



# **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**

5/14/21

**TO:**  
**PROPERTY OWNER:** Chris Brancaccio  
**PROPERTY ADDRESS:** 261 Franklin Ave  
**SECTION/ BLOCK/ LOT:** 21/184/239

**APPLICATION NO:** 12396  
**APPLICATION RECV'D:** 5/14/2021  
**ZONE:** Residence A

**DESCRIPTION:** The applicant proposes to enlarge driveway and widen existing 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:*

*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 enlarge driveway and widen existing 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

**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 # 12346 APPLICATION DATE 5/13/21 PERMIT # \_\_\_\_\_

PROPERTY ADDRESS: 261 Franklin Ave SECT: 21 BLOCK 184 LOT 239

Owner: Chris Brancaccio

Address: 261 Franklin Ave City: Sea Cliff State: NY Zip: 11579  
Phone: 516-455-9366 Cell: 516-455-9366 Email: chris.brancaccio@gmail.com

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

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

Architect: None

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

Contractor: TBD

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

Plumber: None

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

Electrician: None

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

Other/Mechanical: None

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.

Remove small pine tree, cut the curb adjacent to current driveway in order to widen driveway.



# 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:

\$

0000

**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: Chris Brancaccio

Owner Signature: *Chris Brancaccio*

Date: 5/19/21

*Jennifer Gerrity*

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

**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

\$100 PB pd.

Application Fee

\$

75 pd.

#### 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

Chris Brancaccio  
Village of Sea Cliff.

APPLICATION

-----X  
Proposing to enlarge driveway and widen existing curb cut

1. Name of applicant: Chris Brancaccio

2. Applicant's address: 261 Franklin Ave

3. If the applicant is not an owner of the property which is the subject of this application, state the relationship of the applicant to the owner(s):

4. The property which is the subject of this application is located at: 261 Franklin Ave, Village of Sea Cliff, N. Y. and is also known as Section 21, Block 184, Lot(s) 239 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:

Chris Brancaccio

Brittany Brancaccio



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 South side of Franklin (street).
8. The date on which the owner(s) acquired the property was \_\_\_\_\_.
9. The approximate dimensions of the property are 60 feet by 120 feet, and the total acreage of property is .16 acres.
10. The property is presently used for Residence
11. Are there existing buildings on the property? 2 of 2
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 5/14/21
15. The proposed construction use of the property does not comply with the following sections of the Village Code: 107-4
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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)

My cars do not fit within current driveway  
We cannot get our 2 children into their car seats  
Overall beautification of the property

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? 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 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: Chris Brancaccio

Signature of applicant: Chris Brancaccio

Title of signatory: Owner

Date: 5/19/21

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.

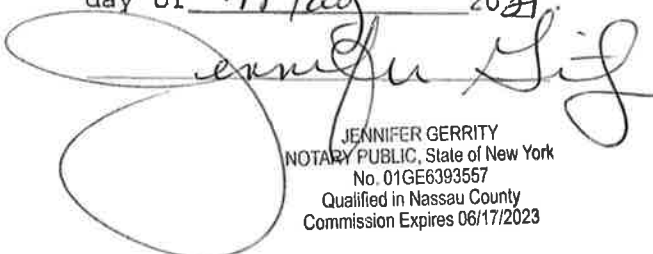
Chris Brancaccio

Print Name

Chris Brancaccio

Signature

Sworn to before me this 19th  
day of May 2021.

  
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 )

Chris Brancaccio being duly sworn, deposes and says that (s)he is the owner of the property known as 261 Franklin 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.

Chris Brancaccio

Sworn to before me on this 19<sup>th</sup>  
day of May 2021.

Jennifer G. Gerrity

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 )

Brittany Brancaccio being duly sworn, deposes and says that (s)he is the owner of the property known as 261 Franklin 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.

Brittany Brancaccio

Sworn to before me on this 20<sup>th</sup>  
day of May 2021.

Jennifer G. Gerrity

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

-----X

In the Matter of the Application of

DISCLOSURE  
AFFIDAVIT  
General Municipal Law  
Section 809

Chris Brancaccio-----X

STATE OF NEW YORK) COUNTY OF NASSAU )

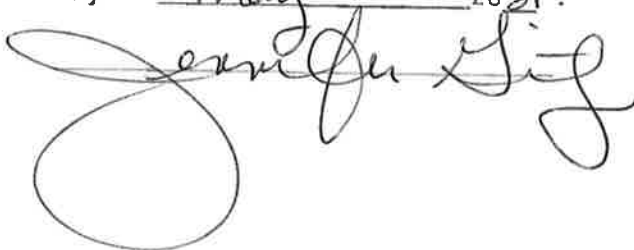
ss: Chris Brancaccio, being duly sworn, deposes and says:

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>			

Chris Brancaccio  
Signature

Sworn to before me this 19th  
day of May 2021.





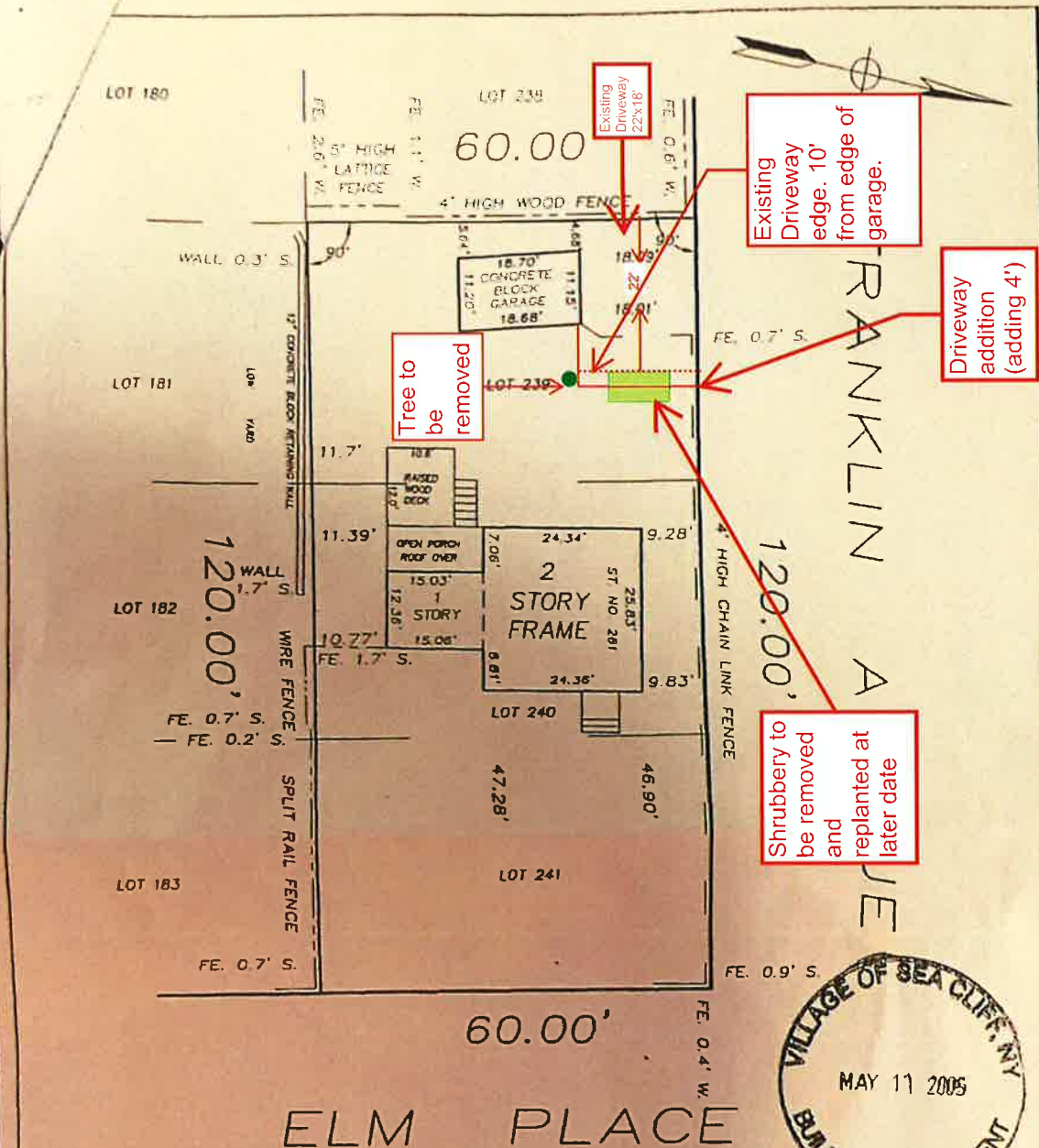
**Incorporated Village of Sea Cliff**  
**Office of the Superintendent of Buildings**  
Sea Cliff Village Hall, 300 Sea Cliff Ave., Sea Cliff, New York 11579

**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: Chris Berman

Date: 5/19/21



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 LOCATION OF FENCES, RETAINING WALLS, POOLS, PATIOS, PLANTING AREAS, ADDITION TO STRUCTURES, AND ANY OTHER CONSTRUCTION.

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

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. CERTIFICATIONS 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.

VITO A. VALENTI  
LAND SURVEYOR

732 MAIN STREET, FARMINGDALE, NEW YORK 11735  
(516) 249-6363 FAX (516) 249-6364

SCALE: 1" = 20' © 2000

SURVEY OF: LOTS 239, 240, 241  
FILED MAP: NORTH PART OF SEA CLIFF GROVE  
FILED JUNE 16, 1900 MAP No. 3078  
LOCATED AT: SEA CLIFF, NASSAU COUNTY, NEW YORK  
TAX DESIG.: SECTION 21; BLOCK 184; LOTS 239, 240, 241

CERTIFIED TO:  
C.O. SURVEY  
TITLE NO.:  
DATE: MAY 4, 2005  
BY: Vito A. Valenti







New Driveway Surface TBD

Proposed Line of new Cobblestone 1 Foot off Fence line

Reset Driveway Apron / New Paver Driveway TBD

Leave Curb as is. No Curb cut



Pine Tree to be Removed.

Remove all Plantings. To be replaced at a later date. Plant Selection TBD

Proposed Line of new Driveway and added retaining wall. Retaining wall color TBD

Leave this section as is/Regrade as needed

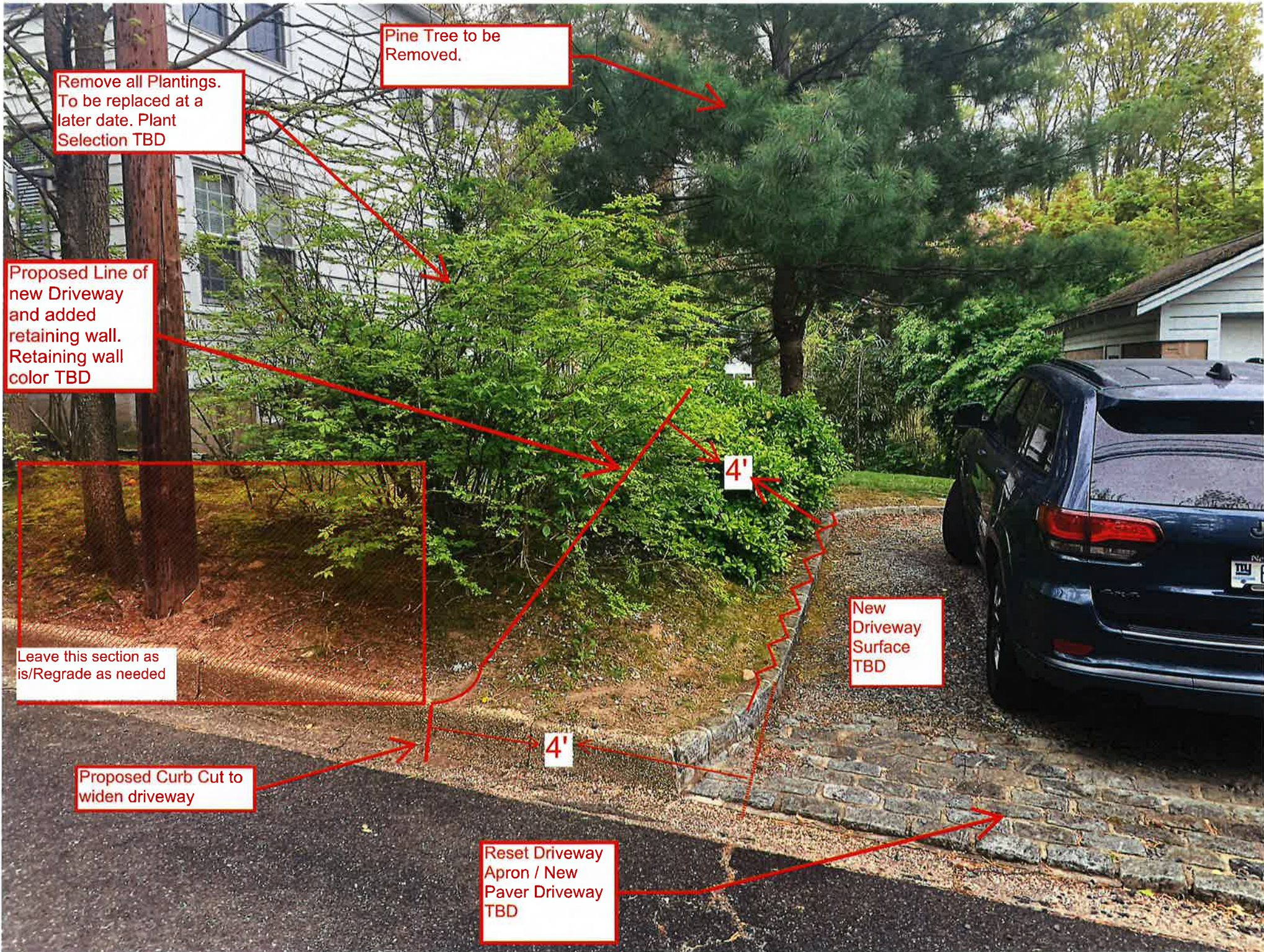
Proposed Curb Cut to widen driveway

Reset Driveway Apron / New Paver Driveway TBD

New Driveway Surface TBD

4'

4'







~~Philip Davidow~~

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

KARYO BERNARD & ILENE  
OR CURRENT OWMER  
17 LAUREL AVE  
SEA CLIFF, NEW YORK 11579

MURELLO MARYELLEN & JUDITH  
OR CURRENT OWMER  
29 DAYTON AVE  
SEA CLIFF, NEW YORK 11579

LENNON MICHAEL & GWYNNE  
OR CURRENT OWMER  
118 DAYTON ST  
SEA CLIFF, NEW YORK 11579

~~Nicole Wadsworth~~

~~MANON L BERGER & EDWARD~~  
OR CURRENT OWMER  
123 BROWN ST  
SEA CLIFF, NEW YORK 11579

~~INC VILLAGE OF SEA CLIFF~~  
~~OR CURRENT OWMER~~  
~~NO 1 DAYTON AVE~~  
~~SEAFORD, NEW YORK 11783~~

WILLIAMS SAMANTHA  
OR CURRENT OWMER  
275 FRANKLIN AVE  
SEA CLIFF, NEW YORK 11579

HARIR UZI & LISA  
OR CURRENT OWMER  
279 FRANKLIN AVE  
SEA CLIFF, NEW YORK 11579

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

FRANCK ELLEN TRUST  
OR CURRENT OWMER  
32 ELM PL  
SEA CLIFF, NEW YORK 11579

~~Nina Livingston~~

~~POLISENO ROSLIN~~  
OR CURRENT OWMER  
224 LITTLEWORTH LN  
SEA CLIFF, NEW YORK 11579

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

~~CHARRIS GERARD~~ GONZLES RACHEL  
OR CURRENT OWMER  
21 LAUREL AVE  
SEA CLIFF, NEW YORK 11579

OCONNELL BRIAN & LENORE  
OR CURRENT OWMER  
117 BROWN ST  
SEA CLIFF, NEW YORK 11579

ANGLISS KEVIN K & MAUREEN S  
OR CURRENT OWMER  
27 CEDAR PL  
SEA CLIFF, NEW YORK 11579

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

~~Daniel Golden~~

~~KOWALSKI KENNETH & AMY~~  
OR CURRENT OWMER  
268 FRANKLIN AVE  
SEA CLIFF, NEW YORK 11579

MAZZEO JOSEPH & DIANE TRUST  
OR CURRENT OWMER  
116 BROWN ST  
SEA CLIFF, NEW YORK 11579

~~Damir Galzina~~

~~SCHONFELD DEBRA~~  
OR CURRENT OWMER  
267 FRANKLIN AVE  
SEA CLIFF, NEW YORK 11579

MURELLO JOHN & ROSEMARY  
OR CURRENT OWMER  
278 FRANKLIN AVE  
SEA CLIFF, NEW YORK 11579

BAILEY PETER & CATHERINE  
OR CURRENT OWMER  
135 ADAMS ST  
SEA CLIFF, NEW YORK 11579

~~Jean Ponzio~~

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

REGAN FRANCIS  
OR CURRENT OWMER  
127 BROWN ST  
SEA CLIFF, NEW YORK 11579

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

~~LENNON MICHAEL P & GWYNNE~~  
OR CURRENT OWMER  
118 DAYTON ST  
SEA CLIFF, NEW YORK 11579

JAMES WILLIAM  
OR CURRENT OWMER  
276 FRANKLIN AVE  
SEA CLIFF, NEW YORK 11579

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

Brancaccio -

261 Franklin Ave



Sea Cliff Public Notification App

with Web AppBuilder for ArcGIS



60ft  
 -73.649 40.846 Degrees



\*\*\*\* Electronically Filed Document \*\*\*\*

Instrument Number: 2020-112392

Recorded As: EX-D01 - RESIDENTIAL

Recorded On: November 23, 2020

Recorded At: 09:19:37 am

Receipt Number: 2054542

Number of Pages: 4

Processed By: 001 AAR

Book-VI/Pg: Bk-D VI-14004 Pg-21

Total Rec Fee(s): \$3,560.00

\*\* Examined and Charged as Follows \*\*

01 - RESIDENTIAL DEED	\$ 60.00	EX-Blocks - Deeds - \$300	\$ 300.00	EX-DN - DEED NOTIFICATION	\$ 10.00
EX-RP5217 Residential Fee	\$ 125.00	EX-TP-584 Affidavit Fee	\$ 5.00		

	Tax Amount	Consid Amt	RS#/CS#		
Tax-Transfer	\$ 3060.00	\$ 765000.00	RE 8726	Basic	\$ 0.00
OYSTER BAY				Local NY CITY	\$ 0.00
				Additional MTA	\$ 0.00
				Spec ASST	\$ 0.00
				Spec ADDL SONYMA	\$ 0.00
				Transfer	\$ 3060.00

Tax Charge: \$ 3060.00

Property Information:

Section	Block	Lot	Unit	Town Name
*****	*****	*****	*****	*****
21	184	239		OYSTER BAY
21	184	240		OYSTER BAY
21	184	241		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

THIS INDENTURE, made this 30<sup>th</sup> day of October, 2020 .

35688  
S 21  
B -184  
L- 239,  
240,  
241

**BETWEEN**

**Andrew S. Roberts and Meghan E. Roberts**  
address at 261 Franklin Avenue, Sea Cliff, N.Y. 11579 (RA)  
party of the first part, and

**Christopher Brancaccio and Brittany Brancaccio** as husband and wife  
address at 56 Glen Keith Road, Apt U, Glen Cove, NY 11542  
party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of ten (10) dollars, lawful money of the United States, and other good and 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 legal description attached**

Said premises above described being further known as and by number **261 Franklin Avenue, Sea Cliff, N.Y.**

The premises being conveyed are the same premises as were conveyed to the party of the first part by deed dated 11/22/2016 and recorded on 12/9/2016 in Liber 13447 Page 521 in Nassau County Recording Office.

**TOGETHER** with all right, title and interest 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 one of suffered anything whereby the said premises have been incumbered 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 of this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

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

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

IN PRESENCE OF:

\_\_\_\_\_  
\_\_\_\_\_

*Andrew S Roberts*  
\_\_\_\_\_  
Andrew S. Roberts

*Meghan E Roberts*  
\_\_\_\_\_  
Meghan E. Roberts



STATE OF NEW YORK, COUNTY OF NASSAU ss:

On the <sup>10</sup>30 day of October in the year 2020 before me, the undersigned, personally appeared

Andrew S. Roberts and Meghan E. Roberts

personally known to me or proved to me on the basis of satisfactory evidence to the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

*C. Delgatto*  
CYNTHIA DELGATTO  
Notary Public, State Of New York  
No. 02DE4025596  
Qualified In Nassau County  
Commission Expires April 4, 2022 *5/09/2022*

STATE OF NEW YORK, COUNTY OF \_\_\_\_\_ ss:

On the day of \_\_\_\_\_, in the year 20 before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

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BARGAIN AND SALE DEED  
(with covenants)

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*Maconneer Abstract # 35688*

Record and Return to:

Fabio Cristofari, Esq  
Masone, White, Penkava & Cristofari  
69-34 Grand Avenue  
Maspeth, NY 11378

Section 21 Block 184 Lot 239-241  
Town Oyster Bay  
County Nassau

**MacGregor Abstract Corp.**

**SCHEDULE A DESCRIPTION**

Title Number: **35688**

Page 1

**ALL** that certain plot piece or parcel of land, situate, lying and being in the Village of Sea Cliff, County of Nassau and State of New York, known and distinguished as and by Lots Number 239, 240 and 241 on "Map of Sea Cliff Grove, Town of Oyster Bay, Queens County, L.I.," filed in the Queens County Clerk's Office on August 31, 1880, as Map No. 1080, being more particularly bounded and described as follows:

**BEGINNING** at a point on the corner formed by the intersection of the Southerly side of Franklin Avenue with the Westerly side of Elm Place;

**RUNNING THENCE** Southerly along the Westerly side of Elm Place, 60 feet;

**THENCE** Westerly at right angles to the Westerly side of Elm Place, 120 feet;

**THENCE** North at right angles to the preceding course, 60 feet to the Southerly side of Franklin Avenue;

**THENCE** East along the Southerly side of Franklin Avenue, 120 feet to the point or place of **BEGINNING**.

C1. SWIS Code \_\_\_\_\_

C2. Date Deed Recorded \_\_\_\_\_  
Month / Day / Year

C3. Book \_\_\_\_\_ C4. Page \_\_\_\_\_



**PROPERTY INFORMATION**

1. Property Location  
 261 Franklin Avenue  
\* STREET NUMBER \* STREET NAME

Oyster Bay Sea Cliff 11579  
\* CITY OR TOWN VILLAGE \* ZIP CODE

2. Buyer Name  
 Brancaccio Christopher  
\* LAST NAME/COMPANY FIRST NAME

Brancaccio Brittany  
LAST NAME/COMPANY FIRST NAME

3. Tax Billing Address  
 Indicate where future Tax Bills are to be sent if other than buyer address(at bottom of form)

\_\_\_\_\_  
LAST NAME/COMPANY FIRST NAME

\_\_\_\_\_  
STREET NUMBER AND NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels  Part of a Parcel (Only if Part of a Parcel) Check as they apply:

4A. Planning Board with Subdivision Authority Exists

5. Deed Property Size X \* FRONT FEET OR 0.16 \* DEPTH \* ACRES 4B. Subdivision Approval was Required for Transfer

4C. Parcel Approved for Subdivision with Map Provided

6. Seller Name  
 Roberts Andrew S.  
\* LAST NAME/COMPANY FIRST NAME

Roberts Meghan E.  
LAST NAME/COMPANY FIRST NAME

7. Select the description which most accurately describes the use of the property at the time of sale:

1. One Family Residential

8. Ownership Type is Condominium

9. New Construction on a Vacant Land

10A. Property Located within an Agricultural District

10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District

**SALE INFORMATION**

11. Sale Contract Date 08/12/2020

12. Date of Sale/Transfer 10/30/2020

13. Full Sale Price 765,000.00

Full Sale Price is the total amount paid for the property including personal property. His payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

14. Indicate the value of personal property included in the sale 0.00

15. Check one or more of these conditions as applicable to transfer:

A. Sale Between Relatives or Former Relatives

B. Sale between Related Companies or Partners in Business.

C. One of the Buyers is also a Seller

D. Buyer or Seller is Government Agency or Lending Institution

E. Deed Type **not** Warranty or Bargain and Sale (Specify Below)

F. Sale of Fractional or Less than Fee Interest (Specify Below)

G. Significant Change in Property Between Taxable Status and Sale Dates

H. Sale of Business is Included in Sale Price

I. Other Unusual Factors Affecting Sale Price (Specify Below)

J. None

Comment(s) on Condition:

**ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill**

16. Year of Assessment Roll from which information taken(YY) 20 \*17. Total Assessed Value 1,141

18. Property Class 210 - 1 \*19. School District Name Sea Cliff

20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))

21 184 239, 240, 241

**CERTIFICATION**

Certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

**SELLER SIGNATURE**

Andrew S. Roberts 10/30/20  
SELLER SIGNATURE DATE

**BUYER SIGNATURE**

Christopher Brancaccio 10/30/20  
BUYER SIGNATURE DATE

**BUYER CONTACT INFORMATION**

(Enter information for the buyer. Note: If buyer is LLC, society, association, corporation, joint stock company, estate or entity that is not an individual agent or fiduciary, then a name and contact information of an individual/responsible party who can answer questions regarding the transfer must be entered. Type or print clearly.)

Brancaccio Christopher  
\* LAST NAME FIRST NAME

(516) 999-9999  
\* AREA CODE \* TELEPHONE NUMBER (Ex: 9999999)

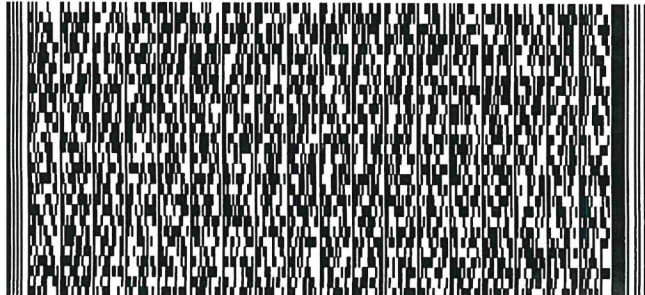
261 Franklin Avenue  
\* STREET NUMBER \* STREET NAME

Sea Cliff NY 11579  
\* CITY OR TOWN \* STATE \* ZIP CODE

**BUYER'S ATTORNEY**

Cristofario Fabio  
LAST NAME FIRST NAME

(718) 639-1100  
AREA CODE TELEPHONE NUMBER (Ex: 9999999)



**[jgerrity@seacliff-ny.gov](mailto:jgerrity@seacliff-ny.gov)**

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**From:** Chris Brancaccio <[chris.brancaccio@gmail.com](mailto:chris.brancaccio@gmail.com)>  
**Sent:** Monday, June 14, 2021 8:14 AM  
**To:** [jgerrity@seacliff-ny.gov](mailto:jgerrity@seacliff-ny.gov)  
**Subject:** Re: Time Sensitive: Legal Notice  
**Attachments:** 261 Franklin - retaining wall.pdf; Alta+Pro+Wall+2021.pdf

Good Morning Jenn,

Hope you had a great weekend!

I am following up on the planning board zoom meeting from this past week. I have attached a few more marked up photos per request of the board outlining the retaining wall construction along with the material spec that will be used to build the retaining wall for my driveway renovation at 261 Franklin Ave.

Please let me know if you have any questions or if any more information is needed.

Thank you,  
Chris Brancaccio  
516-455-9366

On Tue, Jun 1, 2021 at 4:02 PM <[jgerrity@seacliff-ny.gov](mailto:jgerrity@seacliff-ny.gov)> wrote:

Oh! Well first off the meeting was moved to the 10<sup>th</sup> at 7pm

Do you have the link?

Jenn

**From:** Chris Brancaccio <[chris.brancaccio@gmail.com](mailto:chris.brancaccio@gmail.com)>  
**Sent:** Tuesday, June 1, 2021 3:52 PM  
**To:** [jgerrity@seacliff-ny.gov](mailto:jgerrity@seacliff-ny.gov)  
**Subject:** Re: Time Sensitive: Legal Notice

Hi Jenn,

Hope you had a nice long weekend (despite the weather)

Just wanted to check in and follow up to see if there was anything else needed for the June 9th zoom.

Do I join the meeting and wait for someone to ask me to present etc..?



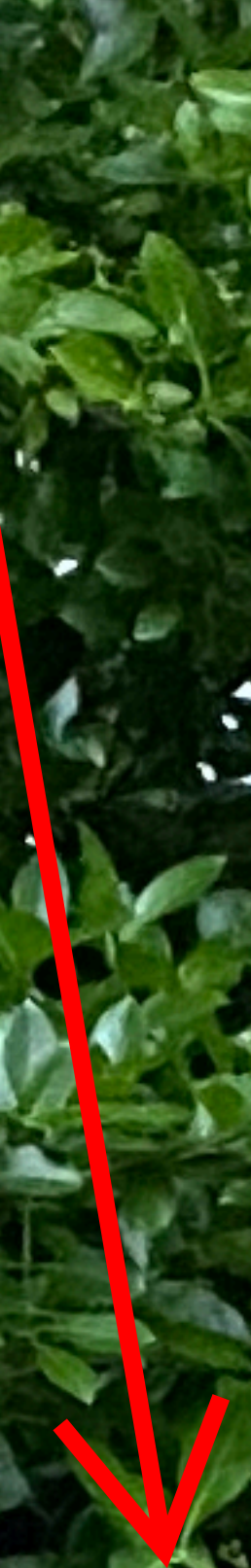


Wall will not exceed 2 feet in height  
closest to road.  
Retaining wall will follow current grade  
of property and hold back existing earth.

Line of Retaining Wall



Top of Wall to be level



Retaining wall will follow current grade of property and hold back existing earth.



# ALTA PRO WALL

A taller version of our beautiful Alta Wall, this system helps landscape and hardscape professionals create stunning outdoor living spaces with structural integrity.



Wall Systems



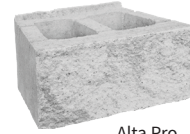
Alta Pro | Color: Granite City Blend



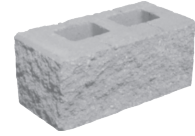


# ALTA PRO WALL

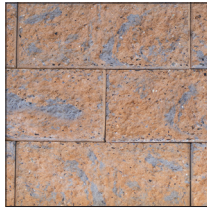
HEIGHT	WIDTH	DEPTH	PCS / SF	SF / PALLET	PCS / PALLET	LBS / PALLET
8"	18"	12"	1	40	40	2,404
8"	18"	9"	1	32	32 Corner Pieces	2,509



Alta Pro



8" corner also sold separately



Adobe Blend



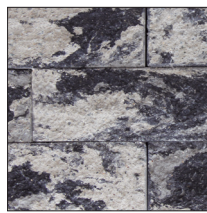
Fire Island Blend



Golden Brown Blend



Granite City Blend



Graphite Pearl Blend\*

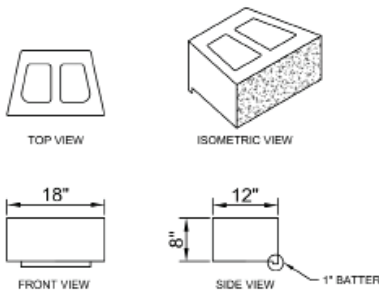


Travertina\*

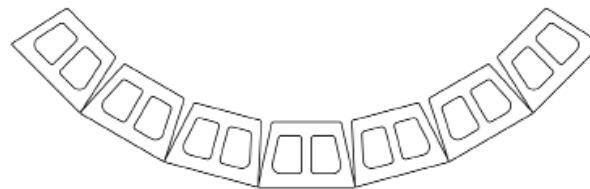


Westchester Blend

\*Premium Color



ALTA PRO WALL UNITS  
(8"x18" UNIT)



OUTSIDE RADIUS DETAIL  
NICOLOCK ALTA PRO WALL



**NOTE:** All walls over 2' in height or as required by local code should be designed by a licensed professional engineer. All measurements are nominal. Variance in square footage or linear footage coverage can be up to 5% depending on joint width. The possible occurrence of efflorescence does not affect the structural integrity of the product. Efflorescence is a normal occurrence in concrete products and will dissipate with normal weathering. The use of concrete as a base or setting bed may increase the possibility of efflorescence.

