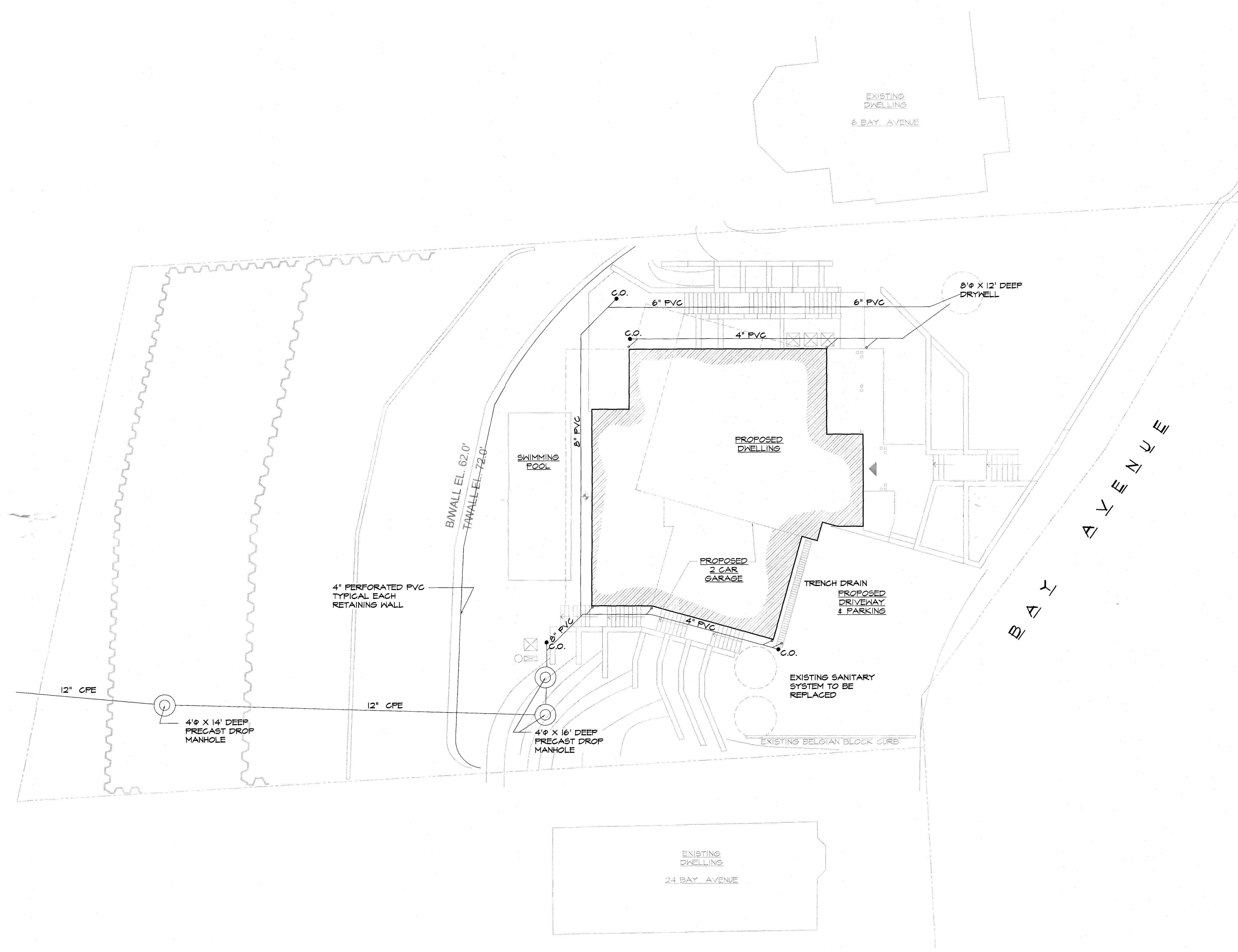
DRAWING:
SITE PLAN

14 BAY AVENUE RESIDENCE
14 BAY AVENUE, SEA CLIFF, NY 11579

DWG. NO.

SP





DRAINAGE PLAN

SCALE: 1"=10'

JAMES T. CARBALLAL
ARCHITECT
 TELEPHONE: 516.674.3936
 80 LAFAYETTE AVE., SEA CLIFF, N. Y. 11579

SCALE:
 AS NOTED

DATE:
 6-23-20

DRAWN BY:
 JTC

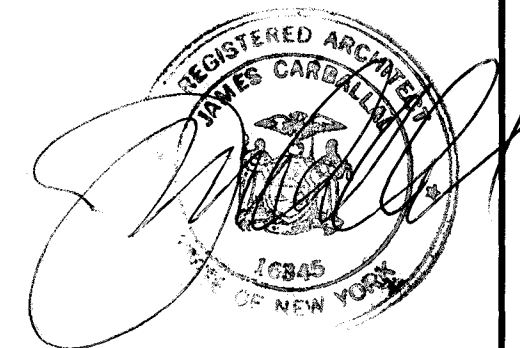
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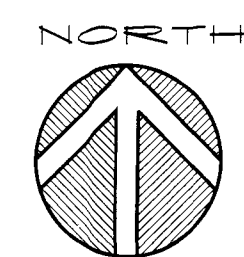
DRAWING:
DRAINAGE PLAN

14 BAY AVENUE RESIDENCE
 14 BAY AVENUE, SEA CLIFF, NY 11579

DWG. NO.

D-1
 OCT 23 2020
 VILLAGE OF SEA CLIFF, N.Y.
 BUILDING DEPARTMENT





LANDSCAPING PLAN

SCALE: 1"=10'

JAMES T. CARBALLAL
ARCHITECT
TELEPHONE: 516.674.3936
80 LAFAYETTE AVE., SEA CLIFF, N. Y. 11579

SCALE:
AS NOTED

DATE:
6-23-20

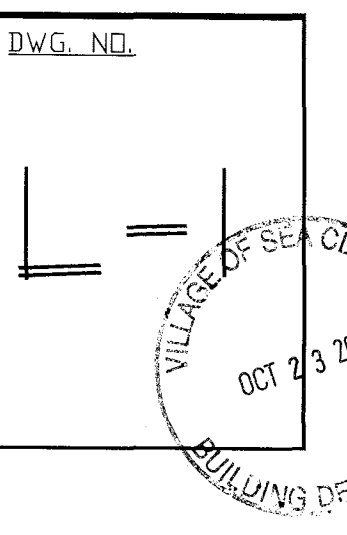
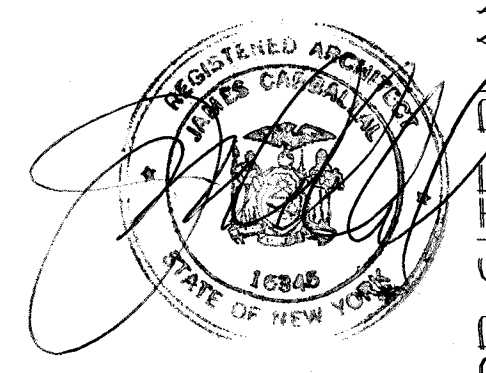
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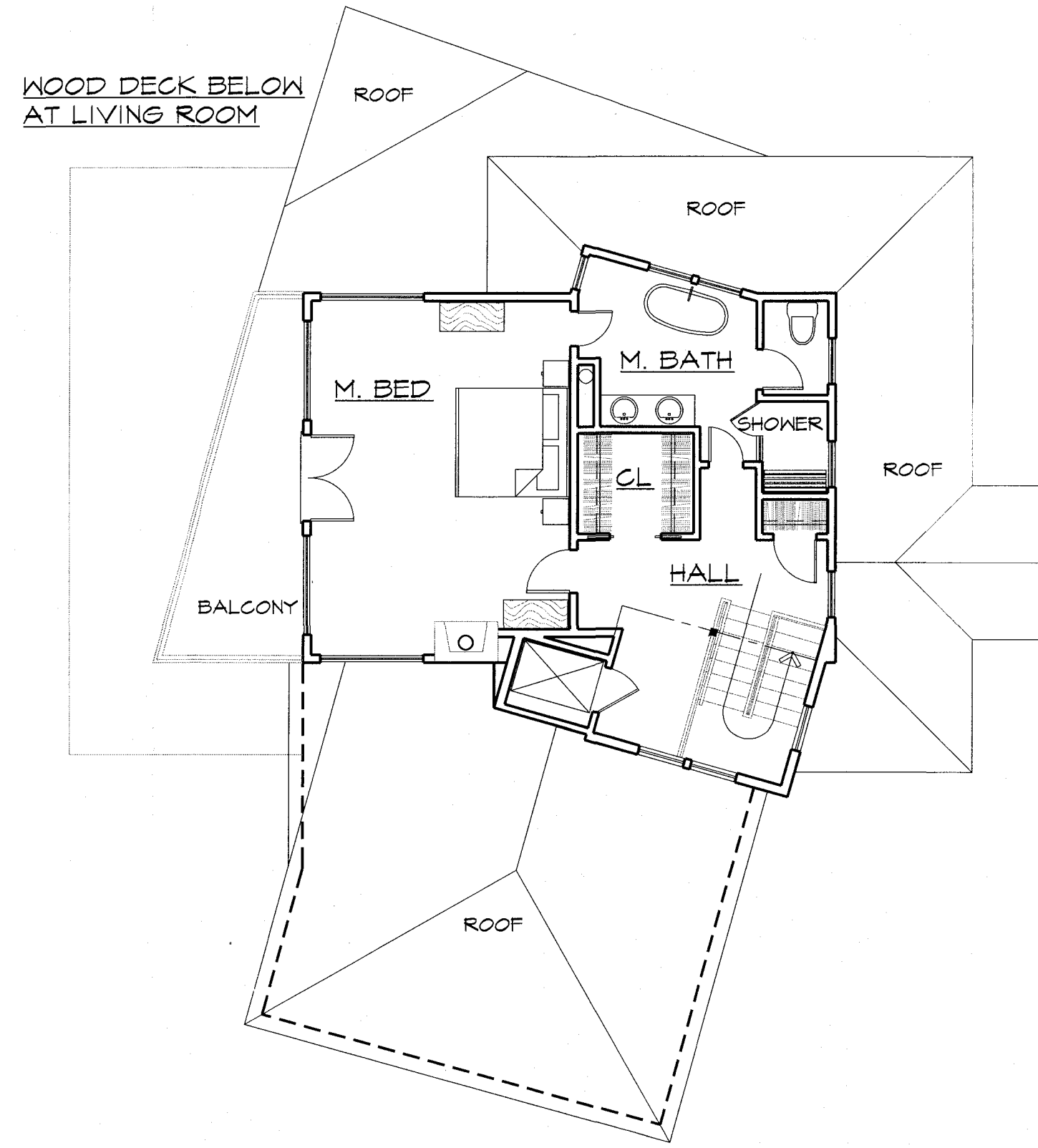
REVISIONS:

DRAWING:
LAND-
SCAPE
PLAN

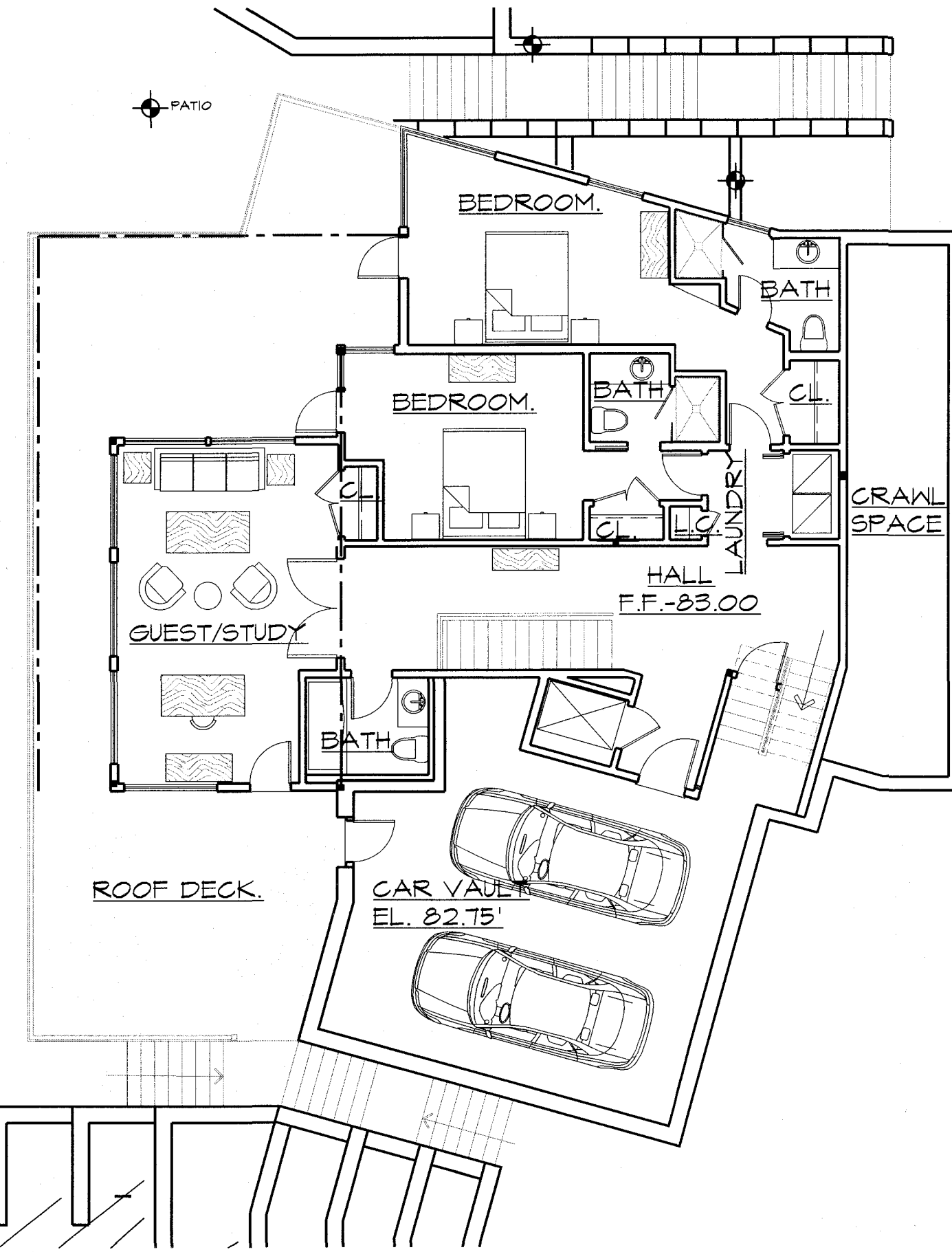
14 BAY AVENUE RESIDENCE
14 BAY AVENUE, SEA CLIFF, NY 11579

FOR SITE PLAN REVIEW 10-23-20

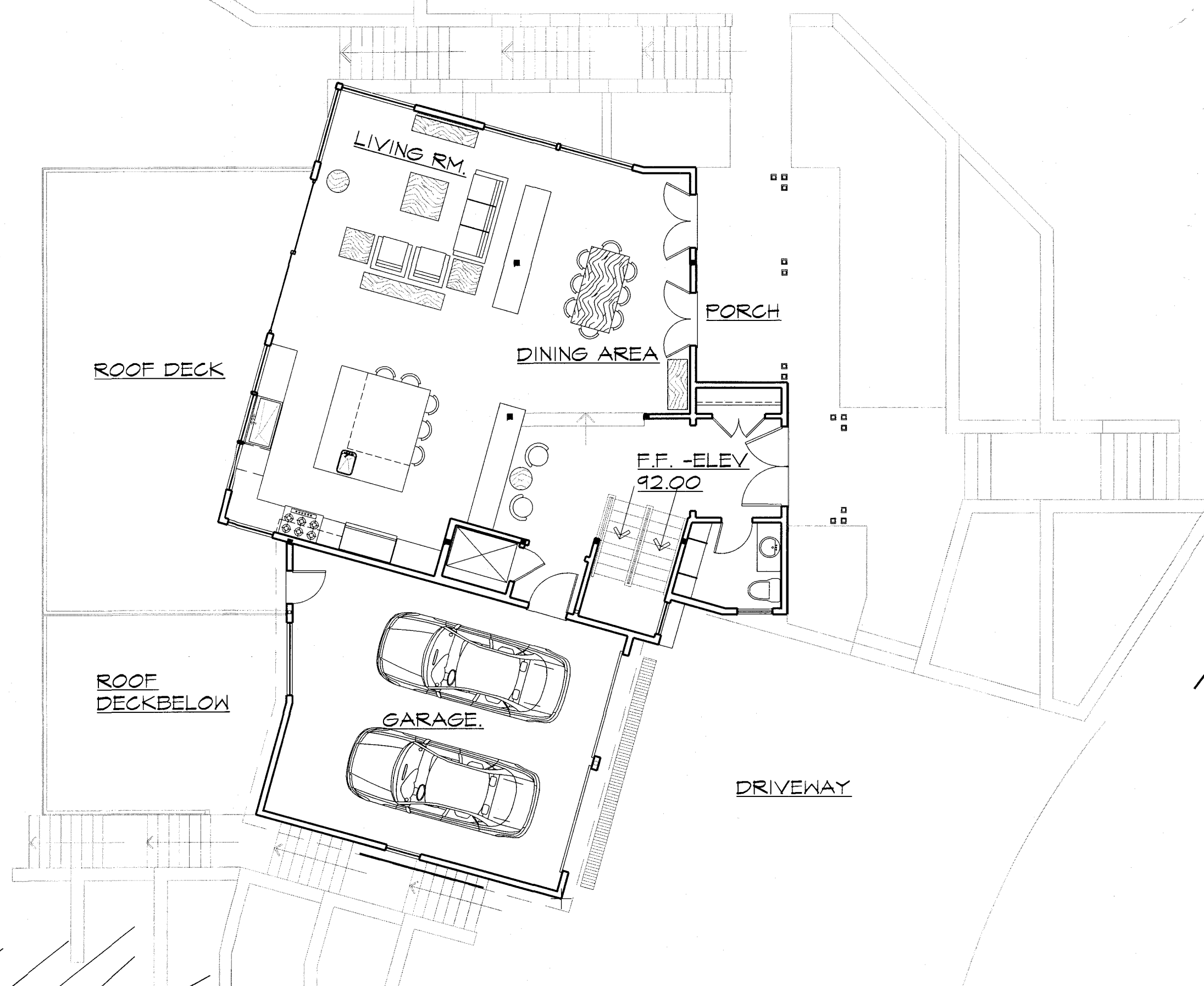




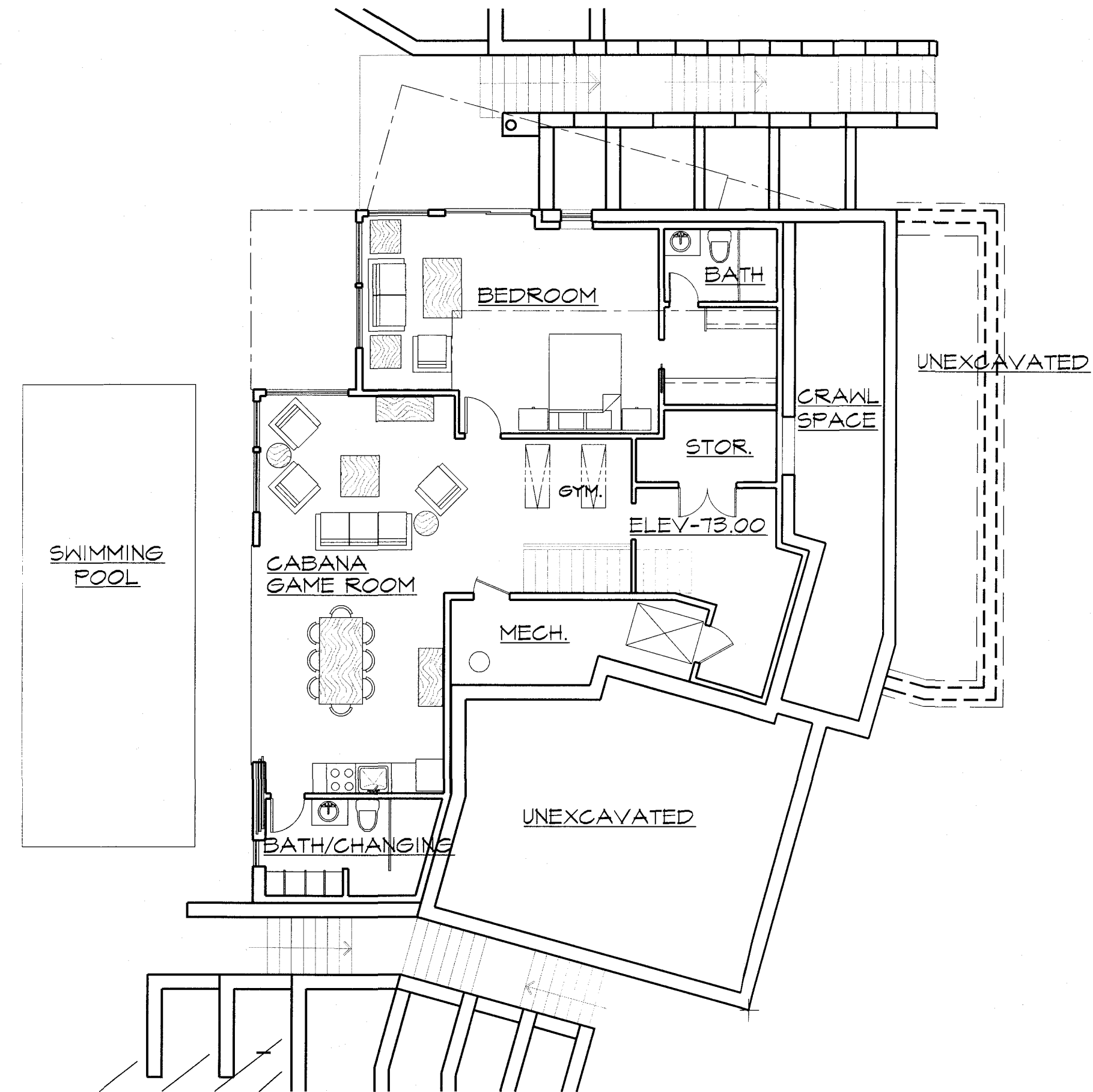
NORTH
 **ATTIC FLOOR PLAN (MASTER)**
 SCALE: 1/8"=1'-0"

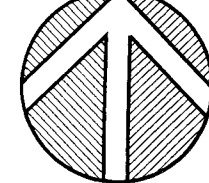


NORTH
 **FIRST FLOOR PLAN (SLEEPING)**
 SCALE: 1/8"=1'-0"



NORTH
 **SECOND FLOOR PLAN (LIVING)**
 SCALE: 1/8"=1'-0"



NORTH
 **BASEMENT PLAN**
 SCALE: 1/8"=1'-0"

JAMES T. CARBALLAL
 ARCHITECT

TELEPHONE: 516.674.3936
 80 LAFAYETTE AVE., SEA CLIFF, N. Y. 11579

SCALE:
 AS NOTED

DATE:

DRAWN BY:
 JTC

REVISIONS:

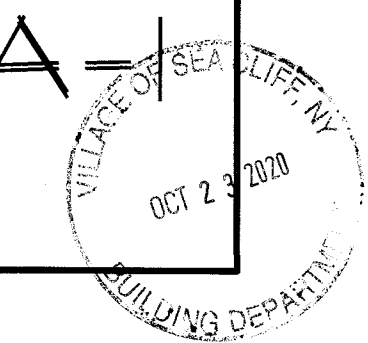
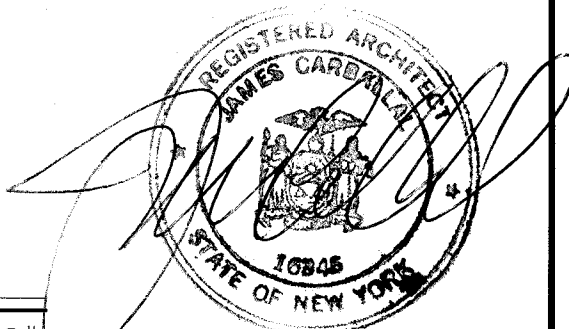
DRAWING:

FLOOR PLANS

14 BAY AVENUE RESIDENCE

14 BAY AVENUE, SEA CLIFF, NY 11579

DWG. NO.



JAMES T. CARBALLAL
ARCHITECT
TELEPHONE: 516.674.3936
80 LAFAYETTE AVE., SEA CLIFF, N. Y. 11579

SCALE:
AS NOTED

DATE:

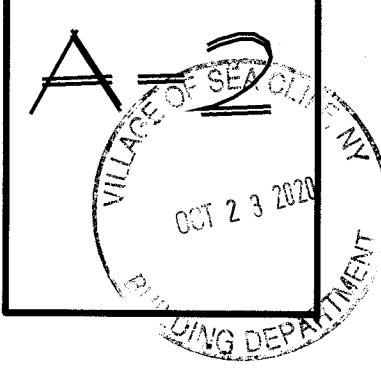
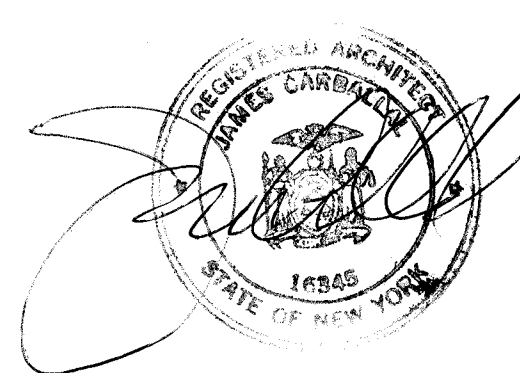
DRAWN BY:
JTC

REVISIONS:

DRAWING:
ELEV'S.

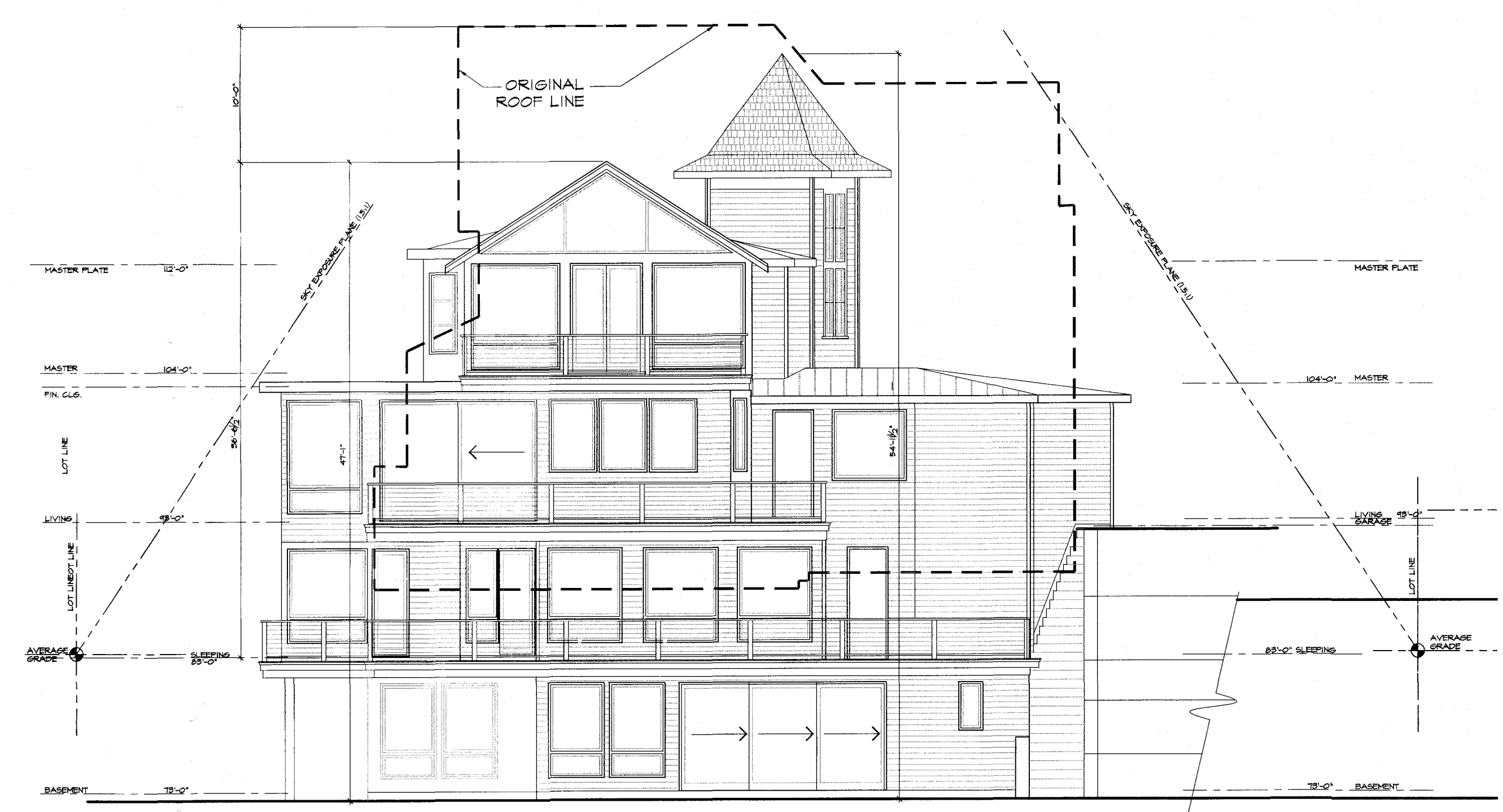
14 BAY AVENUE RESIDENCE
14 BAY AVENUE, SEA CLIFF, NY 11579

DWG. NO.



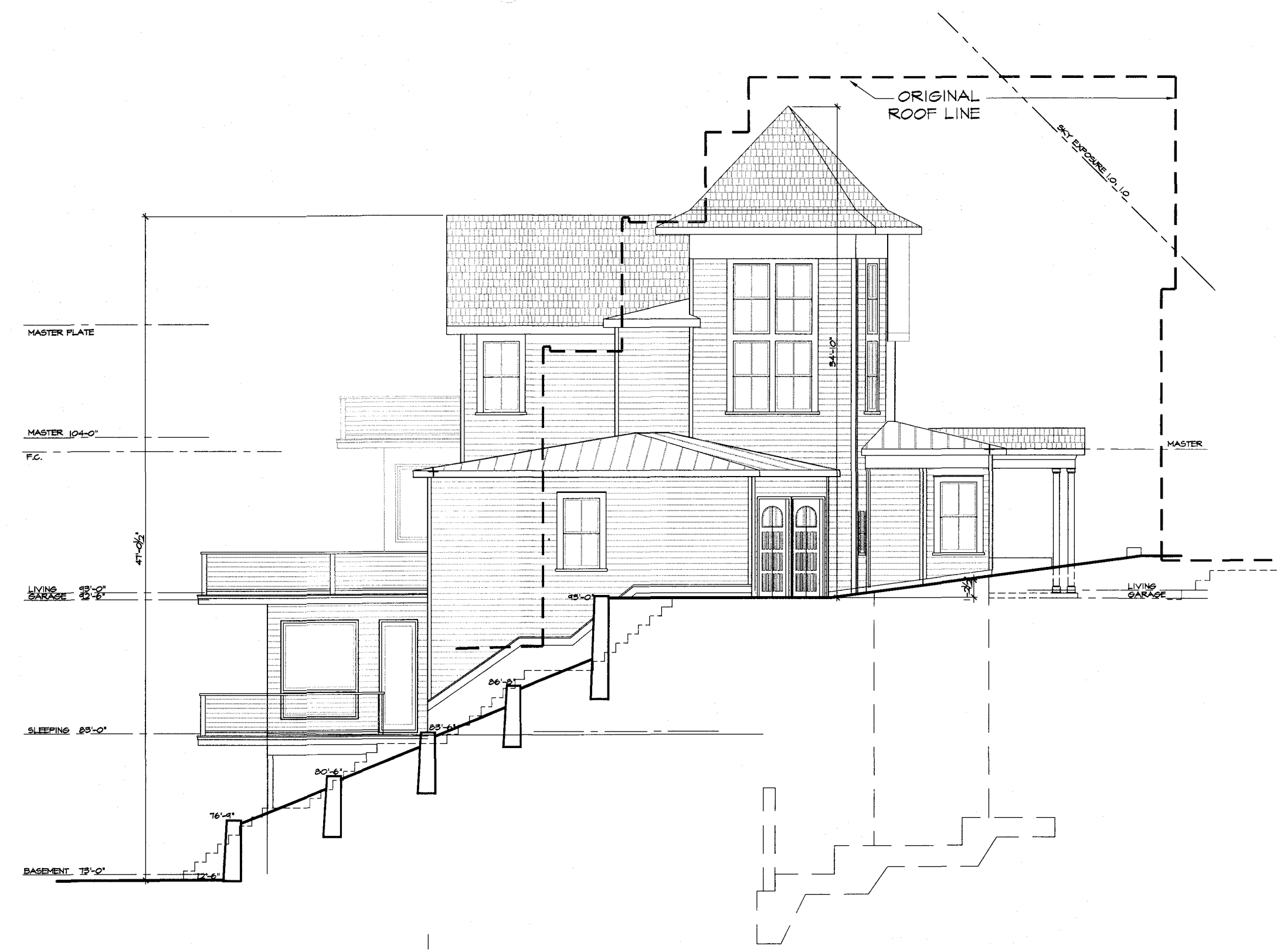
RIGHT SIDE ELEV.

SCALE: 1/8"=1'-0"



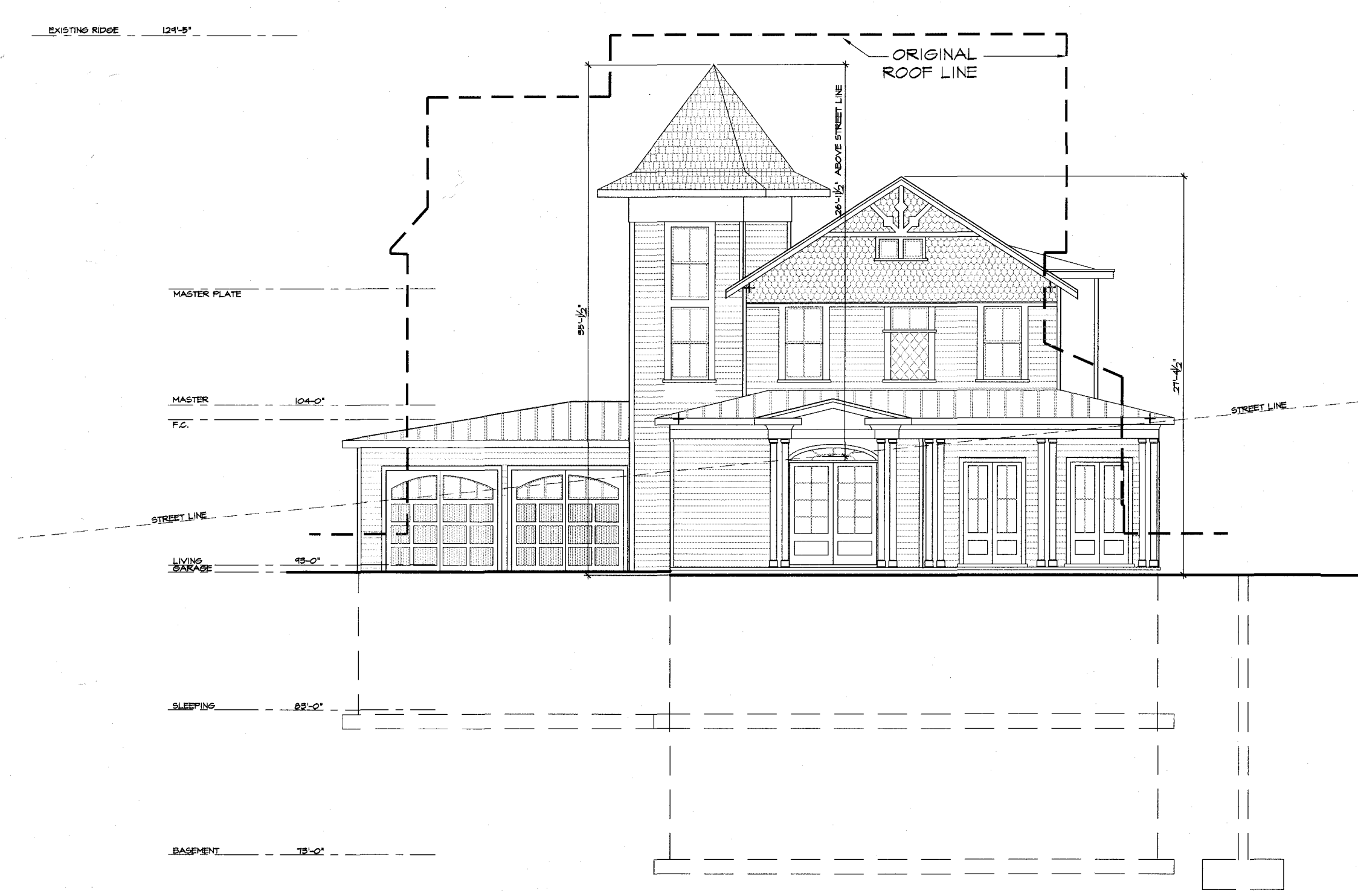
REAR ELEV.

SCALE: 1/8"=1'-0"



LEFT SIDE ELEV.

SCALE: 1/8"=1'-0"



FRONT ELEV.

SCALE: 1/8"=1'-0"

VILLAGE OF SEA CLIFF, NY
JAN 31 2019
BUILDING DEPARTMENT



RIGHT SIDE



LEFT SIDE



FRONT



REAR

**14 BAY AVENUE DECISION
(as authorized by Village Code §1302.1)**

At a meeting of the Board of Appeals of the Village of Sea Cliff, New York, on August 25, 2020, on motion duly made by the Chair, seconded by Mr. Pinto, and adopted four votes in favor and Mr. Wolner abstaining, the Board, having duly considered the matters brought forth at the public hearing and other matters properly within the consideration of this Board and discussed the subject application, rendered the following short-form determination:

1. Eugene Alletto, as agent for 14 Bay Avenue LLC, 14 Bay Avenue, Sea Cliff, New York, applied to construct a new residence, which requires variances of the following Village Code sections: (a) 138-401, in that the residence will have a service quarters, which constitutes a second dwelling unit, where the premises may be used as a single family residence, (b) 138-415, in that the residence will have a service quarters, which constitutes a second dwelling unit, where no building shall contain more than one dwelling unit, (c) 138-413, in that (i) the height of the dwelling to the top of the turret is 54.96 feet and to the top of the next lower portion of the house is 47.1 feet, and (ii) the dwelling contains four (4) stories, where the maximum height of the dwelling is 30 feet, where a 5 foot high turret is permitted to extend beyond the 30 feet to a maximum height of 35 feet, and not more than two (2) stories are permitted, and (d) 138-414.1, in that the floor area will be 4,388 square feet, where a maximum of 4,077 square feet is permitted. Premises are designated as Section 21, Block F, Lot 89 on the Nassau County Land and Tax Map.
2. The applicant is the agent for the record owner of the subject premises.
3. The requested relief is classified as a Type II action under SEQRA, which requires no environmental review.
4. The Board provided notice of the application to the Nassau County Planning Commission in accordance with the requirements of the agreement between the Village and the Planning Commission.
5. The relief requested in the application is granted in part and denied in part. The variances of Village Code §§138-413 and 414.1 are granted provided that (a) with the exception of the second dwelling unit use, the construction shall conform to the plans submitted with the application, (b) applicant shall comply with all requirements of the Village Code and the Building Department, and (c) all work is performed, and all approvals obtained, within the timeframe provided in Village Code

§138-1304. As to the variances of Village Code §§138-401 and 415, which are use variances, the application is denied.

MINUTES
PLANNING BOARD
VILLAGE OF SEA CLIFF
VILLAGE HALL
300 SEA CLIFF AVENUE
SEA CLIFF, NEW YORK 11579

September 11, 2019

Present:	Chair	Bruce Treiber
	Members	Timothy Driscoll, Cormac Brady, and Allan Mitzner
	Alternate Members	Laurie Martone and Vince Gimondo
	Village Attorney	Brian S. Stolar, Esq.

The meeting was called to order at 7:32 pm.

Ms. Martone did not participate in the Harris or Doherty applications.

The Board opened the continued public hearing on the application of Irene Harris, 156 16th Avenue, Sea Cliff, New York, for a permit pursuant to Village Code Chapter 64, to erect a nine (9) foot high wall. Premises are designated as Section 21, Block 151, Lot 12 on the Nassau County Land and Tax Map.

The minutes of the hearing were stenographically transcribed. The hearing was closed, and decision reserved.

The Board opened the public hearing on the application of Joseph Doherty, 111 Littleworth Lane, Sea Cliff, New York, for site plan approval pursuant to Village Code Chapter 107, to construct an inground swimming pool, which will result in an increase in the topography in excess of one foot. Premises are designated as Section 21, Block 77, Lot 48 on the Nassau County Land and Tax Map.

The minutes of the hearing were stenographically transcribed. The hearing was closed, and decision reserved.

Mr. Gimondo did not participate in the 14 Bay Avenue hearing, and Ms. Martone participated.

The Board opened the public hearing on the application of 14 Bay Avenue LLC and Eugene Alleto, 14 Bay Avenue, Sea Cliff, New York to construct retaining walls at the premises, maintain and/or modify the driveway and the rear yard, and modify the topography in the rear area of property located at 14 Bay Avenue, which construction requires (a) approval pursuant to Village Code Chapter 64 in that retaining walls in excess of four (4) feet in height require Planning Board approval and (b) amended site plan approval pursuant to Village Code Chapter 107, to permit the proposed site improvements. Premises are designated as Section 21, Block F, Lot 89 on the Nassau County Land and Tax Map.

The minutes of the hearing were stenographically transcribed. The hearing was closed, and decision reserved.

The Board discussed the Harris application. Ms. Martone did not participate in the discussion. On motion duly made by the Chair, seconded by Mr. Brady, and adopted unanimously, the Board determined that it is the lead agency, the requested relief is a Type II matter under SEQRA that requires no environmental review, and granted the application for a permit to construct the wall, subject to the following conditions: (a) the wall shall be installed in the location, and of a size and material, as indicated in the plans submitted to the

Board, (b) if determined appropriate by the Building Department, applicant shall provide the Building Department with a final survey depicting the location of the wall; and (c) applicant shall obtain a building permit from the Building Department within six (6) months, and a certificate of completion within one (1) year, of the filing of this determination with the Village Clerk.

The Board discussed the Doherty application. Ms. Martone did not participate in the discussion. On motion duly made by the Chair, seconded by Mr. Driscoll, and adopted unanimously, the Board determined that it is the lead agency, the requested relief is a Type II matter under SEQRA that requires no environmental review, and granted the application for site plan approval, subject to the following conditions: (a) applicant shall construct the swimming pool and related improvements in conformance with the plans submitted with the application, (b) applicant shall install drainage facilities in a location and size as determined by the Building Department, to accommodate the impervious coverage and prevent any storm-water from running off the property, (c) applicant shall comply with all requirements of the Building Department, and (d) applicant shall obtain a building permit from the Building Department within six (6) months, and a certificate of completion within one (1) year, of the filing of this determination with the Village Clerk.

Ms. Martone participated in the remainder of the meeting, and Mr. Gimondo did not.

The Board discussed the environmental impact of the 14 Bay Avenue application. On motion duly made by the Chair, seconded by Mr. Mitzner, and adopted unanimously, the Board adopted the following resolution:

RESOLVED, that the Board hereby finds and concludes that

(a) the combined application for site plan approval and wall permits is an Unlisted action under the State Environmental Quality Review Act and its regulations;

(b) the Board has conducted an uncoordinated review and is the lead agency with respect to environmental review of this proposed action for site plan approval and wall permits;

(c) the Board has considered the following factors in respect to its review of the environmental impacts of the proposed action:

(i) whether the proposed action would result in any substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels, nor any substantial increase in solid waste production, nor create a substantial increase in the potential for erosion, flooding, leaching or drainage problems;

(ii) whether the proposed action would result in the removal or destruction of large quantities of vegetation or fauna, substantial interference with the movement of any resident or migratory fish or wildlife species, impacts on a significant habitat area, substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species, or other significant adverse impacts to natural resources;

(iii) whether the proposed action would impair the environmental characteristics of any Critical Environmental Area;

(iv) whether the proposed action would conflict with the community's current plans or goals as official approved or adopted;

(v) whether the proposed action would impair the character or quality of important historical, archeological, architectural or aesthetic resources or of existing community or neighborhood character;

(vi) whether the proposed action would result in a major change in the use of either the quantity or type of energy;

(vii) whether the proposed action would create a hazard to human health;

(viii) whether the proposed action would create a substantial change in the use, or intensity of use, of land, including agricultural, open space or recreational resources, or in its capacity to support existing uses;

(ix) whether the proposed action would encourage or attract large numbers of persons to any place for more than a few days, compared to the number who would come to such place without such action;

(x) whether the proposed action would create changes in two or more elements of the environment, no one of which would have a

significant impact on the environment, but when taken considered together would result in a substantial adverse impact on the environment;

(xi) whether the proposed action would create substantial adverse impacts when considered cumulatively with any other actions, proposed or in process;


(xii) whether the proposed action would result in substantial adverse impact with respect to any relevant environmental consideration, including noise, aesthetics, traffic, air quality, water quality or adequacy of water supply, drainage, soil conditions, or quality of life in the community in general and the immediate neighborhood in particular;

(d) the proposed action, particularly given the plans as reviewed by a retained engineer and approved by the NYS Department of Environmental Conservation would not have a significant adverse environmental impact; and

(e) no further environmental review is required with respect to the proposed action

The Board discussed the 14 Bay Avenue application. On motion duly made by the Chair, seconded by Mr. Mitzner, and adopted unanimously, the Board approved the site plan and wall permit application of 14 Bay Avenue Commons in accordance with the attached decision.

There being no further business, the Chair closed the meeting at 8:25 pm.



BRUCE TREIBER, CHAIR

VILLAGE OF SEA CLIFF, NY

SEP 23 2019

VILLAGE CLERK



-----X
In the Matter of the Application of

14 BAY AVENUE LLC and EUGENE ALLETO

to construct retaining walls at the premises, maintain and/or modify the driveway and the rear yard, and modify the topography in the rear area of property located at 14 Bay Avenue, which construction requires (a) approval pursuant to Village Code Chapter 64 in that retaining walls in excess of four (4) feet in height require Planning Board approval and (b) amended site plan approval pursuant to Village Code Chapter 107, to permit the proposed site improvements. Premises are designated as Section 21, Block F, Lot 89 on the Nassau County Land and Tax Map.

-----X
RESOLVED, upon consideration of the evidence presented at the public hearing held by the Planning Board (the "Board"), all proceedings had herein, all documentation submitted to the Board, following the personal inspection of the subject property by the Board members, and after due deliberation, the Board makes the following findings of fact and decision:

1. This is an application by 14 Bay Avenue LLC, owner of property located at 14 Bay Avenue, Sea Cliff, New York and designated on the Nassau County Land and Tax Map as Section 21, Block F, Lot 89 (the "Premises"), to construct retaining walls at the premises, maintain and/or modify the driveway and the rear yard, and modify the topography in the rear area of property located at 14 Bay Avenue, which construction requires (a) approval pursuant to Village Code Chapter 64 in that retaining walls in excess of four (4) feet in height require Planning Board approval and (b) amended site plan approval pursuant to Village Code Chapter 107, to permit the proposed site improvements. The proposed work is depicted on plans submitted by the applicant, and include plans prepared by Dietrich Engineering,

P.C., dated 03/2019, last revised 07/02/2018, and date stamped by the Village on August 30, 2019, sheets C-1 through C-10, inclusive (the "Proposed Work").

2. In connection with the Proposed Work, the applicant has received approval from the New York State Department of Environmental Conservation (DEC) for a tidal wetlands permit (permit ID 2824-03199/00001) effective January 31, 2017 and amended effective July 17, 2019 (the "DEC Approval" or "DEC Permit"). The Proposed Work requires no variances.

3. The Board has declared itself to be the lead agency with respect to this application under the State Environmental Quality Review Act (SEQRA) and determined that the proposed action requested under this application is an Unlisted Action under SEQRA and adopted a negative declaration. The Board referred the application to the Nassau County Planning Commission and no response has been received from the Planning Commission. Accordingly, the Board may take such action on this application as the Board deems appropriate.

4. In rendering its determination, the Board has considered the testimony and documentary evidence submitted with the application and during the public hearing process, its own inspections of the Premises and the surrounding neighborhood, and the review comments provided by Newport Engineering, P.C. The Board has reviewed the site plan application in accordance with the provisions of Chapter 107, including Section 107-5, and the wall permit criteria in Chapter 64, and finds that the Proposed Work, subject to the conditions herein, including strict adherence to the DEC Approval, complies with the criteria set forth within Chapters 107 and 64. Accordingly, the Board grants site plan and wall permit approval, subject to the following conditions:

a. The Proposed Work shall adhere strictly to the plans identified in paragraph 1 herein.

b. The proposed walls shall be constructed in the locations, at the heights, and utilizing the construction materials indicated in the aforesaid plans.

c. The site improvements, including all topography changes, drywells, stormwater runoff and drainage features, shall be constructed in strict conformance with the aforesaid plans.

d. The applicant shall comply with all conditions contained in the DEC Permit. If the Proposed Work has to be modified for any reason, no such modification will be permitted unless authorized by the DEC and this Board.

e. Plantings shall be planted and maintained west of each of the three (3) easterly retaining walls (identified in the plans as Retaining Wall #1, #2 and #3) in a manner that restricts the view of the aforesaid walls from Hempstead Harbor, as approved by the DEC and the Building Department.

f. If the Village is required to retain the services of any professional to observe the work or address any specific conditions, the costs and expenses incurred by the Village in connection with such work shall be borne and paid by applicant, and if such payment is not made, shall be assessed by the Board of Trustees upon the Premises. Applicant, upon being provided with written notice of the costs and expenses incurred, or anticipated to be incurred, shall make payment to the Village. If applicant shall fail to pay such costs or expenses within 15 days of the giving of such notice, the Village Clerk shall thereupon notify the Village Assessor, who shall immediately fix and determine a special assessment against the Premises in the amount of such costs and expenses, and present such assessment to the Board of Trustees for confirmation. A lien shall attach to the Premises as of the time such assessment is confirmed, which lien shall have the same priority as a Village tax. Collection and cancellation of such special assessment shall be in accordance with the provisions of Village

Law. In addition, except as necessitated by emergency circumstances (as determined by the Superintendent of Buildings) no inspections may take place or permits or certificates may issue until all such costs and expenses are paid.

g. Removal of construction materials shall comply with all requirements of the building department, including the timing of such removal and the use of dumpsters and dump truck. No such dumpsters or dump trucks shall be placed off-site.

h. Parking shall be on-site, and no parking of vehicles associated with the work shall be located on Bay Avenue or any roads intersecting Bay Avenue.

i. Construction equipment and materials, and staging materials, shall be stored on-site or on Hempstead Harbor on barges, but not on Bay Avenue.

j. Except as indicated in the approved plans, the applicant shall make no changes to the topography of the Premises.

k. The drainage system shall comply with all applicable laws and regulations and shall contain all storm-water on-site.

l. A qualified engineer, or other professional consultant, as deemed acceptable by the building department, after consultation with an engineer, shall remain on-site during the entirety of the proposed work to assure that there will not be any damage to adjoining properties or the public roadways and that the land will remain stabilized during and after completion of the construction. Applicant shall be responsible to obtain such professional at applicant's sole cost and expense. The applicant's engineer shall provide site engineering inspections according to proper protocol, which shall include any special agency inspections required in relation to the tie-back anchor testing, soil requirements and off-site

sources, soil compaction, structural stability and all other standard engineering inspections.

m. If any portion of the Proposed Work requires use of, or access to, an abutting premises, applicant shall obtain written authorization from the abutting neighbor prior to commencing such work.

n. Applicant shall install erosion protections on the site to assure that there is no erosion of any materials onto neighboring properties, Hempstead Harbor or the public roadways. As this site has the potential for erosion due to topography and the potential for any such eroded materials to enter the waterway due to the proximity of the Premises to Hempstead Harbor, applicant shall be responsible to assure that such erosion protections shall remain working and functional throughout the construction period. Also, in the event of a forecasted rain or snow storm during the construction, the applicant shall secure the site with additional erosion protection measures, including sandbags.

o. Applicant shall provide safety and shoring, as per OSHA and site specific shoring plans provided by a licensed engineer and accepted by the building department and Newport Engineering.

p. Applicant shall provide the building department with a site logistic, including access, which plan is subject to review and approval of the building department.

q. A copy of the final DEC approval shall be filed with the Village as a condition of any building permit issued in connection with the Proposed Work.

r. Applicant shall file with the Village an existing conditions report together with photographs of abutting properties and conditions of the abutting properties within 20 feet of the Premises.

s. Applicant shall provide a vibration monitoring plan to the building department, and no work shall commence until such plan is approved by the building department. The vibration monitoring plan shall incorporate sensors at each of the three property lines (north, south and east), and shall include the corporate curriculum vitae of the firms and/or personnel performing any monitoring work.

t. All construction or other on-site debris shall be contained in a covered container to assure that no such debris is blown or otherwise removed unintentionally from the Premises.

u. Work shall be performed during hours permitted by the building department, and no construction related work shall take place on Saturdays between Memorial Day weekend and Labor Day weekend. No work is permitted on Sundays.

v. Prior to the issuance of a certificate of occupancy for, or other authorization of the occupancy of, the residence, applicant shall be required to repair any damage to curbing or roadways, if such damage is determined by the Village building department to have occurred due to any construction activity.

w. Upon the completion of the Proposed Work, and as a predicate to any final sign off by the building department of the Proposed Work, applicant's engineer shall provide the building department with certification that the Proposed Work complies with the plans and the New York State Uniform Code was performed in accordance with applicable engineering standards and requirements, and has been completed in accordance with such Uniform Code and engineering standards and requirements.

WENGER MARC & SHEILA
OR CURRENT OWMER ✓
162 162TH AVE
SEA CLIFF, NEW YORK 11579

WEINSTEIN CHARLES, ELIZABETH ✓
OR CURRENT OWMER
30 BAY AVE
SEA CLIFF, NEW YORK 11579

14 BAY AVENUE COMMONS LLC ✓
OR CURRENT OWMER
14 BAY AVE
SEA CLIFF, NEW YORK 11579

KAVANAGH DONALD ✓
OR CURRENT OWMER
142 17TH AVE
SEA CLIFF, NEW YORK 11579

TILLEY-KEEL KARIN LIFE ESTATE ✓
OR CURRENT OWMER
198 15TH AVE
SEA CLIFF, NEW YORK 11579

MITCHELL PAUL ANDERSON & E ✓
OR CURRENT OWMER
1 BAY AVE
SEA CLIFF, NEW YORK 11579

MINDICH MELISA ✓
OR CURRENT OWMER
31 BAY AVE
SEA CLIFF, NEW YORK 11579

KETAY SAM & JENIZA ✓
OR CURRENT OWMER
139 17TH AVE
SEA CLIFF, NEW YORK 11579

LERMAN GREGG & ALISON ✓
OR CURRENT OWMER
173 16TH AVE
SEA CLIFF, NEW YORK 11579

LI SEBASTIAN ✓
OR CURRENT OWMER
26 BAY AVE
SEA CLIFF, NEW YORK 11579

LI SEBASTIAN ✓
OR CURRENT OWMER
26 BAY AVE
SEA CLIFF, NEW YORK 11579

BUCKLEY C WHEELER & DENNIS ✓
OR CURRENT OWMER
25 BAY AVE
SEA CLIFF, NEW YORK 11579

HALPERN KENNETH & WENDY ✓
OR CURRENT OWMER
245 TILLEY PL
SEA CLIFF, NEW YORK 11579

PITEGOFF THOMAS M & ✓
OR CURRENT OWMER
24 BAY AVE
SEA CLIFF, NEW YORK 11579

DORAN CHRISTOPHER G ✓
OR CURRENT OWMER
6 BAY AVE
SEA CLIFF, NEW YORK 11579

PETERSEN WESLEY & DENISE ✓
OR CURRENT OWMER
138 17TH AVE
SEA CLIFF, NEW YORK 11579

CONCEPCION JORGE H ✓
OR CURRENT OWMER
174 15TH AVE
SEA CLIFF, NEW YORK 11579

14 Bay Ave, LLC -
14 Bay Ave.



**** Electronically Filed Document ****

Instrument Number: 2018-110405

Recorded As: EX-D01 - DEED

Recorded On: December 14, 2018

Recorded At: 03:15:14 pm

Receipt Number: 1308679

Number of Pages: 5

Processed By: 001 AAR

Book-VI/Pg: Bk-D VI-13744 Pg-208

Total Rec Fee(s): \$495.00

** Examined and Charged as Follows **

01 - DEED	\$ 65.00	EX-Blocks - Deeds - \$300	\$ 300.00	EX-RP5217 Residential Fee	\$ 125.00
EX-TP-584 Affidavit Fee	\$ 5.00				

	Tax Amount	Consid Amt	RS#/CS#		
Tax-Transfer	\$ 0	\$ 600000.00	RE 11113	Basic	\$ 0.00
OYSTER BAY				Local NY CITY	\$ 0.00
EXEMPT				Additional MTA	\$ 0.00
				Spec ASST	\$ 0.00
				Spec ADDL SONYMA	\$ 0.00
				Transfer	\$ 0.00

Tax Charge: \$ 0

Property Information:

Section	Block	Lot	Unit	Town Name
21	F	89		OYSTER BAY

*****THIS PAGE IS PART OF THE INSTRUMENT*****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.



Maureen O'Connell
County Clerk Maureen O'Connell

Bargain and Sale Deed with Covenants against Grantor's Acts

THIS INDENTURE, made as of the 21st day of November, two thousand eighteen

BETWEEN

14 BAY AVENUE COMMONS, LLC, a New York limited liability company with offices located at 48 East Old Country Road, Suite 203, Mineola, New York 11501

party of the first part, and

Sec 21 14 BAY AVENUE LLC, a New York limited liability company with offices located c/o Eugene Alletto, 110 Bi-County Boulevard, Suite 101, Farmingdale, New York 11735

party of the second part,

Block F Lot 89 **WITNESSETH**, that the party of the first part, in consideration of ten dollars 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,

SEE SCHEDULE "A" ANNEXED 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 as conveyed to the party of the first part by deed dated January 21, 2015 and recorded in the Office of the Clerk of the County of Nassau on the 29th day of January, 2015 in Liber 13172, Page 924.

BARGAIN AND SALE DEED
With Covenants Against Grantor's Acts

Title No.

14 BAY AVENUE COMMONS, LLC

TO

14 BAY AVENUE LLC

PROPERTY ADDRESS: 14 Bay Avenue
Sea Cliff, New York 11579

SECTION: 21
BLOCK: F
LOT: 89
COUNTY: NASSAU

RECORD AND RETURN TO:

MAURA NICOLosi, ESQ.
THE NICOLosi LAW FIRM, P.C.
101 Northern Boulevard, Suite 312
Great Neck, New York 11021

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

IN PRESENCE OF:

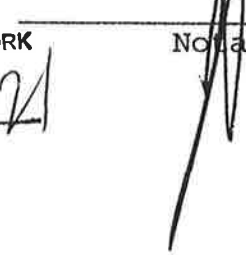
14 BAY AVENUE COMMONS, LLC

BY 
MANOUCHEHR MALEKAN, MEMBER

STATE OF NEW YORK)
COUNTY OF NASSAU)

On the 21st day of November in the year 2018, before me, the undersigned, personally appeared MANOUCHEHR MALEKAN, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person on behalf of which the individual acted, executed the instrument.

JAY L. YACKOW
NOTARY PUBLIC - STATE OF NEW YORK
NO. 4793749
QUALIFIED IN NASSAU COUNTY
COMMISSION EXPIRES OCT. 31, 2021


Notary Public



Title No. 3020-925895

SCHEDULE "A"

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE INCORPORATED VILLAGE OF SEA CLIFF, TOWN OF OYSTER BAY, COUNTY OF NASSAU AND STATE OF NEW YORK, KNOWN AND DESIGNATED AS LOTS NUMBERS 1744 AND 1745 ON A CERTAIN MAP ENTITLED, "MAP OF SEA CLIFF GROVE, GLEN COVE, LONG ISLAND, SEA CLIFF GROVE AND METROPOLITAN CAMP GROUND ASSOCIATION OF NEW YORK AND BROOKLYN, JAMES H. PERRY, ENGINEER, DECEMBER 8, 1871", AND FILED IN THE QUEENS COUNTY CLERK'S OFFICE ON AUGUST 31, 1880, AS MAP NUMBER 436, NASSAU COUNTY NUMBER 99. SAID LOTS BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY SIDE OF BAY AVENUE, DISTANT 260 FEET NORTHERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE WESTERLY SIDE OF BAY AVENUE WITH THE NORTHERLY SIDE OF 18TH AVENUE;

RUNNING THENCE NORTH 76° 49' WEST, 175.82 FEET TO HEMPSTEAD HARBOR;

THENCE ALONG HEMPSTEAD HARBOR, NORTH 29° 32' EAST, 104.20 FEET;

THENCE SOUTH 76° 49' EAST, 214.20 TO THE NORTHWESTERLY SIDE OF BAY AVENUE;

THENCE ALONG THE NORTHWESTERLY AND WESTERLY SIDES OF BAY AVENUE, THE FOLLOWING 4 COURSES AND DISTANCES:

1. SOUTH 36° 47' WEST, 6.39 FEET;
2. SOUTH 47° 08' WEST, 48.50 FEET;
3. SOUTH 54° 02' WEST, 58.04 FEET;
4. SOUTH 13° 48' WEST, 10 FEET TO THE POINT OR PLACE OF BEGINNING.

THE policy to be issued under this report will insure the title to such buildings and improvements erected on the premises, which by law constitute real property.

FOR CONVEYANCING ONLY: TOGETHER with all the right, title and interest of the party of the first part, of in and to the land lying in the street in front of and adjoining said premises.

DONALD & LAURA KAVANAGH
142 17TH AVENUE
SEA CLIFF, NEW YORK 11579
516 484-0254

December 1, 2020

Chairman Bruce Trieber
& Members of the Planning Board
Incorporated Village of Sea Cliff
300 Sea Cliff Avenue
Sea Cliff, New York 11579

Re: Applicant: Eugene Alletto, as agent for 14 Bay Avenue, LLC
Premises: 14 Bay Avenue, Sea Cliff, New York 11579

Dear Chairman Trieber and Members of the Board:

We reside two doors away from 14 Bay Avenue. We believe it is important that the Planning Board be aware of the impact this project will have on us and our neighbors.

We ask the Planning Board to consider the unique conditions which exist on 16th Avenue, Bay Avenue and the adjoining streets. Our streets are exceedingly narrow and passage is often difficult under the best circumstances. During construction it will be particularly difficult to access our homes and to park vehicles. More importantly, neither 16th nor Bay Avenue have sidewalks. Some homes have steps that exit directly onto the street with no buffer or clear view of traffic. An example is 156 16th Avenue which has steps that exit directly onto 16th Avenue. Significant traffic and particularly truck traffic on 16th Avenue and the adjacent streets would be problematic and dangerous. This is a particular concern from a safety standpoint as several of our neighbors on 16th Avenue have young children. For all these reasons, should significant fill be required for the project, we request that it be supplied via the harbor and not by trucks on our local streets.

In addition, were the fill to be transported by heavy trucking on 16th Avenue, which appears to be the present plan, the homes in the immediate area would be subjected to vibration and possible damage. Heavy truck traffic in such close proximity to these structures raises concerns that the brick and stone foundations and retaining walls of these old homes would be susceptible to this kind of damage.

As you know, in considering an application of this kind, the Planning Board must focus on the impact the application will have on the neighborhood and adjoining properties:

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

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

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

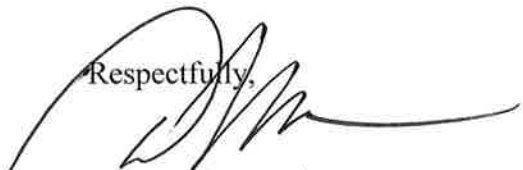
Chairman Bruce Trieber
& Members of the Planning Board
Incorporated Village of Sea Cliff
December 1, 2020
Page 2

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

While it is understandable that the applicant wishes to minimize his costs, this should not be done at the expense and inconvenience of his neighbors.

The Planning Board and the Superintendent of Buildings have the authority and the responsibility to set appropriate standards and conditions for this project. We request that the building permit be conditioned on the transport of fill to the site via barge from the Harbor side rather than truck to reduce the burden and damage this major project will cause to the neighboring properties.

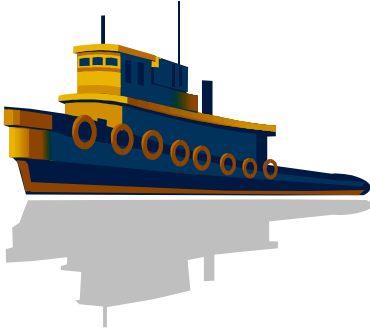
Respectfully,



Donald Kavanagh



Laura Kavanagh



F. Scobbo Contractors, Inc. & Foundation Systems

Certified N.Y.S. W.B.E.

1212 Port Washington Boulevard • Port Washington, New York 11050
(516) 944-PIER • F: (516) 944-2522
www.nynjhelix.com

Staging & Logistics

TO: Eugene Alletto
14 Bay Ave, Sea Cliff, NY
Date: Dec 11th, 2020

RE: Staging and logistics plan for

Retaining walls inland – means and methods are proprietary to Scobbo Contractors.

Logistics & Staging:

1. All demo of existing house to be completed prior to starting upland work.
2. Retaining wall materials to be staged on site in small quantities due to limited access and available laydown area storage.
3. Owner to obtain parking permit to use temporary parking – consisting of two (2) parking spots in front of 14 Bay Ave.
4. Existing driveway to be utilized first for parking and staging, additional parking if needed will be on Bay Ave- pictured here are the parking spots to be utilized if needed for parking and unloading



5.



6. Deliveries will be guided down 16th Ave . Mostly straight trucks and smaller trailers only.
7. Flagman will be utilized for off loading operations and traffic safety.
8. During off loading of SOE equipment and materials, materials will be backed down 16th Ave and unloaded at intersection .
9. All concrete trucks will be backed down 16th Ave.
10. During days of concrete pumping, flagman will be placed at W15th Ave and 16th Ave for traffic control.
11. BAY AVE at intersection of 16th ave will need to be closed temporarily when pumping concrete

12. Trucks will be staged on Prospect Ave as needed to unload equipment and materials (steel, concrete, etc)



- 13.
14. A standard size 22 meter concrete boom pump will be used on the days required to pour concrete foundations- Due to the size of the boom pump and limited access, site vehicles will be staged on Prospect Ave and 16th Ave. as needed.



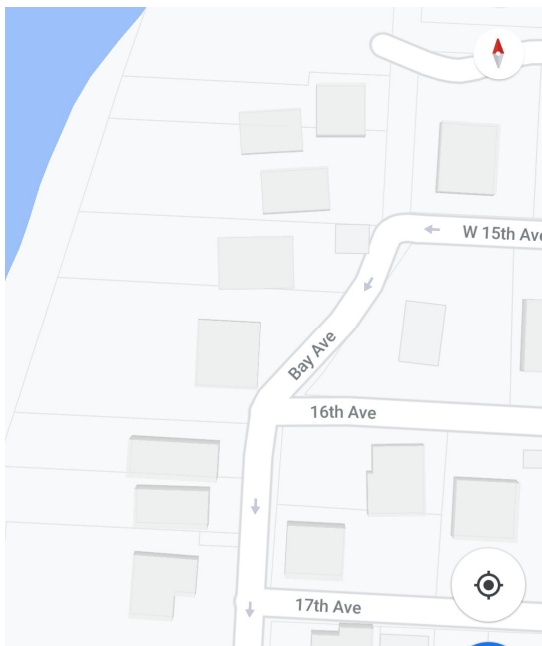
15.

16. If needed, our company ATV will be used to transport crew and small tools to and from company vehicles parked on Prospect Ave to Bay Ave in an effort to reduce over crowding.

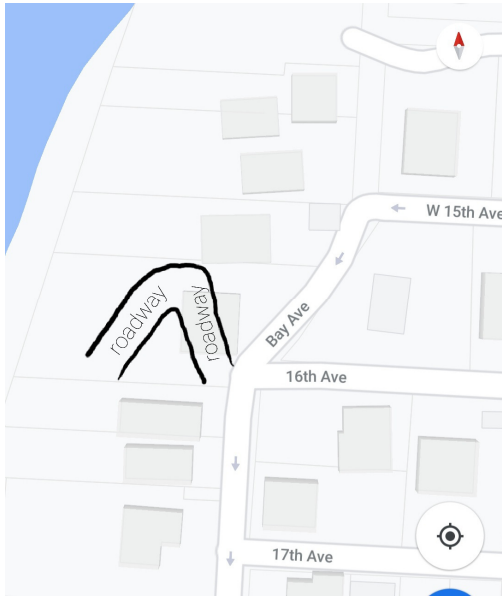


17.

18. Any flagman will be equipped with two-way radios to communicate to each other and foreman on site.
19. The Sea-Cliff Fire Dept and NCPD 6th Pct. will be notified of any temporary closures during unloading, loading and concrete pumping operations.
20. Once the existing house is demolished, that footprint will be used for staging and laydown as needed.
21. Retaining walls will be constructed first prior to concrete foundation pouring.
22. Roadway will be constructed on a 2:1 slope to transport equipment and materials to the first retaining wall at EL.44.0



23.

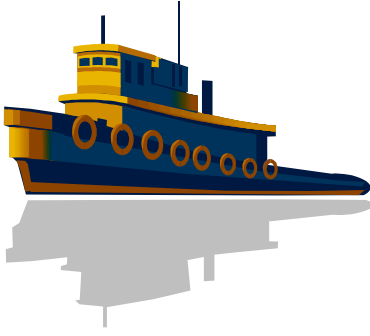


24.

25. A second steel bulkhead retaining wall is to be constructed at EL 36.00 from upland means and access.

26. The First concrete block retaining wall to be constructed started at EL. 44.0. Materials to be delivered in stages as needed.

Frank T. Scobbo
Vice President
www.Scobbo.com
www.Nynjhelix.com
www.Helixmarinellc.com
FScontractorsinc@aol.com or FSOFNY@AOL.COM



F. Scobbo Contractors, Inc. & Foundation Systems

Certified N.Y.S. W.B.E.

1212 Port Washington Boulevard • Port Washington, New York 11050
(516) 944-PIER • F: (516) 944-2522
www.nynjhelix.com

Staging & Logistics

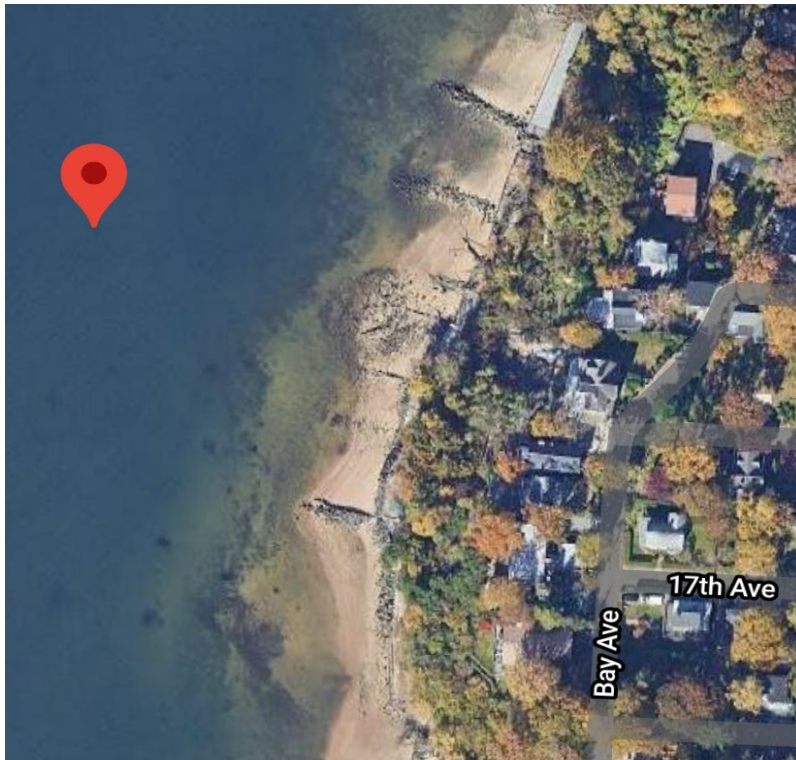
TO: Eugene Alletto
14 Bay Ave, Sea Cliff, NY
Date: Dec 11th, 2020

RE: Staging and logistics plan for

Bulkhead sea wall installation

Marine Staging:

1. Marine bulkhead materials will be delivered to site via marine transport.
2. Materials will be loaded up at a local marine terminal and transported to site as needed for installation
3. Barge and related equipment will be staged at installation locations within property zone within 2 hours of high tide. Pin location drop indicates staging area.



- 4.
5. Crew will enter the site from the water side at the appropriate tides.

December 15, 2020

6. Equipment will be walked on to the beach from the shoreline for the tieback construction and landward sheeting wall.
7. The second steel corrugated wall 20ft behind the steel bulkhead seawall will be connected via tie-rods and connected to the bulkhead. These two walls will act as one solid unit and will be installed with equipment and materials transported to the site via tug and barge.
8. If needed, parking at the site will be on 14 Bay ave driveway for 1 commercial vehicle. Crew will walk to the site if needed.
9. Dredge soils will be relocated from the site and replaced back on the hill behind the new sheeting to be installed.
10. Depending on final location of the sheeting bulkhead seawall, additional fill materials may be transported to the site via barge from local marine terminal.
11. Any additional demo or clean up materials will be completed seaward of the site .
12. Materials will be staged on site as needed. Crews will not be on site all days due to tide cycles.

Frank T. Scobbo
Vice President
www.Scobbo.com
www.Nynjhelix.com
www.Helixmarinellc.com
FScontractorsinc@aol.com or FSOFNY@AOL.COM

MEMO

DENNIS BUCKLEY - CECILIA WHEELER

25 BAY AVENUE

SEA CLIFF

NEW YORK

11579

Chairman Bruce Treiber and Members of the Planning Board Village of Sea Cliff, New York

Re: 14 Bay Avenue, LLC

We have been living on Bay Ave. for 23 years, across from 14 Bay Ave, the location of the cliff collapse in 2014.

It's been six years of owner after owner and multiple remediation proposals and we are now, sadly, watching as the latest plan calls for a new house that will totally eliminate our view to the north since the design of the house has moved the footprint substantially to the west.

This has been confirmed by the 14 Bay Avenue project Architect who erected a story pole at 14 Bay Ave and then visited our front porch. Once there, he realized that the house, as designed, would completely block our view of LI Sound and the Westchester shoreline. We are devastated.

We have requested both the owner and the Architect to consider modifications to the design that will allow 25 Bay Ave. to retain the view it has had for over 100 years. The Architect even mentioned the possibility of alternatives to the plan but no such drawing has been forthcoming nor, as far as we can tell, has there been another plan submitted to either the Zoning or the Planning Boards.

The current proposal will have a adverse impact on our enjoyment of our summers spent on our front porch. But more importantly there will be a negative impact on the value of our home. Clearly, in Sea Cliff real estate value is dramatically increased by a water view. After spending 42 years rescuing 2 neglected homes it is such a blow to find that the village might allow a new house to be built that would have such a financial impact on us.

The Sea Cliff Village Code (107-5) reads, "Protection of the character of the neighborhood and prevention of depreciation of adjoining properties". Our property is located 50 feet to the southeast of 14 Bay Ave., and, of the four homes that meet a strict interpretation of "adjoining", our home is even closer to the 14 Bay Ave. property line than the house that is directly across the street. We feel that consideration of the depreciation of our property must be taken into account.

We are asking the Planning Board to require modifications to the proposed design to allow our home to maintain its' view of Long Island Sound and therefore, not suffer a significant reduction in value.

Thank you for your time and consideration,

Cecilia Wheeler
Dennis Buckley



516-676-3841