



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

12/31/20

TO:
PROPERTY OWNER: John D'Agate
PROPERTY ADDRESS: 170 Franklin Ave
SECTION/ BLOCK/ LOT: 21/178/318

APPLICATION NO: 12232
APPLICATION RECVD: 12/30/2020
ZONE: Residence A

DESCRIPTION: The applicant is proposing to erect 46 linear feet of PVC fencing.

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

§ 64-1 Height of fences and walls.

[Amended 11-19-2019 by L.L. No. 7-2019]

B. A new or replacement fence located not closer to a front property line than a front line of the principal building on the premises and a front line of the principal building on an adjoining premises made of natural wood, at a height of not more than five feet, together with an additional one foot high top portion containing open type fencing, including lattice, slats or similar open fencing, made of wrought or cast iron, at a height of not more than six feet, and/or made of open-wire material, at a height of not more than five feet, is permitted upon first applying for and obtaining a building permit from the Building Department.

The applicant is proposing to erect 46 linear feet of 6ft PVC fencing


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 # 12232 APPLICATION DATE 12/30/20 PERMIT # _____

PROPERTY ADDRESS: _____ SECT 21 BLOCK 178 LOT 318

Owner: John D'Agate
Address: 170 Franklin Ave City: Sea Cliff State: NY Zip: 11579
Phone: 917-273-2038 Cell: _____ Email: jdagate27@gmail.com

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

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

Contractor: All Island Fence
Address: 659 Grand Blvd. City: Deer Park State: NY Zip: 11729
Phone: 516-442-0012 Cell: 516-244-3251 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.

Install 46lf of 6' pvc fence



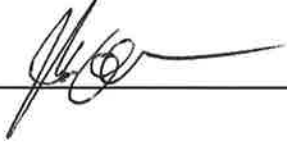
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(516) 671-0080 phone • (516) 671-6508 fax • www.seacliff-ny.gov

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: 

Owner Signature: _____

Date: 1/4/2021  Notary: JENNIFER GERRITY
NOTARY PUBLIC, State of New York
No. 01GE6393557
Qualified in Nassau County
Commission Expires 08/17/2023

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 \$100 PB pd

REQUIRED CERTIFICATES

Application Fee \$ 75 pd 1/4/2021
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

John D'Agate

APPLICATION

Village of Sea Cliff.
-----x

Proposing to replace 46 linear feet of 6' fence w/ PVC

1. Name of applicant: John D'Agate
2. Applicant's address: 170 Franklin Ave.
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):

4. The property which is the subject of this application is located at: 170 Franklin Ave., Village of Sea Cliff, N. Y. and is also known as Section 21, Block 178, Lot(s) 3/8 on the Nassau County Land and Tax Map.

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

-
6. The property is located in the A zoning district of the Village of Sea Cliff.
 7. The subject property is located on the North side of Franklin Ave. (street).
 8. The date on which the owner(s) acquired the property was Dec 2nd 2020.
 9. The approximate dimensions of the property are 60 feet by 40 feet, and the total acreage of property is .05 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 12/30/2020
 15. The proposed construction use of the property does not comply with the following sections of the Village Code: _____
64-1

16. This is an application for:

_____ an appeal

_____ a variance

_____ a special permit

other (describe): Fence

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)

Privacy + Appeal Look

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: John Dilgate
Signature of applicant: [Signature]
Title of signatory: Owner
Date: 1/4/2021

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.

John DiGate
Print Name

[Signature]
Signature

Sworn to before me this 4
day of January 2021.

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

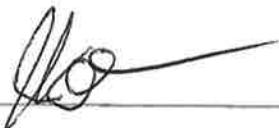
AFFIDAVIT OF OWNER(S)

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

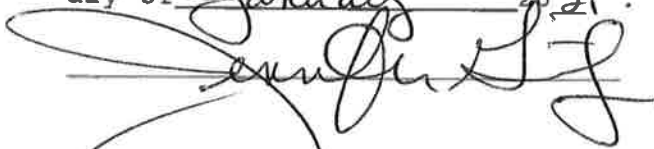
STATE OF NEW YORK) SS:

COUNTY OF NASSAU)

John Dilgate being duly sworn, deposes and says that (s)he is the owner of the property known as 170 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.



Sworn to before me on this 4 day of January 2021.



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)

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

Sworn to before me on this _____ day of _____ 20__.

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

In the Matter of the Application of

DISCLOSURE
AFFIDAVIT
General Municipal Law
Section 809

John D'Agate

STATE OF NEW YORK) COUNTY OF NASSAU)

Proposing to replace fence w/ 6' PVC

ss:

John D'Agate

, 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>
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None

Signature *[Signature]*

Sworn to before me this 4
day of January 2021.

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



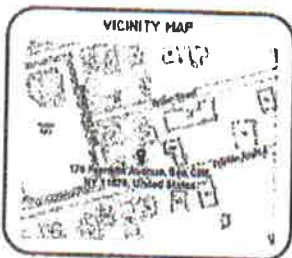
Incorporated Village of Sea Cliff
Office of the Superintendent of Buildings
Sea Cliff Village Hall, 300 Sea Cliff Ave., Sea Cliff, New York 11579

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.

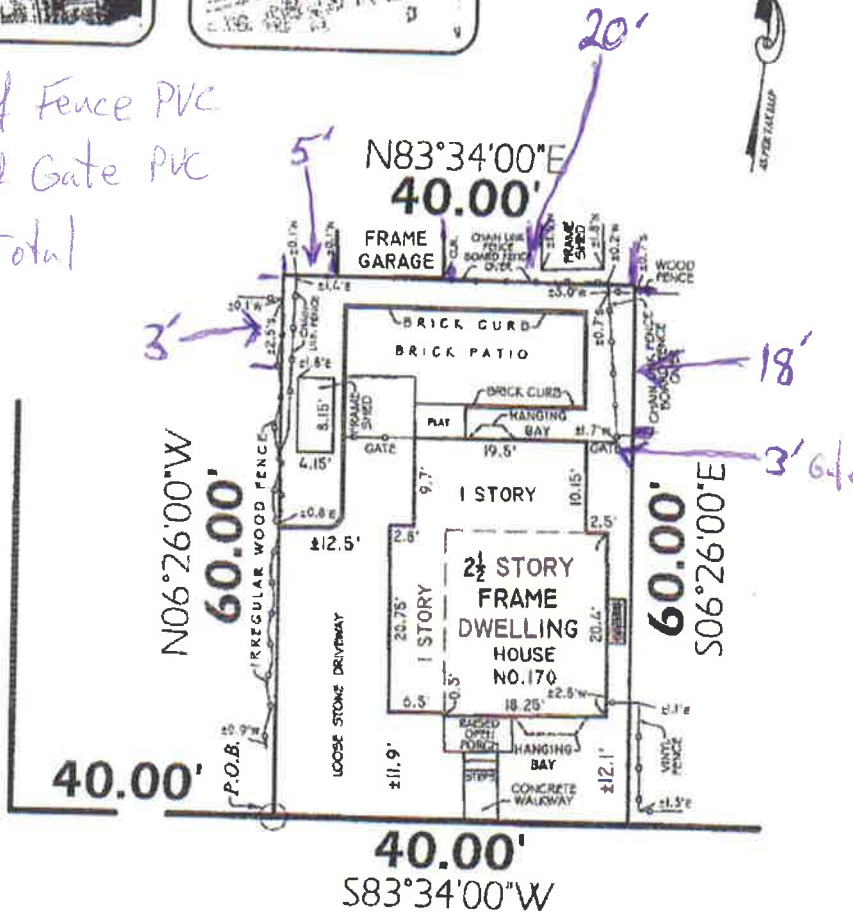
Homeowner: 

Date: 1/4/2021



46' of Fence PVC
 3' of Gate PVC
 49' Total

ROSLYN
 PARK EAST



FRANKLIN AVENUE

CERTIFIED TO:
 LANDS END ABSTRACT SERVICES LTD
 SECURITY TITLE GUARANTEE CORPORATION OF
 BALTIMORE
 LOANDEPOT.COM, ITS SUCCESSORS
 AND/OR ASSIGNS
 JOHN D'AGATE
 TAX SECTION: 21 TAX BLOCK: 178
 TAX LOT(S): 318

MAP OF PROPERTY AT
SEA CLIFF

NASSAU COUNTY, NEW YORK
 FIELD SURVEY COMPLETED: OCTOBER 19, 2020



A. Agujo
 LICENSED LAND SURVEYOR LICENSE NO. 150338-T
A. AGUJO SURVEYING, INC.
 PROFESSIONAL LAND SURVEYORS
 792 SALISBURY PARK DRIVE
 WESTBURY, NEW YORK 11590
 TEL: (516) 333-6730
 FAX: (516) 333-6740
 EMAIL: AGUJOSURVEYING@GMAIL.COM

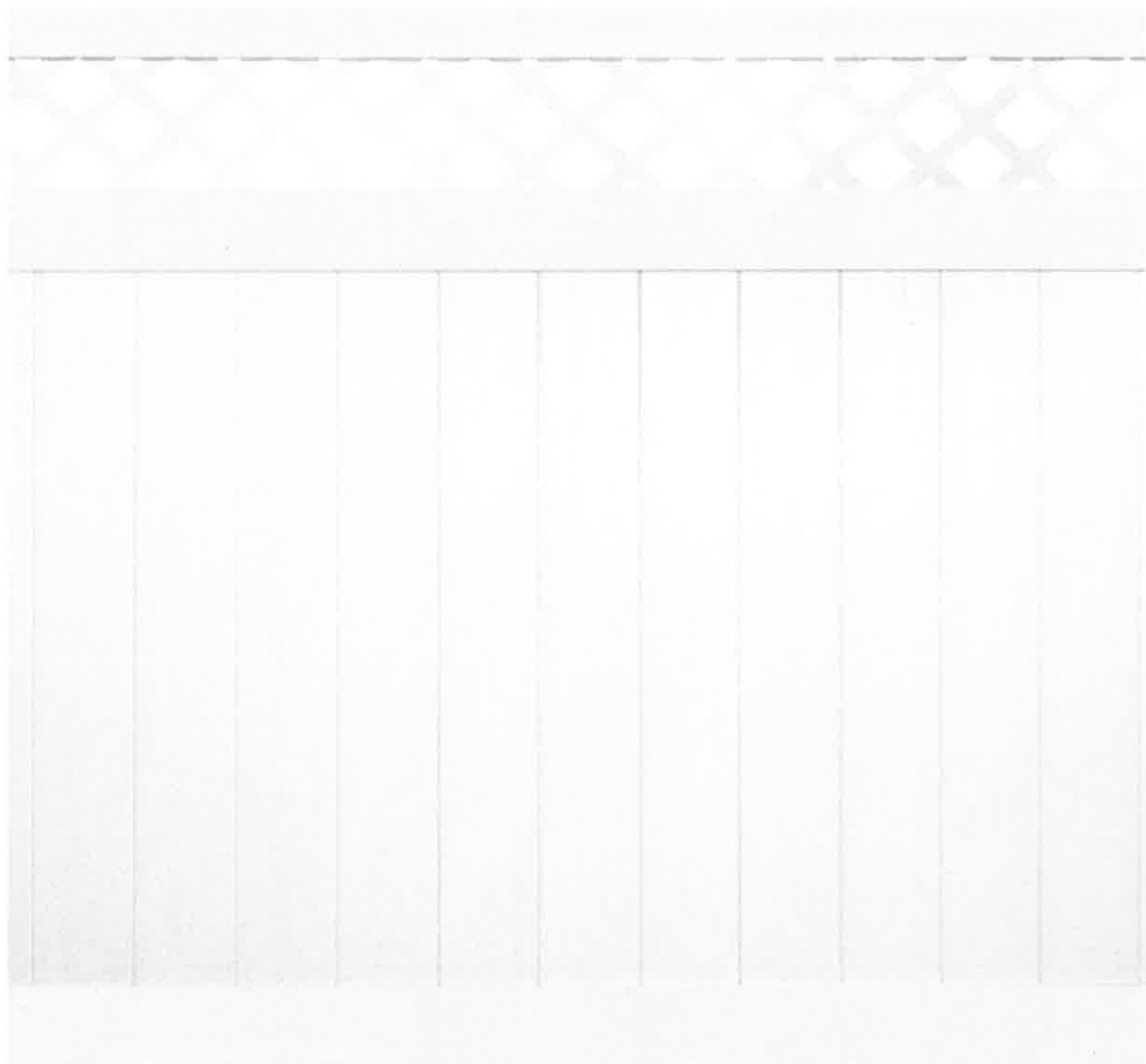


SUCCESSOR TO:
 NORMAN T. WOLF
 THOMPSON E. WOLF

LOT NO. 318 ON A CERTAIN MAP ENTITLED, "MAP
 OF GROUNDS OF SEA CLIFF GROVE", FILED ON
 AUGUST 31, 1880 AS MAP NO. 436, CASE NO.
 1080

THE INFORMATION (SPENCER) SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO OMBE THE CREATION OF EASES, RETAINING WALLS, POLES, PAVES PLANS OR AREAS, ADDITION TO BUILDINGS AND ANY OTHER CONSTRUCTION. THE SURFACE UTILITIES, IMPROVEMENTS OR ENCROACHMENTS THAT ARE NOT SHOWN OR INDICATED HEREON ARE NOT SHOWN. IF SUCH UNDERGROUND STRUCTURES, IMPROVEMENTS OR ENCROACHMENTS ARE KNOWN, THEY ARE NOT COVERED BY THIS CERTIFICATE. PROPERTY CORNER MARKERS WERE NOT PLACED AS A PART OF THIS SURVEY. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL NOT ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, SUBSEQUENT AGENT AND LENDING INSTITUTIONS LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION, GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ANY OTHER PARTY. SURVEYORS SHALL NOT ALTER THIS SURVEY PLAN OR SURVEY PLATS PREPARED BY OTHERS. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 2205, SUB DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW. ONLY TITLE SUBJECTS BEARING THE MARKET IMPROVED SEAL SHOULD BE RELIED UPON SINCE OTHER THAN MARKET IMPROVED SEAL COPIES MAY CONTAIN UNAUTHORIZED AND UNRELIABLE IDENTIFICATION, SOLUTIONS, CORRECTIONS AND CHANGES. A COPY OF THIS DOCUMENT WITHOUT A PRIOR APPLICATION OF THE SURVEYOR'S IMPROVED SEAL SHOULD BE HELD TO BE AN UNAUTHORIZED COPY. REPRODUCTION OR COPIES OF THIS DOCUMENT MAY BE A VIOLATION OF 175-2000-0020. A. AGUJO SURVEYING, INC. ALL RIGHTS RESERVED.

SURVEY MAP COMPLETED: OCTOBER 20, 2020



PIERCE JANET
OR CURRENT OWMER
35 BROWN ST
SEA CLIFF, NEW YORK 11579

HARTMAN LESLIE MADDEN & T
OR CURRENT OWMER
140 LITTLEWORTH LN
SEA CLIFF, NEW YORK 11579

BALTZ ANDREW A & ANNE G
OR CURRENT OWMER
146 LITTLEWORTH LN
SEA CLIFF, NEW YORK 11579

~~INC VILLAGE OF SEA CLIFF
OR CURRENT OWMER
FRANKLIN AVE
SEA CLIFF, NEW YORK 11579~~

SMITH PATRICIA
OR CURRENT OWMER
21 ROSLYN PARK
SEA CLIFF, NEW YORK 11579

~~SPERANZA CAROL~~ Jason + Marisa McCarthy
OR CURRENT OWMER
150 FRANKLIN AVE
SEA CLIFF, NEW YORK 11579

OSMERS RJEM
OR CURRENT OWMER
183 FRANKLIN AVE
SEA CLIFF, NEW YORK 11579

~~UNKNOWN
OR CURRENT OWMER
FRANKLIN AVE
SEA CLIFF, NEW YORK 11579~~

Shavelson /
D'Agate -

KERR STEVEN & MARYELLEN
OR CURRENT OWMER
166 LITTLEWORTH LN
SEA CLIFF, NEW YORK 11579

SMITH TARA NAUGHTON & W
OR CURRENT OWMER
29 ADAMS ST
SEA CLIFF, NEW YORK 11579

170 Franklin Ave

SEBETIC STEPHEN & JENNIFER &
OR CURRENT OWMER
46 BROWN ST
SEA CLIFF, NEW YORK 11579

FRIEL MARK
OR CURRENT OWMER
27 BROWN ST
SEA CLIFF, NEW YORK 11579

MARCHILDON GREGORY & PATRICE
OR CURRENT OWMER
173 FRANKLIN AVE
SEA CLIFF, NEW YORK 11579

DUNLAP FREDERICK & RENEE
OR CURRENT OWMER
45 ADAMS ST
SEA CLIFF, NEW YORK 11579

MC MAHON PATRICK J & CAROL
OR CURRENT OWMER
180 LITTLEWORTH LA
SEA CLIFF, NEW YORK 11579

VASSILIEV L E D APLETCHEEFF & N
OR CURRENT OWMER
41 BROWN ST
SEA CLIFF, NEW YORK 11579

DEVENEY BRIAN
OR CURRENT OWMER
44 BROWN ST
GARDEN CITY, NEW YORK 11530

MADIGAN MICHAEL & ANN MARIE
OR CURRENT OWMER
177 FRANKLIN AVE
SEA CLIFF, NEW YORK 11579

MOSES MICHAEL
OR CURRENT OWMER
162 FRANKLIN AVE
SEA CLIFF, NEW YORK 11579

SWANSON JOHN H & RENEE
OR CURRENT OWMER
161 FRANKLIN AVE
SEA CLIFF, NEW YORK 11579

SHAVELSON PAUL M
OR CURRENT OWMER
170 FRANKLIN AVE
SEA CLIFF, NEW YORK 11579

BLOOM ROBERT & KAREN
OR CURRENT OWMER
187 FRANKLIN AVE
SEA CLIFF, NEW YORK 11579

RHEIN ROSEMARY
OR CURRENT OWMER
43 ADAMS ST
SEA CLIFF, NEW YORK 11579

LAPINEL SERGEI
OR CURRENT OWMER
167 FRANKLIN AVE
SEA CLIFF, NEW YORK 11579

Orloff + Irene Apriola

~~POPOVA A ORLOFF ETAL N~~
OR CURRENT OWMER
33 ADAMS ST
SEA CLIFF, NEW YORK 11579

SCOTT JEAN C
OR CURRENT OWMER
189 FRANKLIN AVE
SEA CLIFF, NEW YORK 11579

TRUESDELL BARBARA F TRUST
OR CURRENT OWMER
15 ROSLYN PARK
SEA CLIFF, NEW YORK 11579

MAIER LAWRENCE & MARY ANN
OR CURRENT OWMER
49 ADAMS ST
SEA CLIFF, NEW YORK 11579



jgerrity@seacliff-ny.gov

From: Victoria Moses <vmoses162@gmail.com>
Sent: Tuesday, February 2, 2021 1:50 PM
To: planningboard@seacliff-ny.gov
Subject: ID 960 7563 7320
Attachments: IMG_8685.PNG; Untitled attachment 00142.txt

>

Greeting planning board!

Application of 6' fence for John D'Agate, 170 Franklin Ave, for 6' fence sector 21, block 178, lot 318.

We approve the fence application, however would like to be sure everyone is on the same page as to where the property line is. Being we all have small lots it is important, especially during the sale of either property. Attached please find our most recent survey dated 2013. We also have one from 1958 both showing the property line With Mr. D'Agate Chimney 4" onto our property. The building inspector has a copy of this survey. It seems John D'Agate Survey differs. We wanted to bring this to your attention upon approval of the fence.

Thank you for your time

Victoria & Michael Moses

Sent from my iPad

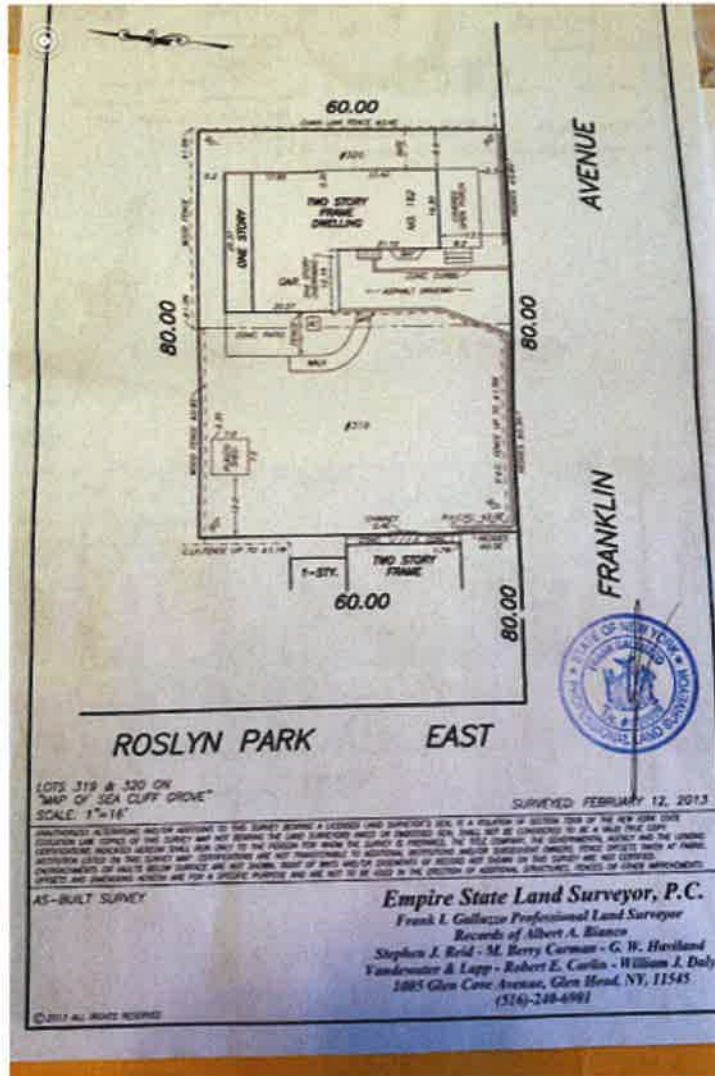
>

>



Done

5 of 5



LOTS 319 & 320 ON
 MAP OF SEA CLIFF DRIVE
 SCALE: 1"=16'

SURVEYED FEBRUARY 12, 2013

UNAUTHORIZED REVISIONS AND/OR ADDITIONS TO THIS SURVEY BEING A LICENSED LAND SURVEYOR'S SEAL, IS A VIOLATION OF SECTION 2008 OF THE NEW YORK STATE
 COLLECTION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S SEAL OR REGISTERED SEAL, SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.
 CERTIFICATIONS INDICATED ABOVE SHALL APPLY ONLY TO THE REGION FOR WHICH THE SURVEY IS PROVIDED. THE TOLL COMPANY, THE GOVERNMENT, AGENCY AND THE LANDING
 AGENCIES LISTED ON THIS SURVEY MAP, OPERATIONS ARE NOT TRANSFERABLE TO ANY OTHER JURISDICTION AND/OR JURISDICTION. THESE OFFICES SHALL AT ALL TIMES
 MAINTAIN A RECORD OF ALL SURVEYS AND NOT BEING TRUST OF ANY AND OF OPERATIONS OF ANY SURVEY SHALL BEAR ON THIS SURVEY AND NOT BEING
 OFFICERS AND ENGINEERS ARE FOR A SPECIFIC PURPOSE AND ARE NOT TO BE USED IN THE DESIGN OF ANY OTHER STRUCTURE, PROJECT OR OTHER APPROVED.

AS-BUILT SURVEY

Empire State Land Surveyor, P.C.
 Frank I. Galluzzo Professional Land Surveyor
 Records of Albert A. Bianco
 Stephen J. Reid - M. Berry Curran - G. W. Haviland
 Vandewater & Lapp - Robert E. Carlin - William J. Daly
 1885 Glen Cove Avenue, Glen Head, NY, 11545
 (516)-248-6991

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