



# **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**

3/23/21

**TO:**  
**PROPERTY OWNER:** Paul & Cara Chartier  
**PROPERTY ADDRESS:** 190 Littleworth Lane  
**SECTION/ BLOCK/ LOT:** 21/186/143

**APPLICATION NO:** 12309  
**APPLICATION RECV'D:** 3/23/2021  
**ZONE:** Residence A

**DESCRIPTION:** The applicant proposes to widen driveway and modify 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 widen driveway and modify 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

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

## BUILDING PERMIT

APPLICATION ID # 12309 APPLICATION DATE 3/22/21 PERMIT # \_\_\_\_\_

PROPERTY ADDRESS: 190 Littleworth Lane SECT 21 BLOCK 186 LOT 143-146

Owner: Paul Charlier  
Address: 190 Littleworth Lane City: Sea Cliff State: NY Zip: 11579  
Phone: 646 643 1980 Cell: \_\_\_\_\_ Email: paul@charlier-group.com

Applicant: (if applicant is different from owner state relationship to owner) Paul Charlier  
Address: 190 Littleworth Lane City: Sea Cliff State: NY Zip: 11579  
Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ Email: \_\_\_\_\_

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

Contractor: American Paving  
Address: 8 Forest Ave City: Glen Cove State: NY Zip: 11542  
Phone: 516 609 2109 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.  
widen driveway area to allow for 3 cars.  
Repair existing and new driveway area



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## BUILDING PERMIT

Cost of Improvement:

\$ 3,500

**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: [Signature]

Owner Signature: \_\_\_\_\_

JANIS MOORE  
Notary Public, State of New York  
No. 4774738  
Qualified in Nassau County  
Commission Expires Oct. 31, 2021

Date:

3/22/21

Notary:

[Signature]

**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.

### REQUIRED CERTIFICATES

Application Fee

\$ 75 paid

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

Cara charter

APPLICATION

Village of Sea Cliff.

-----x  
Proposing to widen driveway &  
modify existing curb cut.

1. Name of applicant: Cara charter  
2. Applicant's address: 190 Littleworth lane

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: 190 Littleworth lane, Village of Sea Cliff, N. Y. and is also known as Section 21, Block 180 Lot(s) 143 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:

Paul charter  
Cara charter

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 N side of LITTLENORTH (street).
8. The date on which the owner(s) acquired the property was \_\_\_\_\_.
9. The approximate dimensions of the property are 60 x 140 feet by \_\_\_\_\_ 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 3-24-21
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)

~~to~~ to get one more  
car in driveway,  
growing family.

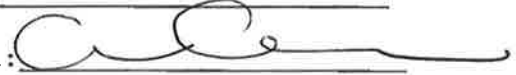
18. Has any previous application been made to the Zoning Board of Appeals or Planning Board for the relief sought in this application, or relief similar to that sought in this application? NO If so, attach a description of each such prior application, including the date the application was made, the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

Name of applicant: Cara Cheuktran  
Signature of applicant:   
Title of signatory: owner  
Date: 3/24/21

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.

Cara Chariton  
Print Name

[Signature]  
Signature

Sworn to before me this 24  
day of March 2021.

[Signature]

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 )

Cara CHARITON being duly sworn, deposes and says that (s)he is the owner of the property known as 190 LITTENWORTH lane 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.

Cara Chariton

Sworn to before me on this 24  
day of March 2021.

Jennifer Giff

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 )

Paul CHARITON being duly sworn, deposes and says that (s)he is the owner of the property known as 190 LITTENWORTH 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.

Paul Chariton

Sworn to before me on this 26  
day of March 2021.

Jennifer Giff

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

Cara Chartran  
-----X

STATE OF NEW YORK) COUNTY OF NASSAU )

<sup>ss:</sup> Cara Chartran, 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>			
_____			
_____			
_____			

Cara Chartran  
Signature

Sworn to before me this 24  
day of March 2021.

Jennifer Gerrity

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



**Incorporated Village of Sea Cliff**  
**Office of the Superintendent of Buildings**

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

**Inspection Authorization**

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

Homeowner:

Date:

C. C.  
3/24-21



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APPLICATION ID # 12309 APPLICATION DATE 3/22/21 PERMIT # \_\_\_\_\_

PROPERTY ADDRESS: 190 Littleworth Lane SECT 21 BLOCK 186 LOT 143-146

Owner: Paul Charlier  
Address: 190 Littleworth Lane City: Sea Cliff State: NY Zip: 11579  
Phone: 646 643 1980 Cell: \_\_\_\_\_ Email: paul@charlier-group.com

Applicant: (If applicant is different from owner state relationship to owner) Paul Charlier  
Address: 190 Littleworth Lane City: Sea Cliff State: NY Zip: 11579  
Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ Email: \_\_\_\_\_

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

Contractor: American Paving  
Address: 8 Forest Ave City: Glen Cove State: NY Zip: 11542  
Phone: 516 609 2109 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.

widen driveway area to allow for 3 cars.  
Repair existing and new driveway area

Remove Grass Area so I can fit 2 cars side by side. Measures 48" wide by steps, 82" wide at corner of house, 86" at widest point, 22' long from steps to sidewalk.

Narrow grass area between the two driveways keeping required 36" to give more room getting out of the car parked at top of driveway. About 84" between driveways currently

CHARD PLACE)

59.86'

CONCRETE CURB

ASPHALT

LOT 143

10.00'

10.00'

ASPHALT DRIVEWAY

N 83°34'00" E

2 STORY FRAME  
RESIDENCE  
#190

CONC.  
WOOD  
STEPS

41.1'

GATE

CONC.

2.9'

FRAME  
GARAGE

1.0'

12.2'

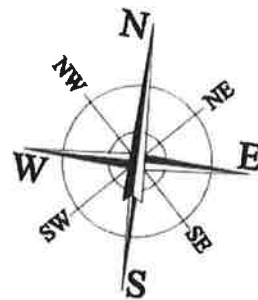
17.6'

15.9'

STORY

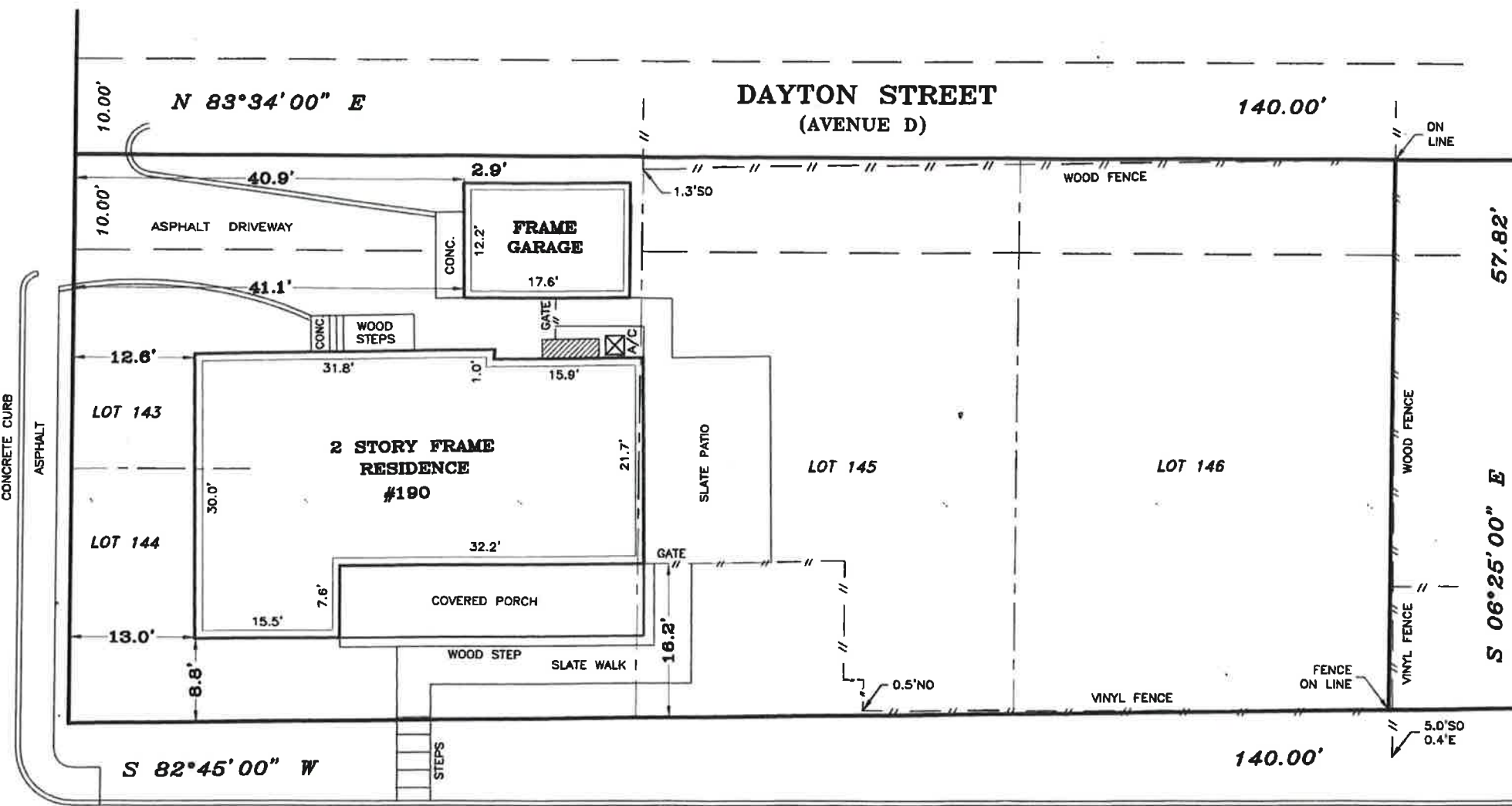


JOB NO.: 12-34416



GLENLAWN AVENUE  
(ORCHARD PLACE)

N 06°25'00" W 59.86'



LITTLEWORTH LANE



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

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.

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.



ALEXANDER TSUKERMAN N.Y.S. L.S. No 050189

**TAX DESIGNATION:**  
SECTION: 21, BLOCK: 186, LOTS: 143-146

**SURVEYED ON:** NOVEMBER 20, 2012  
**AMENDED:** DECEMBER 03, 2012 (CERTIFICATION ONLY)  
MARCH 15, 2021 (FINAL SURVEY)

DRAWN BY: M.V. CHECKED BY: A.T.

Scale 1" = 15'

**FINAL SURVEY**

LOTS 143-146  
"MAP OF SEA CLIFF GROVE"  
FILED ON 01/16/1877, AS MAP #436 - QUEENS;  
AS MAP #99, CASE #1074 - NASSAU

**LOCATED AT:**  
SEA CLIFF, TOWN OF OYSTER BAY,  
COUNTY OF NASSAU, STATE OF NEW YORK

**LEONARD J. STRANDBERG AND ASSOCIATES,**  
CONSULTING ENGINEERS AND LAND SURVEYORS, P.C.  
32 SMITH STREET, FREEPORT, NY 11520  
516-378-2064 • 212-213-4090 • FAX 516-378-6649  
EMAIL: INFO@LJSPC.COM



VILLAGE OF SEA CLIFF, NY  
MAR 24 2021  
BUILDING DEPARTMENT

Chartier -

190 Littleworth La.

Thomas & Raquel Knoell  
Or Current Owner  
198 Franklin Ave  
Sea Cliff NY 11579

Richard Telford  
Or Current Owner  
161 Littleworth Lane  
Sea Cliff NY 11579

Robert & Diane Katsikas  
Or Current Owner  
170 Littleworth Lane  
Sea Cliff NY 11579

Lora Jakowlew  
Or Current Owner  
40 Glenlawn Ave  
Sea Cliff NY 11579

Peter C Johnson  
Or Current Owner  
201 Franklin Ave  
Sea Cliff NY 11579

Dimitry & Mary Schidlovsky  
Or Current Owner  
50 Glenlawn Ave  
Sea Cliff NY 11579

Brian Hanley & Julie Tortorici  
Or Current Owner  
221 Franklin Ave  
Sea Cliff NY 11579

John & Darlene Becker III  
Or Current Owner  
59 Glenlawn Ave  
Sea Cliff NY 11579

Ann Louise Goulene  
Or Current Owner  
202 Franklin Ave  
Sea Cliff NY 11579

Walter & Patricia Smith  
Or Current Owner  
208 Littleworth Lane  
Sea Cliff NY 11579

James & Janis Moore  
Or Current Owner  
185 Littleworth Lane  
Sea Cliff NY 11579

Thomas & Patricia Fox  
Or Current Owner  
37 Glenlawn Ave  
Sea Cliff NY 11579

Joseph & Bernadette Sheehan  
Or Current Owner  
58 Glenlawn Ave  
Sea Cliff NY 11579

Le Becker & J Brunetti  
Or Current Owner  
46 Glenlawn Ave  
Sea Cliff NY 11579

Mark & Laura Fay  
Or Current Owner  
174 Littleworth Lane  
Sea Cliff NY 11579

Stephen Redenti & Lynne Chang  
Or Current Owner  
200 Littleworth Lane  
Sea Cliff NY 11579

Tim & Laurie Driscoll  
Or Current Owner  
199 Littleworth Lane  
Sea Cliff NY 11579

Robert & Karen Bloom  
Or Current Owner  
187 Franklin Ave  
Sea Cliff NY 11579

Nadine Von Doemming  
Or Current Owner  
Franklin Ave  
Sea Cliff NY 11579

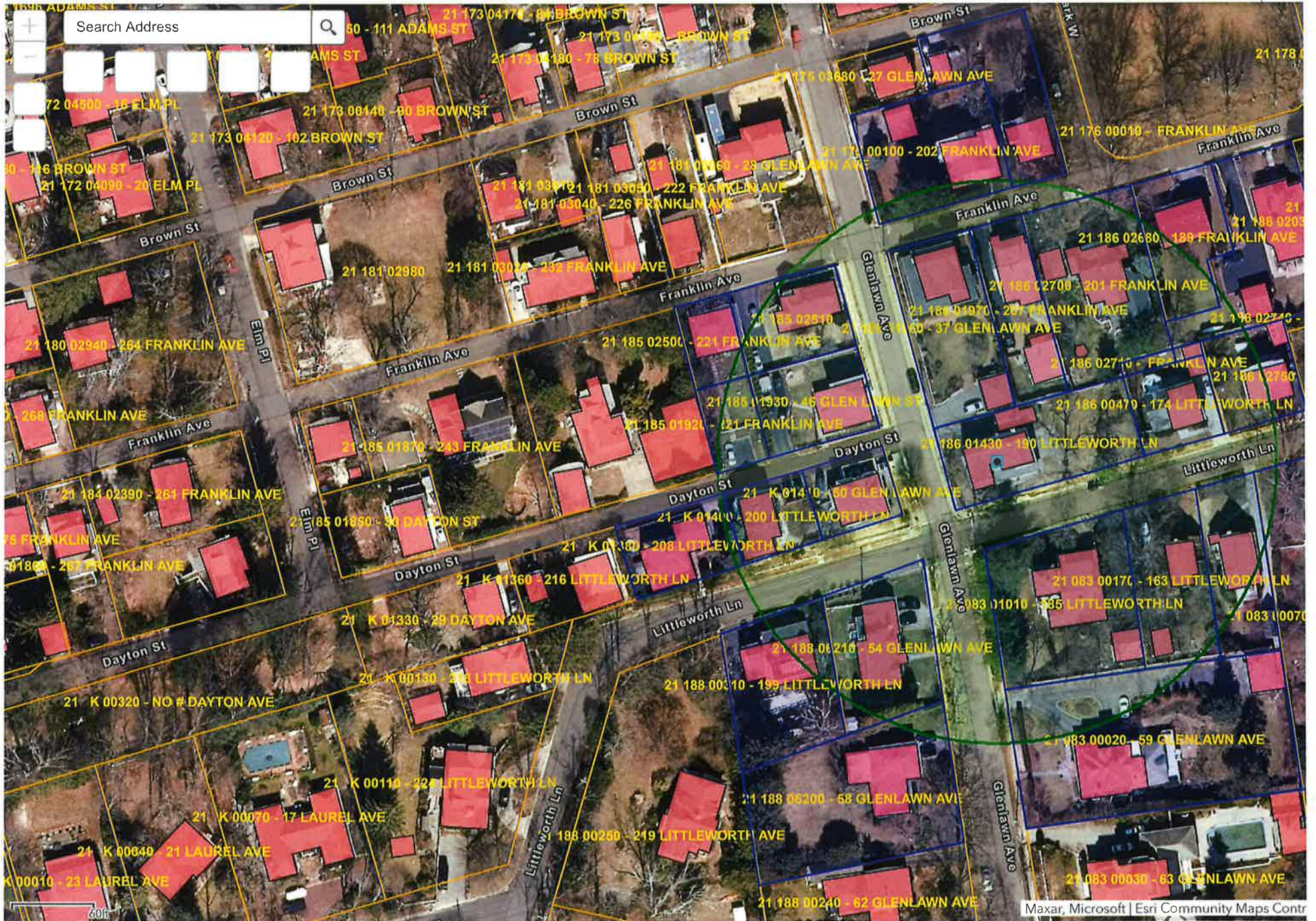
Raymond & Judith Silka  
Or Current Owner  
159 Littleworth Lane  
Sea Cliff NY 11579

Jean Scott  
Or Current Owner  
189 Franklin Ave  
Sea Cliff NY 11579

Jeanne Thompson  
Or Current Owner  
163 Littleworth Lane  
Sea Cliff NY 11579

207 Franklin Ave Corp  
Or Current Owner  
207 Franklin Ave  
Sea Cliff NY 11579





CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 19 day of December in the year 2012

**BETWEEN**

CORY HATTEM, residing at 190 Littleworth Lane, Sea Cliff, NY 11579

party of the first part, and

PAUL CHARTIER and CARA CHARTIER, His Wife, residing at

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

dollars

paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

Sec. 21  
Blk. 186  
Lot 143

SEE ATTACHED SCHEDULE "A"

Being an intended to be the same premises described in deed dated May 9, 2000 and recorded May 17, 2000 in Liber 11204, Page 490.

The premises herein described are and are intended to be the same as those described in deed dated May 9, 2000 and recorded May 17, 2000 in Liber 11204, Page 490.

Said premises known as and by 190 Littleworth Lane, Sea Cliff, NY 11579.


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. 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:

  
\_\_\_\_\_

  
\_\_\_\_\_  
CORY HATTEM  
\_\_\_\_\_

**ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE**

State of New York, County of NASSAU

, ss:

On the 19 day of Dec in the year 2012, before me, the undersigned, personally appeared CORY HATTEM

, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/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.

  
RUSSELL T ADDESSI  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01AD6254932  
Qualified in Richmond County  
My Commission Expires February 27, 2016

**ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS  
TAKEN IN NEW YORK STATE**

State of New York, County of , ss:

On the day of in the year , before me, the undersigned, a Notary Public in and for said State, personally appeared , the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in

(if the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto

**Bargain and Sale Deed  
With Covenants**

**Title No.**

HATTEM

TO

CHARTIER

DISTRIBUTED BY  
  
YOUR TITLE EXPERTS  
The Judicial Title Insurance Agency LLC  
800-281-TITLE (8485) FAX: 800-FAX-9396

**ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE**

State of New York, County of , ss:

On the day of in the year 2008, before me, the undersigned, personally appeared

, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/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.

**ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE**

\*State of , County of , ss:

\*(Or insert District of Columbia, Territory, Possession or Foreign County)

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

Personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), 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, and that such individual make such appearance before the undersigned in the

(add the city or political subdivision and the state or country or other place the acknowledgement was taken).

SECTION: 21

BLOCK: 186

LOT: 143

COUNTY OR TOWN: Sea Cliff, NY

**RETURN BY MAIL TO:**

JOADY FEINER, ESQ.  
223 GLEN COVE AVENUE  
SEA CLIFF, NY 11579

These are my answers to objections and questions raised during review of the planning board application for 190 Littleworth Lane.

### **Community**

My family has deep roots in the community. My wife was born in Sea Cliff. My mother-in-law has lived in Sea Cliff for 54 years. I moved to Sea Cliff 12 years ago and purchased this house in 2012. I have a child in the elementary school and another in high school.

### **Opposition to this application**

There is zero opposition to this application from any of my neighbors. My neighbor (37 Glenlawn Avenue) whose driveway is adjacent to my driveway has submitted a letter in full support of this application, as has my neighbor (50 Glenlawn Avenue) directly across the street. They would be most impacted by my application, yet they have indicated to the board that they fully support my application. Many other neighbors have submitted letters in support of this application as well.

### **Driveway construction**

The driveway is currently an asphalt driveway with Belgian blocks around the perimeter. The new driveway surface will be asphalt and will maintain the Belgian blocks around the perimeter.

Shane Doman, prior to the application submission, came to the property and recommended installing a catch at the base of the driveway with a storm water retention tank in the form of a 50-gallon drum to prevent runoff. My plan is to follow the building department's recommendations.

Currently there is no storm water retention system in place, this application provides a direct benefit to the community.

Installation of the storm water system will be installed by the same contractor who performs the excavation, paving, and construction of the retaining wall.



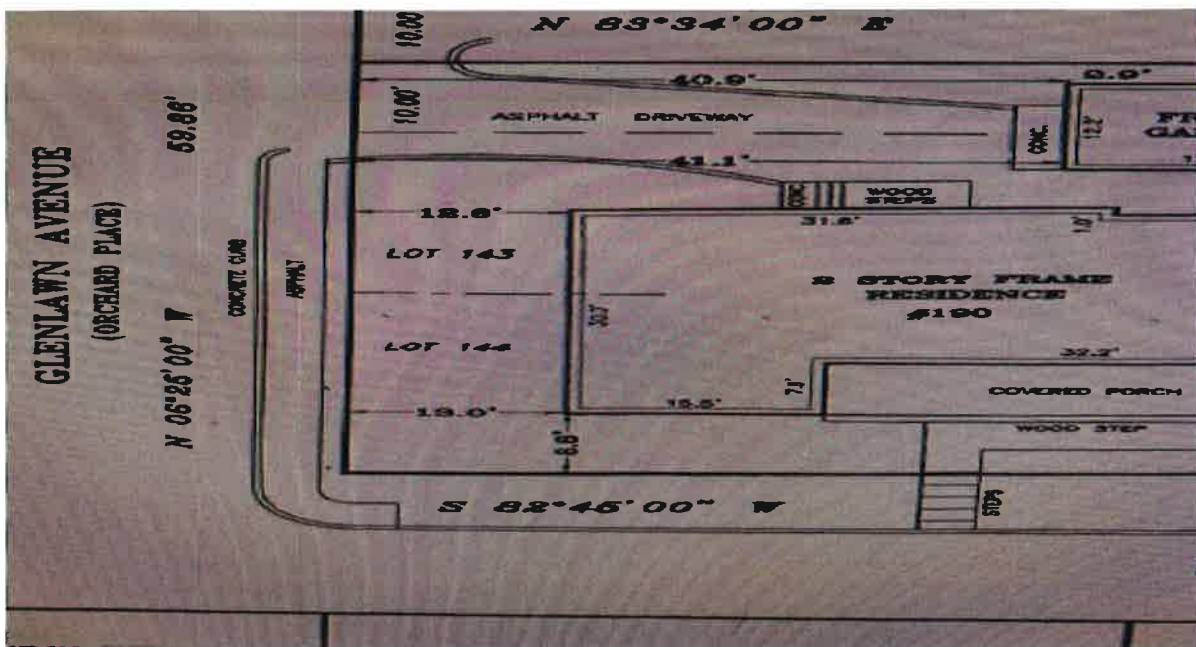
**Retaining Wall**

The Chairman stated that ‘a retaining wall needs to be installed and it’s on property owned by the village, he will need approval form the Trustees’.

- 1) There is an existing stone retaining wall already in place on the Glenlawn side of the house. The retaining wall predates my ownership of the house and is considered grandfathered.



- 2) Any extension of the retaining wall would be on property I own as evidenced by the survey that was submitted.



- 3) A retaining wall will be an approximately 12'6" extension of the existing retaining wall, again on property I own. Construction will be stacked stone like the retaining wall in the front of my house. My mason indicated the retaining wall would need to be between 12"-18" in height. Stacked Stone is considered a non-permanent structure and therefore does not require board approval.



**Glenlawn Avenue is a 'busy' street.**

- 1) There is no section of the building code that prevents a driveway from existing on a 'busy' street. In fact, Glenlawn Avenue currently has by my count 44 homes, each one with a driveway, and approximately 34 have driveways that accommodate 3 or more cars.
- 2) Even if such a code existed, the driveway in this application is already in existence. I have used my driveway for 9 years and will continue to do so as will all my neighbors and everyone who lives on Glenlawn Avenue will continue to use their driveways.
- 3) The board voted to approve 64 Glenlawn Avenue to widen (significantly more than I am asking for) and pave a driveway. When granting board approval, was there a concern about how busy Glenlawn Avenue is? The applicant in this case is not a longtime resident of Sea Cliff, but a contractor who bought a property to flip to someone else. I have a long term vested interest in my property (as stated above) while the applicant for 64 Glenlawn did not.



- 4) This application is not asking for a driveway to be placed where one does not exist. This application simply asks to add enough parking for a third car to accommodate my soon to be 17-year-old daughter. Since Sea Cliff does have ordinances restricting on street parking, denial of this application, yet allowing my neighbor who has an adjacent driveway on Glenlawn to have 3 parking spaces, would be a prejudice against my family and an undue hardship.
- 5) The Chairman's statement that Glenlawn is a 'busy' street is not based in fact. It was based on his opinion and his statement that he 'walks on that street every day'. He does not live on the street or even within the typical 200' radius that typically warrants the public to weigh in. Having lived in this house since 2013, I have much greater insight into the traffic pattern, and I do not share his opinion.
- 6) Allowing the chairman, the sole authority to dictate which streets in the Village are 'busy' and which streets are not busy is completely outside the scope of his authority and irrelevant to this application.

### Application on the Merits

- 1) I am not seeking any variances to the building code.
- 2) My application is fully supported by my neighbors.
- 3) The Village of Sea Cliff chooses to restrict overnight street parking. Since I have available property to put a third car, the logical conclusion would be to grant my request.
- 4) I am asking for the same thing that my neighbor (and 34 other homes on Glenlawn Avenue) currently has (with their full support), parking for 3 cars.
- 5) A new storm water retention system will reduce runoff and benefit the community.
- 6) All construction will be done to code.



**Laura & Mark Fay**  
174 Littleworth Lane  
Sea Cliff, New York 11574  
(516) 759-0729

April 15, 2021

Mayor Elena Villafane &  
The Zoning Board of Appeals  
Sea Cliff Village Hall  
300 Sea Cliff Avenue  
Sea Cliff, NY 11579

Dear Mayor Villafane and Board Members:

We are writing to support the proposal of Paul and Cara Chartier for the expansion of their driveway. Over the years they have tastefully transformed their house and property to reflect the growing needs of a young family. Driveway space is very much needed in Sea Cliff due to the restrictions on overnight street parking.

We fully support Paul and Cara and urge the board to approve their proposal.

Respectfully,

  
Mark Fay

  
Laura Fay



Jennifer Gerrity &lt;jgerrity@seacliff-ny.gov&gt;

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**Application of Paul and Cara Chartier 190 Littleworth Lane**

1 message

Pat Fox &lt;pattomfox@aol.com&gt;

Fri, Apr 16, 2021 at 11:41 AM

To: "planningboard@seacliff-ny.gov" &lt;planningboard@seacliff-ny.gov&gt;

Dear Planning Board Members,

We are writing this email in support of our neighbors Paul and Cara Chartier and their request to widen their driveway and modify an existing curb cut on their property located 190 Littleworth Lane. Paul and Cara have been our neighbors for over 10 years and during this time they have been excellent neighbors - thoughtful and caring. As their family has grown so has their need for an additional car and a place to park this car. Our property, 37 Glenlawn Avenue, faces the back of the Chartier's house and our driveways are right next to each other and front on Glenlawn Avenue. The Chartier's request is reasonable and well thought out. We understand their need for additional driveway space, as our own driveway accommodates 3 cars. The driveway is already in existence and the additional space requested is reasonable and will not impact the community in any discernable way.

We respectfully ask that the Chartier's request be granted.

Thomas and Patricia Fox

37 Glenlawn Avenue

Sea Cliff, New York 11579

Sent from Mail for Windows 10



Jennifer Gerrity &lt;jgerrity@seacliff-ny.gov&gt;

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**Chartier Driveway**

1 message

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**Maryellen Kerr** <mekerr@yahoo.com>  
To: jgerrity@seacliff-ny.gov

Fri, Apr 16, 2021 at 2:13 PM

To whom it may concern,

My name is Maryellen Kerr and I live at 166 Littleworth Lane, Sea Cliff NY 11579. I am writing in support of Cara and Paul's request to widen their driveway to accommodate another car. They live on the corner of Littleworth and Glenlawn. I do support this project. There are too many cars that are currently looking for overnight parking in the village. These people are looking to do the project properly and not just pull a car onto the lawn or side property which is another issue. The other driveways near this home also are wider to accommodate more than 2 cars. I believe this is a safer solution than having to play rotate the cars on a daily basis and keeps parked cars on the street away from the intersection.

Thank you  
Maryellen Kerr

Sent from Yahoo Mail for iPhone



Jennifer Gerrity &lt;jgerrity@seacliff-ny.gov&gt;

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**190 Littleworth Lane , Sea Cliff, NY - Driveway**

1 message

**MADURA** <amadura@optonline.net>

Fri, Apr 16, 2021 at 4:26 PM

To: jgerrity@seacliff-ny.gov

To Whom It May Concern,

My husband and I are neighbors of Paul and Cara Chartier, who live at 190 Littleworth Lane, we live accross the street at 54 Glenlawn Avenue. I am sending this email to advise the planning board that my husband and I fully support the Chartiers' request to widen their driveway. We have gotten to know Paul and Cara for a few years and they are truly two of the most kind, caring and giving people to our community. I hope their plans to improve their home and quality of life are approved by the Village of Sea Cliff.

Thank you.

Best regards,

Angela and Louie Madura



Jennifer Gerrity &lt;jgerrity@seacliff-ny.gov&gt;

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**Cara and Paul Chartier driveway**

1 message

**Diane Katsikas** <dikat711@gmail.com>

Fri, Apr 16, 2021 at 4:37 PM

To: jgerrity@seacliff-ny.gov

To whom it may concern,

We recently learned about Cara and Paul's village request to widen their driveway to accommodate a 3rd vehicle. There are many lengthy driveways on Glenlawn Avenue and the surrounding streets that do not blemish the aesthetics of the neighborhood. I'm sure the village board is aware that a driveway was recently enlarged along with other major renovations just across the street from them on Littleworth Lane. We know that Cara is an Essential Worker at Huntington Hospital and could be called upon at a moment's notice and every Sea Cliff resident is aware of the overnight parking restrictions here. Do we want to see her delayed in case of an emergency by shuffling vehicles or retrieving her car at one of the limited overnight parking spots? We strongly feel no reason why they should not be allowed to have approval to extend or widen their driveway.

Sincerely,

Bob and Diane Katsikas

170 littleworth lane

Sent from my iPhone



Jennifer Gerrity <jgerrity@seacliff-ny.gov>

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**190 Littleworth**

1 message

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**Tracy DiStefano** <kampi99@gmail.com>

Fri, Apr 16, 2021 at 8:07 PM

To: jgerrity@seacliff-ny.gov

I completely support the driveway expansion at this address. We all have kids, we live in an area where we need cars to do anything- school, college, jobs. It's totally necessary and won't affect anyone in a negative way. Thankfully we have a home with a long driveway but for others it's tough!

Anthony and Tracy DiStefano  
Dubois Ave

Sent from my iPhone



Jennifer Gerrity &lt;jgerrity@seacliff-ny.gov&gt;

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**The Chartier Driveway**

1 message

**Kathleen** <k\_doran1022@yahoo.com>  
To: jgerrity@seacliff-ny.gov

Fri, Apr 16, 2021 at 8:15 PM

To Whom it may concern,

I am writing regards to The Chartier Family's request to widen their driveway. Our family is fully in support of this plan! As a Sea Cliff resident for many years it is obvious that there is a parking issue in the town. Therefore it is logical that the Chartier's would want to slightly widen their driveway on THEIR property to allow for their teenage driver to park. All of their neighbors fully support this and it seems ridiculous to be denied this right on their own property without any pushback from the property owners around them. Cara has been serving her community tirelessly during this pandemic and the least our village can do is give her the piece of mind that her daughter can safely park at home.

Kathleen Rudegear

Sent from my iPhone



Jennifer Gerrity &lt;jgerrity@seacliff-ny.gov&gt;

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**190 Littleworth Lane**

1 message

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**Tina Ward** <tfbanta@gmail.com>  
To: jgerrity@seacliff-ny.gov

Sat, Apr 17, 2021 at 7:37 AM

To Whom It May Concern,

I am writing as a Sea Cliff resident in support of the Chartier family widening their driveway. This renovation will in no way affect the town or neighbors in a negative manner. In fact, it is the responsible task to complete since parking on the streets is not allowed overnight. This ensures that cars for that residence are in the proper place. No resident at that house should have to park far away from their house and have to walk, especially at night, to get to their own home. When residents are trying to make the right choice, using their money, please support them.

Sincerely,

The Ward Family

Sent from my iPhone





Jennifer Gerrity <jgerrity@seacliff-ny.gov>

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## Support letter for the Chartier family request

1 message

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**Carol Waldman** <waldman4@optonline.net>  
To: jgerrity@seacliff-ny.gov

Sat, Apr 17, 2021 at 1:31 PM

To Whom It May Concern,

My husband and I are writing to request that you approve the driveway renovation plans of Cara and Paul Chartier who reside at 190 Littleworth Lane.

They are wonderful, considerate residents of Sea Cliff and have a great love of our community. They also have worked hard to make their home beautiful (with great taste!) and any renovations they might want to undertake would only add to the value of the street's beauty.

Thanks so much for your consideration and support of their efforts,

Carol and John Waldman  
270 Carpenter Avenue

Sent from my iPhone



Jennifer Gerrity <jgerrity@seacliff-ny.gov>

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**190 Littleworth**

1 message

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**Merry** <mwinslowspence@gmail.com>  
To: jgerrity@seacliff-ny.gov

Sat, Apr 17, 2021 at 6:46 PM

Hi Jen,  
I'm writing in support of the Application to widen the driveway at 190 littleworth. I live at 5 Dixon Ct., Sea Cliff NY 11579, and I think the driveway renovation is good for the village and the neighborhood, and eliminates the need for more on street parking.

Meredith Ayres Spence

Sent from my iPhone



Jennifer Gerrity &lt;jgerrity@seacliff-ny.gov&gt;

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**190 Littleworth Ln**

1 message

**Michael Perrotta** <mperrotta@mac.com>

Sun, Apr 18, 2021 at 7:24 PM

To: jgerrity@seacliff-ny.gov

I'd like to voice my support for the Chartier's of 190 Littleworth Ln to widen their driveway. The fact that someone would have an issue with something so benign and meaningless boggles the mind. Literally no one cares. If Sea Cliff descends into anarchy because of the width of someone's driveway, you can blame it on me. If it helps, I'm willing to gift six inches of my driveway to the Chartier's in order to alleviate the Board's concerns.

My friend who is a reporter at News12 says she would like to do a story on how Sea Cliff Village, which doesn't allow on street parking from 3am-6am, would tell a tax paying resident that they cannot accommodate a meager request to barely widen their driveway when not one of their neighbors object. Let me know who they should speak to.

If someone would like to discuss this ridiculousness, I can be reached at 917-846-7095.

Regards,

Mike Perrotta



Jennifer Gerrity <jgerrity@seacliff-ny.gov>

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## 190 Littleworth Lane support

1 message

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Lynn Schatz <lynnmschatz@gmail.com>  
To: jgerrity@seacliff-ny.gov

Mon, Apr 19, 2021 at 8:54 AM

Good morning,

I am writing in support of the proposed driveway expansion at the home of Cara and Paul Chartier, 190 Littleworth Lane. I hope you will consider their request favorably.

Sincerely,  
Lynn Schatz  
197 8th Ave Sea Cliff



Jennifer Gerrity <jgerrity@seacliff-ny.gov>

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## Chartier family building permit request

1 message

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**Mary Schidlovsky** <masha12@optonline.net>  
To: jgerrity@seacliff-ny.gov

Mon, Apr 19, 2021 at 3:05 PM

To the Sea Cliff Planning Board,

I'm writing on behalf of Paul and Cara Chartier, 190 Littleworth Lane. They've applied for a permit to enlarge their driveway.

Dimitry and I don't have a problem with this request. We live directly opposite the Chartier's driveway side of the house on Glenlawn Avenue.

Considering how many houses on Glenlawn Avenue that have been demolished, rebuilt, renovated, etc... this is quite the minor project and will have little impact on traffic on Glenlawn and for a short period of time.

Please allow the Chartier family to go ahead with their project.

Sincerely,

Mary and Dimitry Schidlovsky

Sent from my iPhone

April 19; 2021

Ms. J Gerrity  
Sea Cliff Village Hall  
Sea Cliff; NY 11579

Re: Driveway expansion at 190 Littleworth Lane – Chartier Residence

Dear Ms. Gerrity:

I live at 155 Littleworth Lane; up the street from the property in question.

I have no issues with the expansion of the Driveway at 190 Littleworth Lane.

Parking has been a long standing issued in town.

Residents have to make the needed adjustments on their own property as families grow and the needs change.

Please feel free to contact me if you need any further information.

Sincerely:

A handwritten signature in cursive script, appearing to read "Charles Darcy", with a long horizontal flourish extending to the right.

Charles Darcy

155 LittleworthLane

SC; NY 11579

516-671-8151