



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

11/20/20

TO:
PROPERTY OWNER: Jay & Silvia Birnbaum
PROPERTY ADDRESS: 6 Gates Way
SECTION/ BLOCK/ LOT: 21/M/599

APPLICATION NO: 12201
APPLICATION RECV'D: 11/20/2020
ZONE: Residence C

DESCRIPTION: The applicant proposes to construct a one car garage addition.

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

§ 138-614.1 Maximum floor area ratio restrictions.

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

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

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

The applicant proposes to construct a one car garage addition raising the FAR from 27.14% to 29.28% where 25% is the maximum allowed

This property has the following pre existing non conformities

- FAR
- Rear Yard Setback
- Front Yard Setback

**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 # 12201 APPLICATION DATE 11/20/20 PERMIT # _____

PROPERTY ADDRESS: 6 Gates Way. SECT 21 BLOCK M LOT 599

Owner: Sylvia + Jay Birnbaum
Address: 6 Gates Way City: Sea Cliff State: NY Zip: 11579
Phone: _____ Cell: 973-216-6771 Email: spog085@yahoo.com

Applicant: (If applicant is different from owner state relationship to owner)

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

Architect: M. Buschfrees
Address: 2 Finch Way City: SC State: NY Zip: 11579
Phone: (516) 551 8678 Cell: _____ Email: mbf@maxbusch.com

Contractor:

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

Plumber:

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

Electrician:

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

Other/Mechanical:

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

A/C, Boiler, etc Model# _____

A/C, Boiler, etc Model# _____

PROPOSED WORK: Be as detailed as possible describing anything that is not going to be specifically provided for in plans or other supporting documents such as number of plumbing fixtures, new services, i.e. gas, water, electric, number of new branch circuits or anything else billable by permit. Billable permit items are listed in Village Code Chapter 142-A as a pdf. Link. The building dept. is responsible for assessing permit fees.

one car addition. reconfigured
Mud room.



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BUILDING PERMIT

Cost of Improvement: \$ _____

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

Owner Signature: *Spencer Bubbaum*

Owner Signature: *[Signature]*

Date: 11/20/2020
Jennifer Gerrity

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

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

OFFICIAL USE

FEES \$1502BA pd

REQUIRED CERTIFICATES

Application Fee	\$	75 pd
Permit Fees		
Building		
Plumbing		
Electrical		
Mechanical		
Certificate		
Other		
Total Permit Fees	\$	

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

Approved by _____

Examined for approval on _____

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

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

ZONING BOARD OF APPEALS
PLANNING BOARD _____ (check one)

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

Jay & Sylvia Blenzum.

APPLICATION

Village of Sea Cliff.
-----x

Purposing to construct one car
garage addition.

1. Name of applicant: Maximo Buschters

2. Applicant's address: 2 Finck Way
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):

Architect

4. The property which is the subject of this application is located at: 6 Gates Way, Village of Sea Cliff, N. Y. and is also known as Section 21, Block M, Lot(s) 599 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:

Jay & Sylvia Blenzum

6. The property is located in the R-C zoning district of the Village of Sea Cliff.
7. The subject property is located on the east side of Gates Way (street).
8. The date on which the owner(s) acquired the property was _____.
9. The approximate dimensions of the property are 150 feet by 92 feet, and the total acreage of property is .32 acres.
10. The property is presently used for Residence.
11. Are there existing buildings on the property? 1 of 1
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: Residence.
14. The Building Department of the Village of Sea Cliff denied an application for a building permit on 11.20.2020
15. The proposed construction use of the property does not comply with the following sections of the Village Code: 138-014.1

16. This is an application for:

_____an appeal

a variance

_____a special permit

_____other(describe): _____

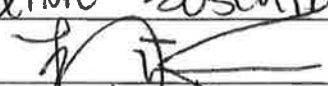
17. Description of the problem, or reasons for this application,
that support the request for relief:

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

EXISTING ONE CAR GARAGE IS
UNDERSIZED. IT DOES NOT ALLOW
ENOUGH ROOM TO PARK A CAR.

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

Name of applicant: Maximo Paschewicz
Signature of applicant: 
Title of signatory: Architect
Date: 12.23.2020

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.

Maxime Buschfuer
Print Name

Signature

Sworn to before me this 23rd
day of December 2020.



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

AFFIDAVIT OF OWNER(S)

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

STATE OF NEW YORK) SS:

COUNTY OF NASSAU)

Synda Birnbaum being duly sworn, deposes and says that (s)he is the owner of the property known as 16 Gates Way 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.

Synda Birnbaum

Sworn to before me on this 20
day of November 2020.

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

Jennifer Gerrity

STATE OF NEW YORK) SS:

COUNTY OF NASSAU)

Jay Birnbaum being duly sworn, deposes and says that (s)he is the owner of the property known as 16 GATES WAY SEA CLIFF NY 11579 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.

Jay Birnbaum

Sworn to before me on this 20
day of November 2020.

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

Jennifer Gerrity

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

In the Matter of the Application of

by Sylvia Brien Zinn

DISCLOSURE
AFFIDAVIT

General Municipal Law
Section 809

*Proposing to construct
a one car garage.*

STATE OF NEW YORK) COUNTY OF NASSAU)

ss: Maxime Buschfais, 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>
-------------	----------------	-----------------	---------------------------

NONE

[Signature]
Signature

Sworn to before me this 23
day of December 2020

[Signature]
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:

as owners
agent.

Date: 12.23.2020

Proposed Addition and Renovation, 6 Gates Way Sea Cliff, NY 11579

Project Scope of Work	List of Drawings	Energy Statement
<ul style="list-style-type: none"> One car garage extension and reconfigured mud room 	A-01 Title, Zoning, Notes, Site Plan, Demolition & Proposed Floor Plan A-02 Exterior Elevations	To the best of my knowledge the proposed work complies with the requirements of the Energy Conservation Construction Code of New York State

General Notes

All materials, assemblies, forms and methods of construction and service equipment shall comply with the requirements of the 2020 Residential Code of New York State and any additional applicable codes and regulations.

Zoning Data:

address	6 Gates Way	section	21
zone	Res - C	block	M
use	single family residence	lot	599

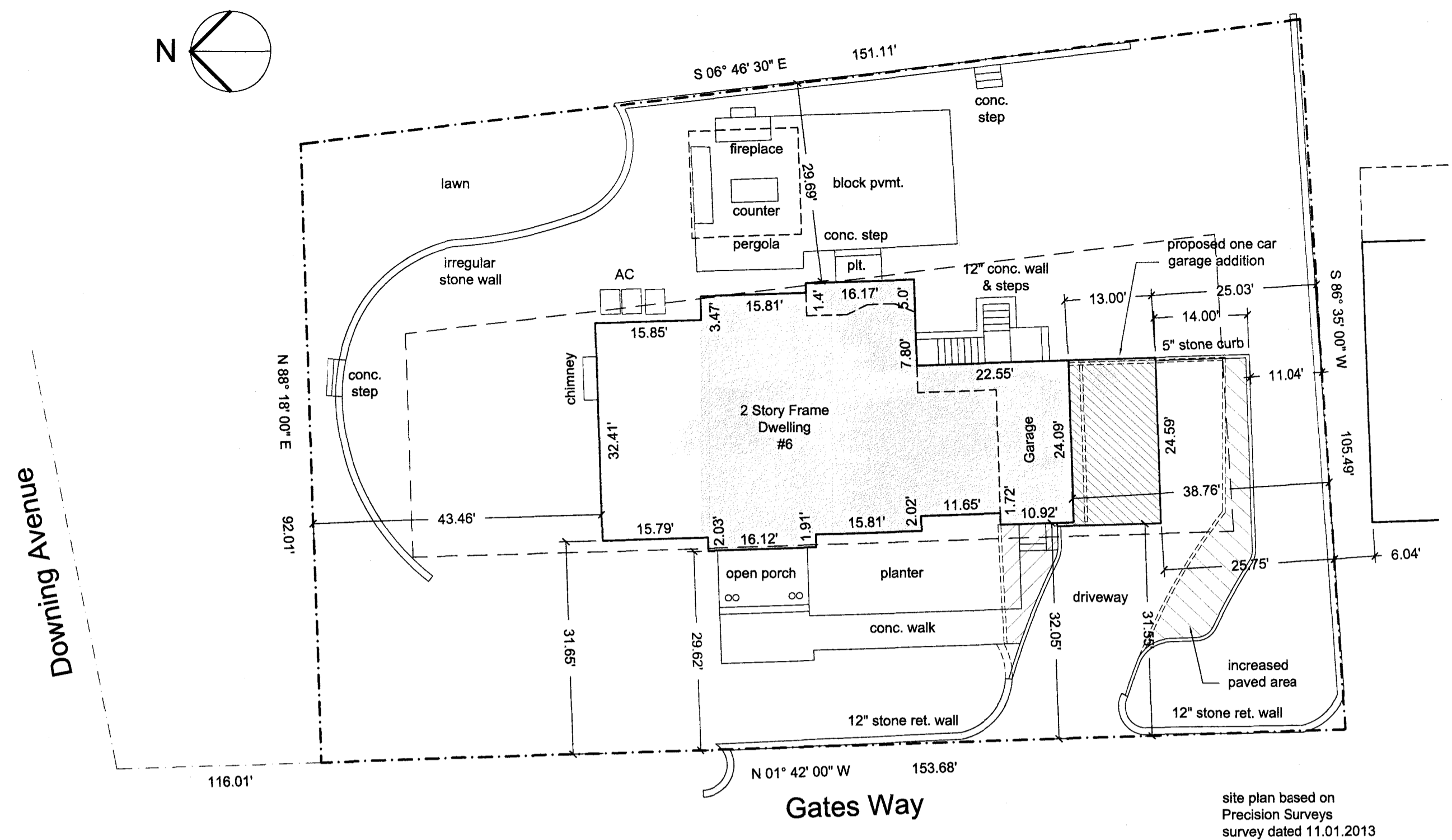
	allowed	existing	proposed	total	comments
lot area	15,000 SF	15,031 SF	-	15,031 SF	-
main building area	-	2,225 SF	+ 322 SF	2,547 SF	-
accessory building area	-	-	-	-	-
basement	-	-	-	-	-
1st floor	-	2,225 SF	+ 322 SF	2,547 SF	-
2nd floor	-	1,855 SF	-	1,855 SF	-
attic (over 7 ft high)	-	-	-	-	-
porch (over 8 ft deep)	-	-	-	-	-
gross floor area	$I = .5d + e + f + .5g + .25h$	4,080 SF	-	4,402 SF	-
lot coverage	(b+c) / a	30%	14.8%	16.9%	-
height	30 FT	27.85 FT	-	27.85 FT	-
front yard	30 FT	29.62 FT	-	29.62 FT	-
side yard	15 FT	43.46 & 38.76 FT	43.46 & 25.03 FT	43.46 & 25.03 FT	-
rear yard	30 FT	29.69 FT	-	29.69 FT	-
FAR	(i+c) / a	3,750 SF (see note)	4,080 SF, or 27.14 %	+ 322 SF, 4,402 SF, or 29.28 %	area variance required

note

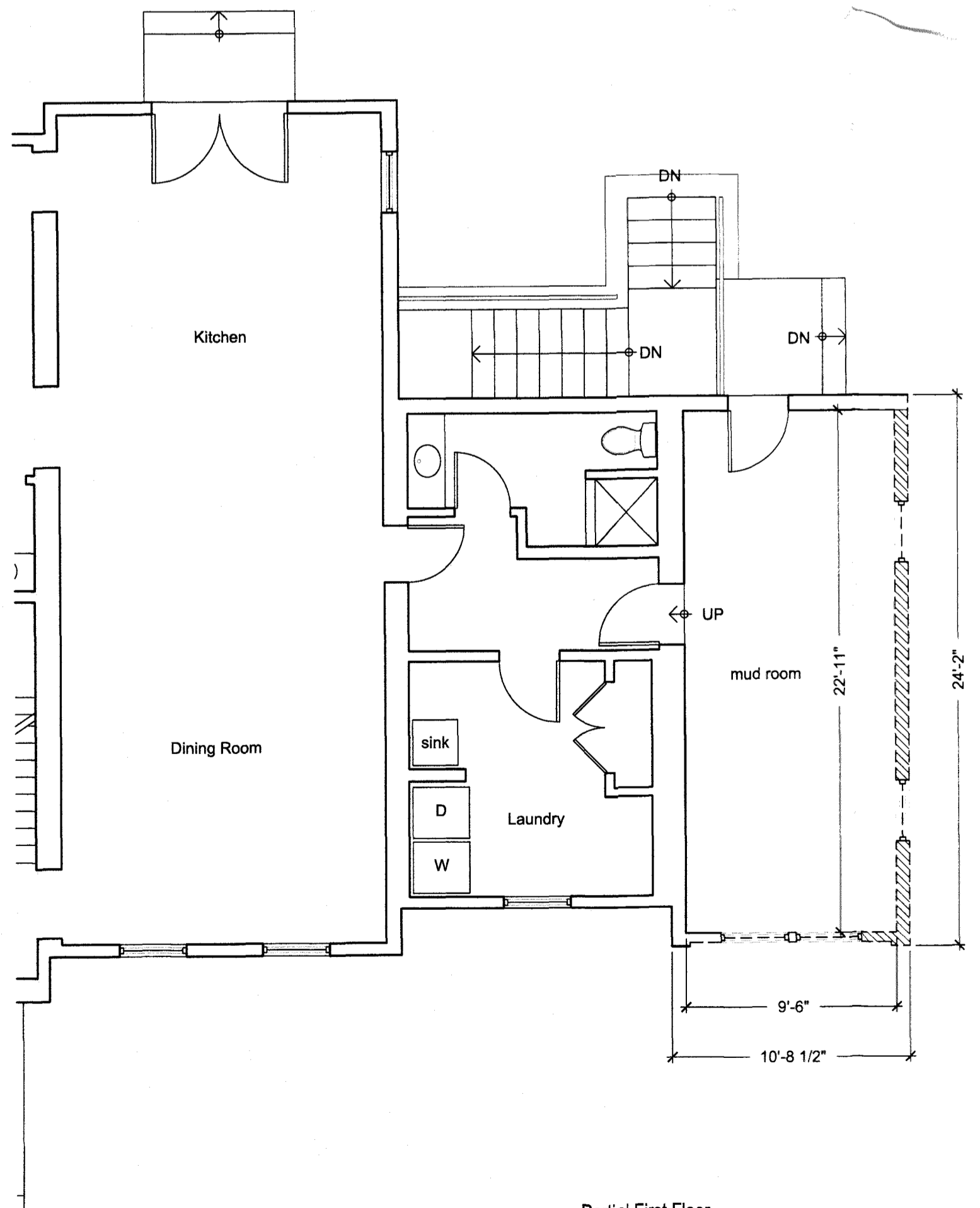
Per § 138-614.1 B, "a building may be hereafter erected or altered which exceeds the maximum floor area ratio permitted, provided the floor areas of all buildings on the lot do not exceed the maximum total floor area permitted for the preceding (smaller) category."

Area of Lot (square feet)	Maximum FAR
12,501 to 15,000	25%, or 3,750 SF
15,001 to 17,500	23%, or 3,457 SF of a 15,031 SF lot

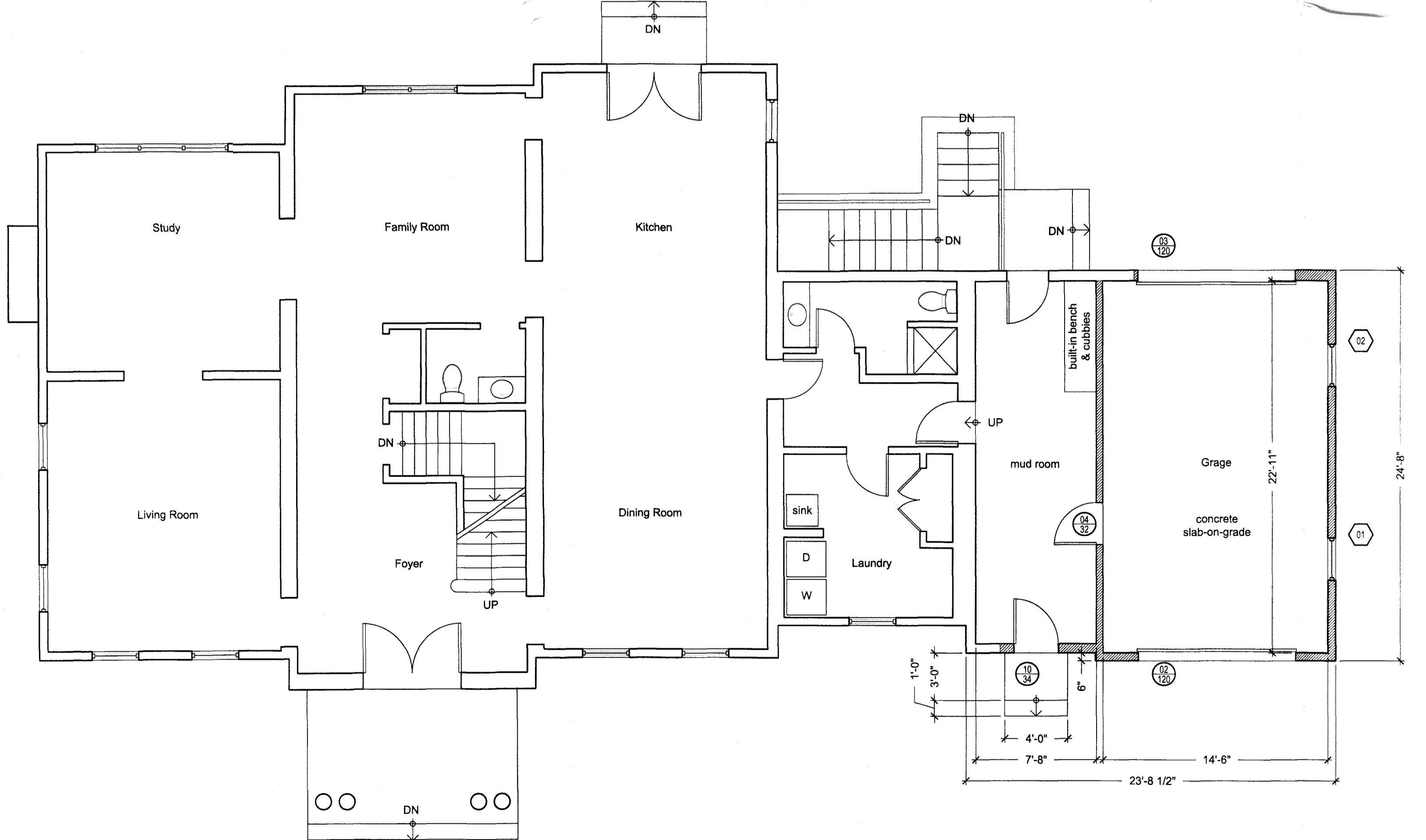
Use maximum FAR for the preceding category



1 Site Plan
SCALE: 1/16" = 1'-0"



2 Partial First Floor Demolition Plan
SCALE: 3/16" = 1'-0"



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

LEGEND

	existing wall to remain
	existing wall to be removed
	new wall
	Door number Door width in inches
	Window number

MBF
2 Finch Way
Sea Cliff, NY 11579
(516) 551-8678
mbf@maxbusch.com

M. BÜSCHFRERS
Architect P.C.

REVISIONS
1. 11.20.2020 issued for ZBA review

PROJECT:
6 Gates Way
Sea Cliff, NY 11579



DRAWING TITLE:
Title, Zoning, Notes, Site Plan,
Demolition & Proposed Floor Plans

SCALE: AS NOTED
DATE: 2/20/21
DRAWN BY: MB
CHECKED BY: MB
APPROVED BY: MB

SHEET No.

A-01



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

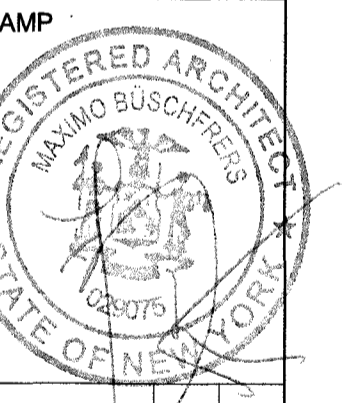
Shaded Areas Indicate new Work



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

REVISIONS
1. 11.20.2020
Issued for ZBA review

PROJECT:
6 Gates Way
Sea Cliff, NY 11579

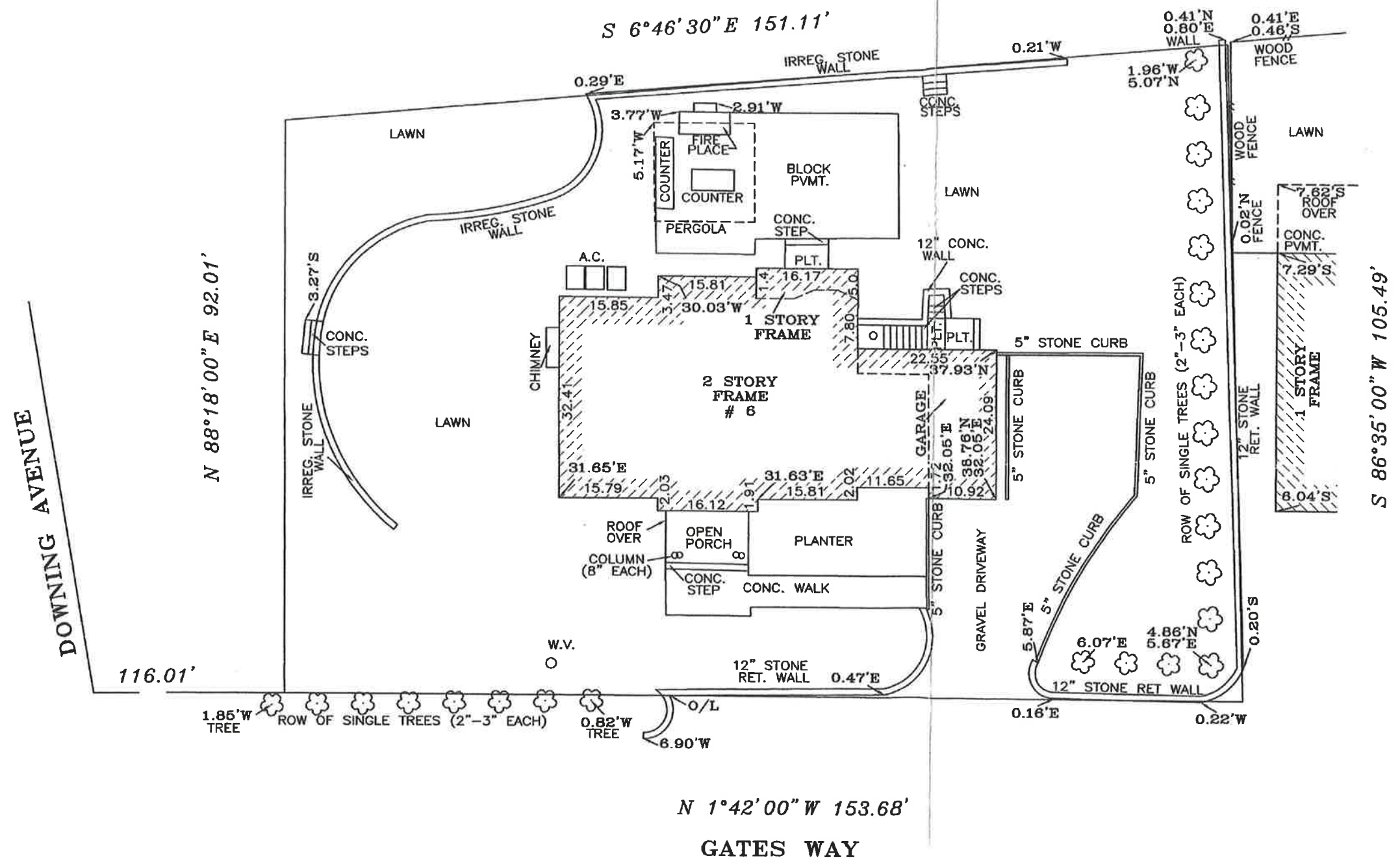


DRAWING TITLE:
Exterior Elevations

DATE: 2/21/2021
DRAWN BY: MB
CHECKED BY: MB
APPROVED BY: MB

SHEET No.

A-02



UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY 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 SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

CERTIFICATION INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

SURVEY OF: Described Property
LOCATED AT:
 6 Gates Way, Sea Cliff
 County of Nassau
 State of New York
TAX DESIG: Sec. 21, Block M, Lot 599

PRECISION SURVEYS
TITLE • ARCHITECTURAL • BOUNDARY • CONSTRUCTION
 40 FRANKLIN AVE. FRANKLIN SQUARE, N.Y. 11010
 Ph. • (718)472-1571 • (516)488-1608
CHRISTOPHER M. BUCKLEY
PROFESSIONAL LAND SURVEYOR

CERTIFIED TO:
 Jay Birnbaum and Sylvia Birnbaum
 Stewart Title Insurance Company
 Class Abstract Services
 Sterling National Bank
TITLE No.: CLC22199N
DATE: November 7, 2013 **Job No.** 32855
SCALE: 1"=20' **Drawn By:** MK

- LEGEND:**
- IRREGULAR — IRREG.
 - CELLAR ENTRANCE — C.E.
 - CHAIN LINK FENCE — C.L.F.
 - PLATFORM — PLT.
 - PAVEMENT — P.V.M.T.
 - CONCRETE — CONC.
 - OVER HEAD SERVICE WIRE — O.H.S.W.
 - UTILITY POLE —

THE OFFSETS OR DIMENSIONS SHOWN FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PLANTING AREAS, ADDITIONS TO STRUCTURES AND ANY OTHER CONSTRUCTION.

THE EXISTENCE OF RIGHT OF WAYS AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN ARE NOT CERTIFIED.





UNITED METHODIST CHURCH OF SEA CLIFF
OR CURRENT OWMER
~~CARPENTER DOWNING AVES~~ 420 Carpenter Ave
SEA CLIFF, NEW YORK 11579

~~NAPOLI JOHN~~ Steven Fox
OR CURRENT OWMER
5 GATESWAY
SEA CLIFF, NEW YORK 11579

BARRON ANDREW & LIVADAS KRISTINE
OR CURRENT OWMER
3 GATESWAY
SEA CLIFF, NEW YORK 11579

LAURENS S GARCIA & M
OR CURRENT OWMER
4 GATES WAY
SEA CLIFF, NEW YORK 11579

Birnbaum

CATAPANO PHILIP J & KATHLEEN
OR CURRENT OWMER
2 GATESWAY
SEA CLIFF, NEW YORK 11579

6 Gates Way

BIRNBAUM JAY & SYLVIA
OR CURRENT OWMER
6 GATES WAY
SEA CLIFF, NEW YORK 11579

ROBILOTTI JOHN P & HOLLY K
OR CURRENT OWMER
71 DOWNING AVE
SEA CLIFF, NEW YORK 11579

~~MANOQUE KIRK & BARBARA~~ Shane Schneidermesser
OR CURRENT OWMER
1 GATESWAY
SEA CLIFF, NEW YORK 11579

KELLY MICHAEL & ANGELA
OR CURRENT OWMER
79 DOWNING AVE
SEA CLIFF, NEW YORK 11579

JOSEPH ANTHONY & KRISTY LYNN
OR CURRENT OWMER
69 DOWNING AVE
SEA CLIFF, NEW YORK 11579

BARRON ANDREW & LIVADAS KRISTINE
OR CURRENT OWMER
3 GATESWAY
SEA CLIFF, NEW YORK 11579

jgerrity@seacliff-ny.gov

From: Jessica Mascolo <jmascolo2@gmail.com>
Sent: Thursday, January 21, 2021 12:17 PM
To: zba@seacliff-ny.gov; spogo85@yahoo.com
Subject: Birnbaum-6 Gates Way, Sea Cliff

To Whom It May Concern:

We are the next door neighbors of Sylvia and Jay Birnbaum and reside at 5 Gates Way. We have no objection to the scope of any of the work for which they are applying, specifically their application to make their garage larger.

Should you have any questions, please do not hesitate to contact us.

Very truly yours,
Steven and Jessica Fox