



# 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

1/20/21

TO:

**PROPERTY OWNER:** Sean & Cara Duffy  
**PROPERTY ADDRESS:** 345 Carpenter Ave  
**SECTION/ BLOCK/ LOT:** 21/58/1

**APPLICATION NO:** 12246  
**APPLICATION RECV'D:** 1/19/2021  
**ZONE:** Residence B

**DESCRIPTION:** The applicant is proposing to construct a 20x40 pool.

**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:*

*E. Any substantial change in topography. For purposes of this section, any change in topography in excess of one foot in height or elevation, at any point or over any ten-foot linear area, in any direction, shall be considered a substantial change.*

The applicant is proposing to construct a 20x40 pool.

**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 # 12246 APPLICATION DATE 1/19/2021 PERMIT # \_\_\_\_\_

PROPERTY ADDRESS: 345 CARPENTER AVE SECT 21 BLOCK 58 LOT 1

Owner: SEAN DUFFY  
Address: 345 CARPENTER AVE City: SEA CLIFF State: NY Zip: 11579  
Phone: 516-674-0505 Cell: 646-468-6146 Email: seduffy646@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: POOLS BY JACK ANTHONY  
Address: 623 RT 112 City: PATCHOGUE State: NY Zip: 11772  
Phone: 631-283-8101 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.

IN GROUND POOL INSTALLATION WITH FENCE  
TO SURROUND



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## BUILDING PERMIT

Cost of Improvement: \$ 70,000<sup>00</sup>

**Owner:** Depos 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: Sean Hoff

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

Date: 1/19/2021 Jennifer Gerrity Notary: JENNIFER GERRITY  
NOTARY PUBLIC, State of New York  
No. 01GE6393557  
Qualified in Nassau County  
Commission Expires 06/17/2023

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

### OFFICIAL USE

**FEES** \$100 PB pd

### REQUIRED CERTIFICATES

**Application Fee** \$ 75 pd

**Permit Fees**

Building \_\_\_\_\_

Plumbing \_\_\_\_\_

Electrical \_\_\_\_\_

Mechanical \_\_\_\_\_

Certificate \_\_\_\_\_

Other \_\_\_\_\_

Total Permit Fees \$ \_\_\_\_\_

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

Approved by \_\_\_\_\_

Examined for approval on \_\_\_\_\_

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

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

ZONING BOARD OF APPEALS \_\_\_\_\_  
PLANNING BOARD X (check one)

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

SEAN DUFFY

APPLICATION

Village of Sea Cliff.  
-----x

Proposing to construct 20'x40' pool.

1. Name of applicant: SEAN & CARA DUFFY

2. Applicant's address: 345 CARPENTER 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: 345 CARPENTER AVE, Village of Sea Cliff, N. Y. and is also known as Section 21, Block 58, Lot(s) 1 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:

SEAN DUFFY

CARA DUFFY

- 
6. The property is located in the B zoning district of the Village of Sea Cliff.
7. The subject property is located on the east side of CARPENTER AVE (street).
8. The date on which the owner(s) acquired the property was JANUARY 2017.
9. The approximate dimensions of the property are 220 feet by 133 feet, and the total acreage of property is .67 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 1/20/21
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)

Installing pool for family use.

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: SEAN DUFFY  
Signature of applicant: Sean Duffy  
Title of signatory: OWNER  
Date: 1/20/21

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.

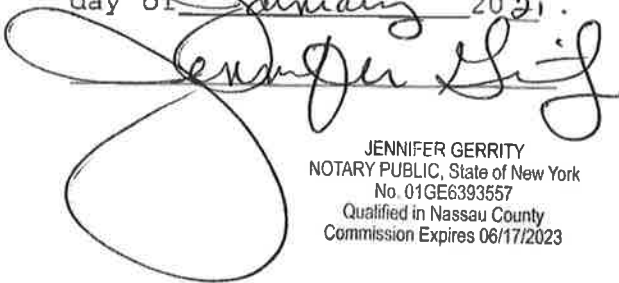
If the applicant is a partnership, the deponent is a general partner thereof, and has authority to execute this application in the name of the partnership.

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.

SEAN DUFFY  
Print Name

Sean Duffy  
Signature

Sworn to before me this 20  
day of January 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)

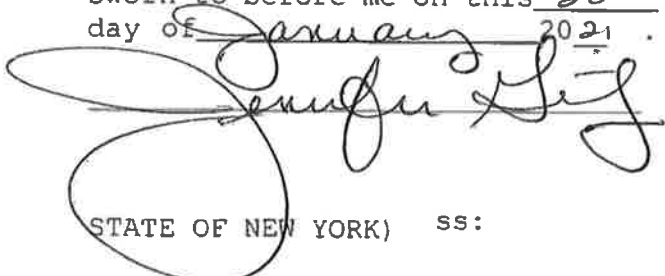
STATE OF NEW YORK) SS:

COUNTY OF NASSAU )

\* SEAN DUFFY being duly sworn, deposes and says that (s)he is the owner of the property known as \* 345 CARPENTER 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.

\* Sean Duffy

Sworn to before me on this 20 day of January 2021.



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

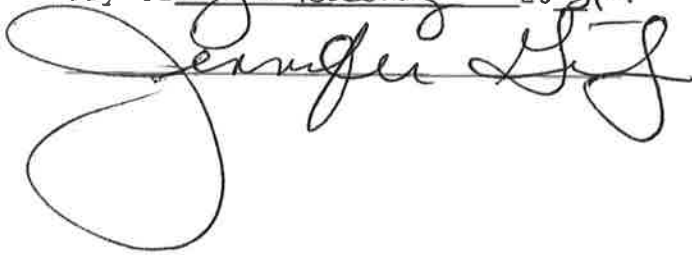
STATE OF NEW YORK) SS:

COUNTY OF NASSAU )

\* CARA DUFFY being duly sworn, deposes and says that (s)he is the owner of the property known as \* 345 CARPENTER 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.

\* Cara N Duffy

Sworn to before me on this 20 day of January 2021.



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 X (check one)  
VILLAGE OF SEA CLIFF

-----X

In the Matter of the Application of

SEAN DUFFY

DISCLOSURE

AFFIDAVIT

General Municipal Law  
Section 809

-----X

STATE OF NEW YORK) COUNTY OF NASSAU )

Proposing to construct 20x40 pool.

ss: Sean Duffy, 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

Sean Duffy  
Signature

Sworn to before me this 20  
day of January 2021.



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

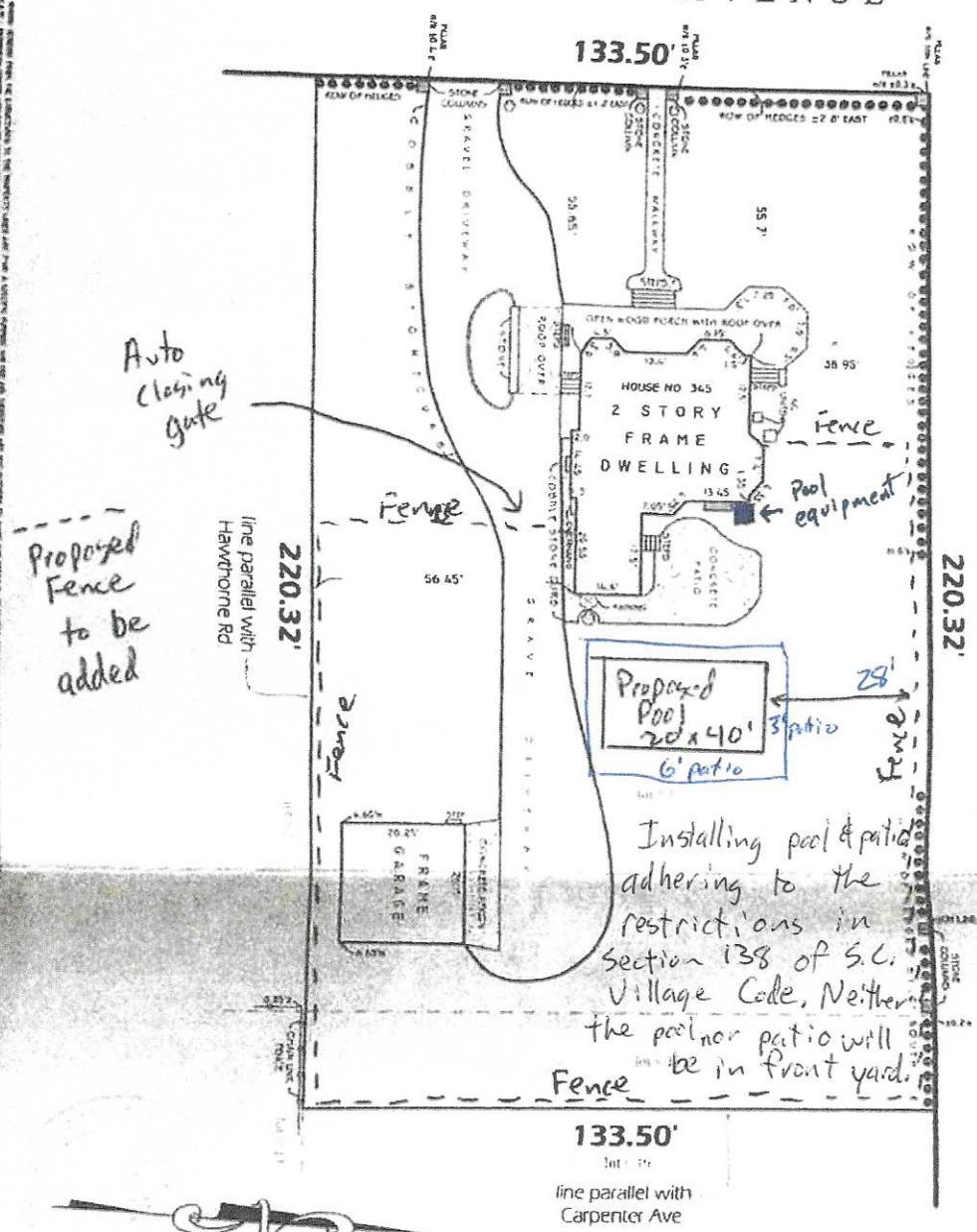
**Inspection Authorization**

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: Sean Pitt  
Date: 1/20/21

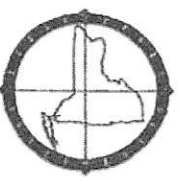
HAWTHORNE (Madison Avenue) ROAD

CARPENTER AVENUE



THE PROFESSIONAL SURVEYOR HAS REVIEWED THIS PLAN AND FINDS IT TO BE ACCURATE AND COMPLETE. THE SURVEYOR'S OFFICE HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF UNLAWFUL ENCROACHMENTS OR VIOLATIONS OF ANY APPLICABLE ZONING OR SUBDIVISION LAWS. THE SURVEYOR'S OFFICE HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE SURROUNDING AREA AND HAS FOUND NO EVIDENCE OF UNLAWFUL ENCROACHMENTS OR VIOLATIONS OF ANY APPLICABLE ZONING OR SUBDIVISION LAWS. THE SURVEYOR'S OFFICE HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE SURROUNDING AREA AND HAS FOUND NO EVIDENCE OF UNLAWFUL ENCROACHMENTS OR VIOLATIONS OF ANY APPLICABLE ZONING OR SUBDIVISION LAWS.

133.50'  
line parallel with Carpenter Ave



*A. Aguiar* Surveying, Inc.  
PROFESSIONAL LAND SURVEYORS  
782 SAUSURRY PARK DRIVE  
WESTBURY, NEW YORK 11590  
TEL: (516) 333-6730  
FAX: (516) 333-6740  
EMAIL: AGUIASURVETNG@GMAIL.COM

SUCCESSOR TO:  
NORMAN T. WOLF  
THOMPSON E. WOLF

SURVEY MAP COMPLETED: NOVEMBER 29, 2016

TAX SECTION: 21  
TAX LOT(S): 1 & 18  
TAX BLOCK: 56

CERTIFIED TO:  
SPANO ABSTRACT SERVICE CORP.  
FIRST AMERICAN TITLE INSURANCE COMPANY  
RIDGEMOOD SAVINGS BANK,  
ITS SUCCESSORS AND/OR ASSIGNS,  
AS THEIR INTERESTS MAY APPEAR  
SEAN M. DUFFY  
CARA N. DUFFY

*Sharon M. Duffy*  
LICENSED LAND SURVEYOR

NASSAU COUNTY, NEW YORK  
FIELD SURVEY COMPLETED: NOVEMBER 28, 2016

MAP OF PROPERTY AT  
SEA CLIFF

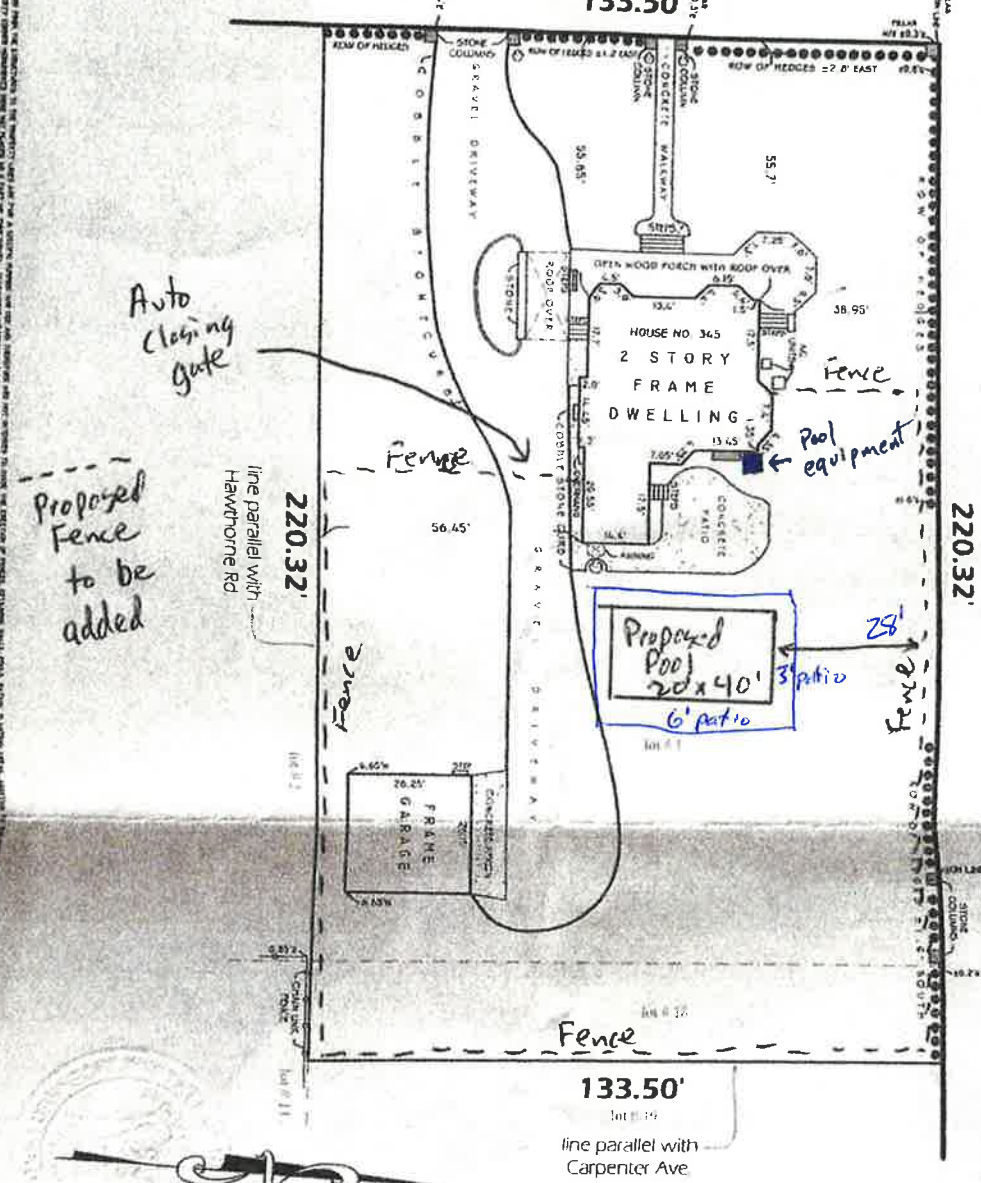
REF. NO. N-21-58-1

TITLE NO.

SP35977-N

# CARPENTER AVENUE

## HAWTHORNE ROAD (Madison Avenue)



THESE PLANS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS. I AM NOT PROVIDING ANY WARRANTY OR GUARANTEE OF ANY KIND, EXPRESS OR IMPLIED, REGARDING THE ACCURACY OR COMPLETENESS OF THESE PLANS. ANY USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON. I AM NOT PROVIDING ANY WARRANTY OR GUARANTEE OF ANY KIND, EXPRESS OR IMPLIED, REGARDING THE ACCURACY OR COMPLETENESS OF THESE PLANS. ANY USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON.



*A. Aquino Surveying, Inc.*  
PROFESSIONAL LAND SURVEYORS  
792 SAUSBURY PARK DRIVE  
WESTBURY, NEW YORK 11590

TEL: (516) 333-6730  
FAX: (516) 333-6740  
EMAIL: AQUINOSURVEYING@GMAIL.COM

SUCCESSOR TO:  
NORMAN T. WOLF  
THOMPSON E. WOLF

TAX SECTION: 21 TAX BLOCK: 58  
TAX LOT(S): 1 & 18

CERTIFIED TO:  
SPANO ABSTRACT SERVICE CORP.  
FIRST AMERICAN TITLE INSURANCE COMPANY  
RIDGEWOOD SAVINGS BANK.  
ITS SUCCESSORS AND/OR ASSIGNS.  
AS THEIR INTERESTS MAY APPEAR  
SEAN M. DUFFY  
CARA N. DUFFY

MAP OF PROPERTY AT  
**SEA CLIFF**  
NASSAU COUNTY, NEW YORK  
FIELD SURVEY COMPLETED: NOVEMBER 29, 2016  
COUNTY, NEW YORK

*Professional Signature*  
LICENSED LAND SURVEYOR

SURVEY MAP COMPLETED: NOVEMBER 29, 2016



MURPHY ROBERT  
OR CURRENT OWMER  
348 CARPENTER AVE  
SEA CLIFF, NEW YORK 11579

BRIEFEL JEANINE  
OR CURRENT OWMER  
351 CARPENTER AVE  
SEA CLIFF, NEW YORK 11579

MADEJSKI LE G MADEJSKI, MICHAEL  
OR CURRENT OWMER  
337 CARPENTER AVE  
SEA CLIFF, NEW YORK 11579

YAMAMOTO KATSUE  
OR CURRENT OWMER  
3 HAWTHORNE DR  
SEA CLIFF, NEW YORK 11579

SCOTT CHRISTINA  
OR CURRENT OWMER  
6 HAWTHORNE RD  
SEA CLIFF, NEW YORK 11579

~~SEHRING DAVID & ELIZABETH  
OR CURRENT OWMER  
345 CARPENTER AVE  
SEA CLIFF, NEW YORK 11579~~

ODONNELL SEAN & JEAN  
OR CURRENT OWMER  
18 HAWTHORNE RD  
SEA CLIFF, NEW YORK 11579

JANUSAS ANDREW & KRISTINE  
OR CURRENT OWMER  
357 CARPENTER AVE  
SEA CLIFF, NEW YORK 11579

LUCIANO NINO  
OR CURRENT OWMER  
354 CARPENTER AVE  
SEA CLIFF, NEW YORK 11579

Lauryn Fischer  
OR CURRENT OWMER  
10 HAWTHORNE RD  
SEA CLIFF, NEW YORK 11579

MICKLE WALTER  
OR CURRENT OWMER  
164 DUBOIS AVE  
SEA CLIFF, NEW YORK 11579

Dutty -

345 Carpenter Ave.

Sea Cliff Public Notification App with Web Appbuilder for ArcGIS



80ft  
73.64240845 Degrees