



INCORPORATED VILLAGE OF SEA CLIFF

**OFFICE OF THE VILLAGE OF SEA CLIFF BUILDING DEPARTMENT
300 SEA CLIFF AVE SEA CLIFF N.Y. 11579 PHONE (516) 671-0080**

Notice of Review

11/23/2020

TO:
PROPERTY OWNER: Chris & Maura Haff
PROPERTY ADDRESS: 4 Raymond Ct
SECTION/ BLOCK/ LOT: 21/30-1/520

APPLICATION NO: 12200
APPLICATION RECV'D: 11/19/2020
ZONE: Residence B

DESCRIPTION: The applicant proposes to construct a second story addition and new front porch.

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

§ 138-508 Minimum setback requirements.

Every part of a principal building shall be set back from the front property line of the lot upon which it is situated at least 25 feet.

The applicant proposes to construct a new front porch 24.11 ft from the front property line where a minimum of 25ft is required.

§ 138-513.1 Height/setback ratio restrictions.

[Added 10-16-1995 by L.L. No. 6-1995]

No part of the principal building, other than chimneys, turrets, cupolas, spires, belfries and other minor architectural features, including but not limited to minor domes, skylights, dormer windows and other ornamental features, shall extend above the height/setback ratio plane.

The applicant proposes to construct a second story addition which encroaches on the height/setback ratio on the south side of the property.

§ 138-514.1 Maximum floor area ratio restrictions.

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

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

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

The applicant proposes to construct a second story addition which will increase the FAR to 2,401.5SF where 2,376SF is the maximum allowed.

4 Raymond Ct. has the following pre existing nonconformities:

Minimum side yard requirements: The existing side yard setbacks are 9.63ft & 9.9ft

Minimum front property line requirements: The existing frontage is 70.52ft

**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 # 12200 APPLICATION DATE 11/19/20 PERMIT # 30-1

PROPERTY ADDRESS: 4 Raymond Ct. SECT 21 BLOCK 30-1 LOT 520

Owner: Chris + Maura Haff
Address: 4 Raymond Ct City: Sea Cliff State: NY Zip: 11579
Phone: _____ Cell: _____ Email: _____

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

Architect: M. Buschfries Architect PC
Address: 2 Finch Way City: SC State: NY Zip: 11579
Phone: 516 551 8678 Cell: same Email: mbf@maxbusch.com

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

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

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

Other/Mechanical:
Address: _____ City: _____ State: _____ Zip: _____
Phone: _____ Cell: _____ Email: _____
A/C, Boiler, etc Model# _____
A/C, Boiler, etc Model# _____

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

second story addition & renovation
New front porch



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BUILDING PERMIT

Cost of Improvement: \$

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

Owner Signature: [Signature]

Owner Signature: _____

Date: 11/19/20

[Signature]

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

\$150 ZBA pd

REQUIRED CERTIFICATES

Application Fee

\$ 75 pd 11/19/20

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
Chris & Maureen Hoff.

APPLICATION

Village of Sea Cliff.

-----x
Proposing to construct a second story
addition and new front porch.

1. Name of applicant: Maxime Buschfens.
2. Applicant's address: 2 Finch way
Sea Cliff NY 11579
3. If the applicant is not an owner of the property which is the subject of this application, state the relationship of the applicant to the owner(s):
Architect.
4. The property which is the subject of this application is located at: 4 Wymond Ct., Village of Sea Cliff, N. Y. and is also known as Section 21, Block 03001 Lot(s) 52B 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 & Maureen Hoff.

6. The property is located in the RES B zoning district of the Village of Sea Cliff.
7. The subject property is located on the East side of Raymond ct. (street).
8. The date on which the owner(s) acquired the property was _____.
9. The approximate dimensions of the property are 68 feet by 110 feet, and the total acreage of property is 0.17 acres.
10. The property is presently used for residence.
11. Are there existing buildings on the property? 1 of 1
12. Are there any outstanding village taxes on the property?
No If so, for what years? _____
13. The applicant or owner(s) wish to make use of the property for the purpose of: residence.
14. The Building Department of the Village of Sea Cliff denied an application for a building permit on 11.23.2020
15. The proposed construction use of the property does not comply with the following sections of the Village Code: _____
138.508
138.513.1

16. This is an application for:

an appeal

a variance

a special permit

other (describe): _____

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

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

The proposed second floor addition is to be built on the existing house footprint. A hip roof is proposed to minimize the projection over the height/ setback plane. The proposed front porch depth has been minimized.

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: Maxime Buschtes
Signature of applicant: [Signature]
Title of signatory: Architect
Date: 11.23.2020

AFFIDAVIT OF APPLICANT

STATE OF NEW YORK) SS:

COUNTY OF NASSAU)

The undersigned, being duly sworn, deposes and says that deponent has read the foregoing application subscribed by applicant, and knows the contents thereof, and that the contents of the application are true of the deponent's personal knowledge, except as to the matters stated to be upon information and belief, as to which matters deponent believes the contents to be true.

If the applicant is a corporation, the deponent is an officer thereof, to wit the _____, and is authorized by the Board of Directors of the corporation to execute this application on behalf of the corporation.

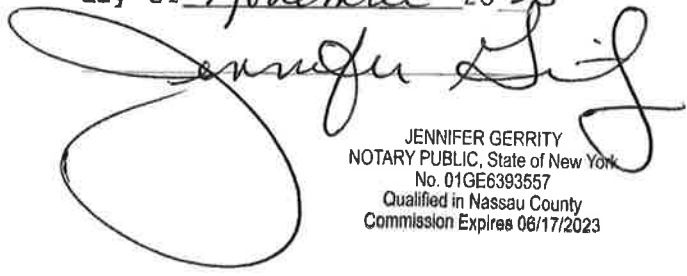
If the applicant is a partnership, the deponent is a general partner thereof, and has authority to execute this application in the name of the partnership.

If the applicant is a limited liability company, the deponent is member thereof, and has authority to execute this application in the name of the company.

Maximo Buschfrees
Print Name


Signature

Sworn to before me this 23
day of November 2020



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

AFFIDAVIT OF OWNER(S)

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

STATE OF NEW YORK) SS:

COUNTY OF NASSAU)

* CHRISTOPHER HAFF being duly sworn, deposes and says that (s)he is the owner of the property known as * 4 RAYMOND COURT 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.

[Handwritten signature of Christopher Haff]

Sworn to before me on this 24
day of November 2020.

[Handwritten signature of Jennifer 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)

* Maura Haff being duly sworn, deposes and says that (s)he is the owner of the property known as * 4 Raymond Court 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.

[Handwritten signature of Maura Haff]

Sworn to before me on this 24
day of November 2020.

[Handwritten signature of Jennifer 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

In the Matter of the Application of
Ches & Haves Hoff.

DISCLOSURE
AFFIDAVIT
General Municipal Law
Section 809

-----X
STATE OF NEW YORK) COUNTY OF NASSAU)
*Proposing to construct
a second story addition of new front porch.*

ss: *Maximo Buschferri* 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>
		<i>NONE</i>	

[Signature]
Signature

Sworn to before me this 13
day of November 2020

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



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

Inspection Authorization

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

Homeowner: _____

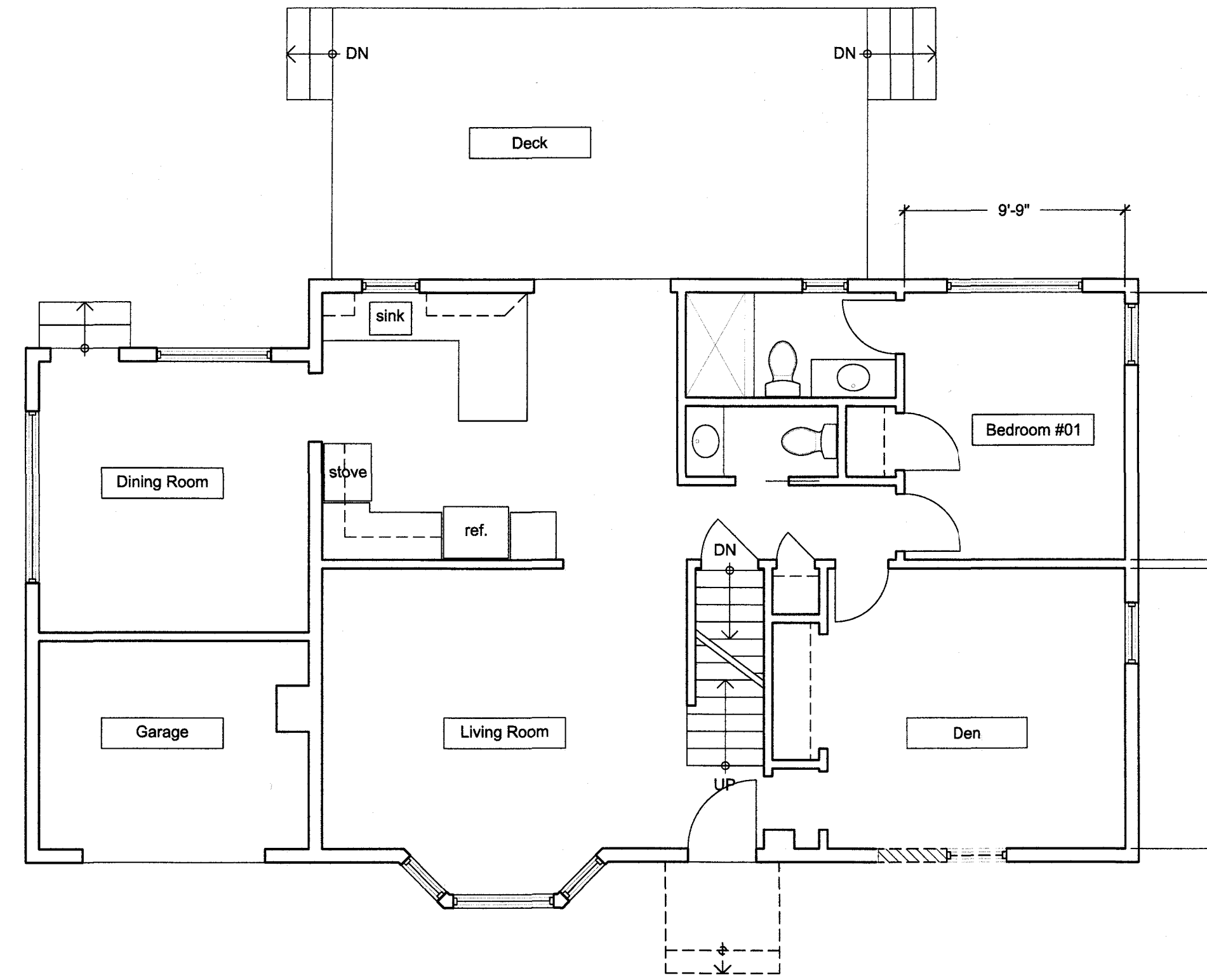
Date: 11.23.2020

*Signed as
owner's agent.*

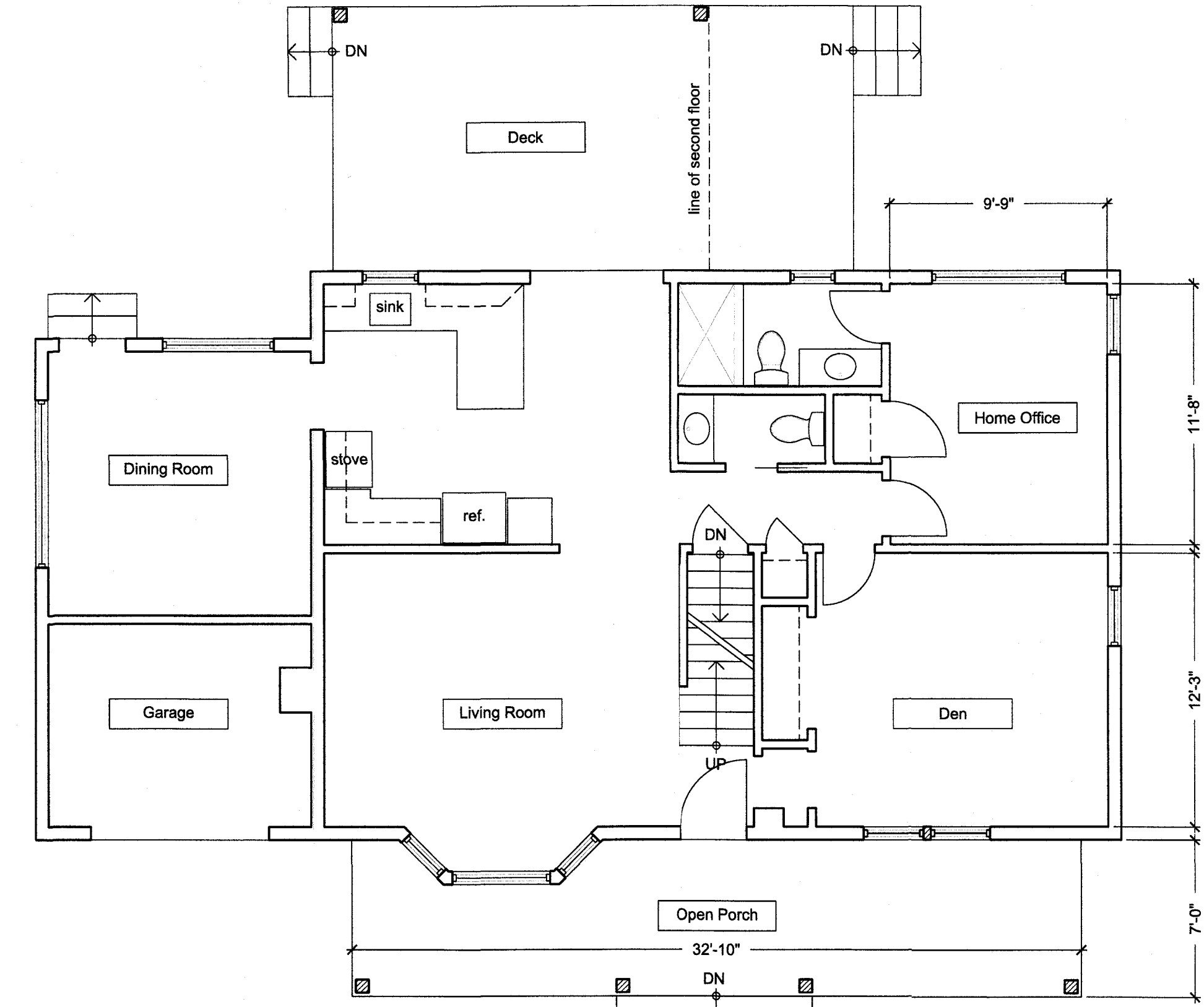
4 Raymond Court Sea Cliff, NY 11579

Project Scope of Work	List of Drawings	Energy Statement
Second Story Addition & Renovation	A-01 Title, Zoning, Site Plan, First Floor, Demolition & Proposed, Front Elevation A-02 Second Floor, Demolition & Proposed, Exterior Elevations	To the best of my knowledge the proposed work complies with the requirements of the Energy Conservation Construction Code of New York State
General Notes		
All materials, assemblies, forms and methods of construction and service equipment shall comply with the requirements of the 2020 Residential Code of New York State and any additional applicable codes and regulations.		

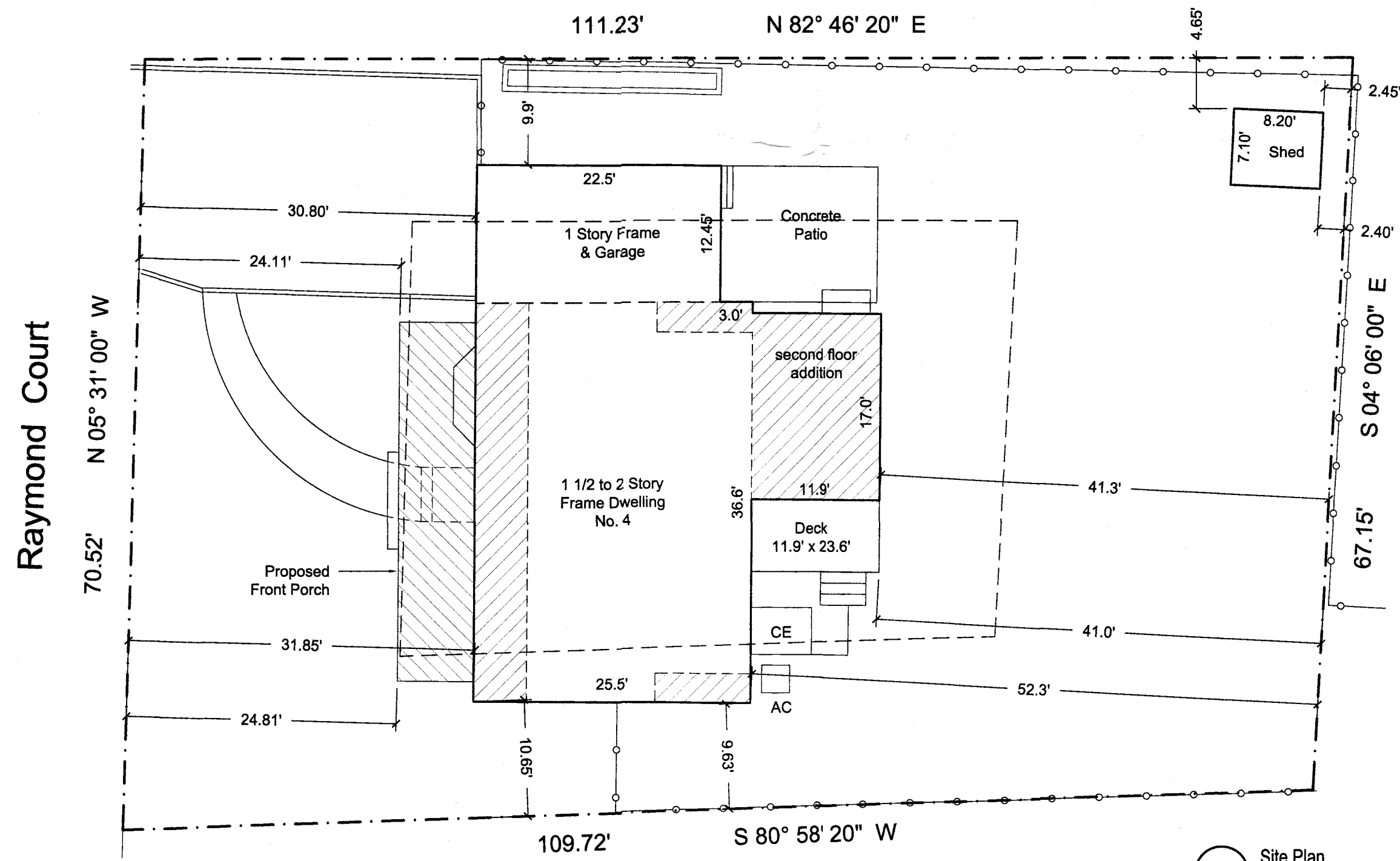
LEGEND	
	existing wall to remain
	existing wall to be removed
	new wall
	counter top



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



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

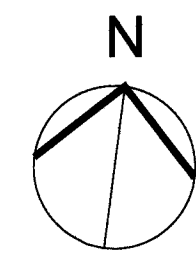


3 Site Plan
SCALE: 3/32"=1'-0"



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

Ransom Ave.



Zoning Data:					
address	4 Raymond Court	section	21		
zone	Res-B	block	03001		
use	single family residence	lot	520		
lot area	a	allowed	10,000 SF	existing	7,590 SF
main building area	b		-	proposed	1,222 SF
accessory building area	c		-	total	7,590 SF
basement	d		-		-
1st floor	e		1,222 SF		1,222 SF
2nd floor	f		-		704 SF
attic (over 7 ft high)	g		-		+ 425 SF
porch (over 8 ft deep)	h		-		-
gross floor area	i = .5d+.e+.f+.5g+.25h		1,926 SF		+ 425 SF
lot coverage	(b+c)/a		30%		6.2 %
height			30 FT		27.75 FT
front yard			25 FT		30.8 FT
side yard			15 FT		9.63 & 9.9 FT
rear yard			30 FT		41.0 FT
FAR	(i+c)/a		2,376 SF (see note)		1,926 FT
					+ 425 FT
					2,351 SF

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

Area of Lot (square feet)	Maximum FAR
up to 7,200	33%, or 2,376 SF
up to 9,600	31%, or 2,353 on a 7,590 SF lot

Use maximum FAR for the preceding category

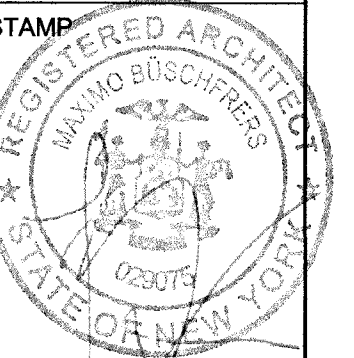


2 Finch Way
Sea Cliff, NY 11579
(516) 551-8678
mbf@maxbusch.com

M. BÜSCHFRERS
Architect P.C.

REVISIONS
1. 11.18.2020 Issued for ZBA review

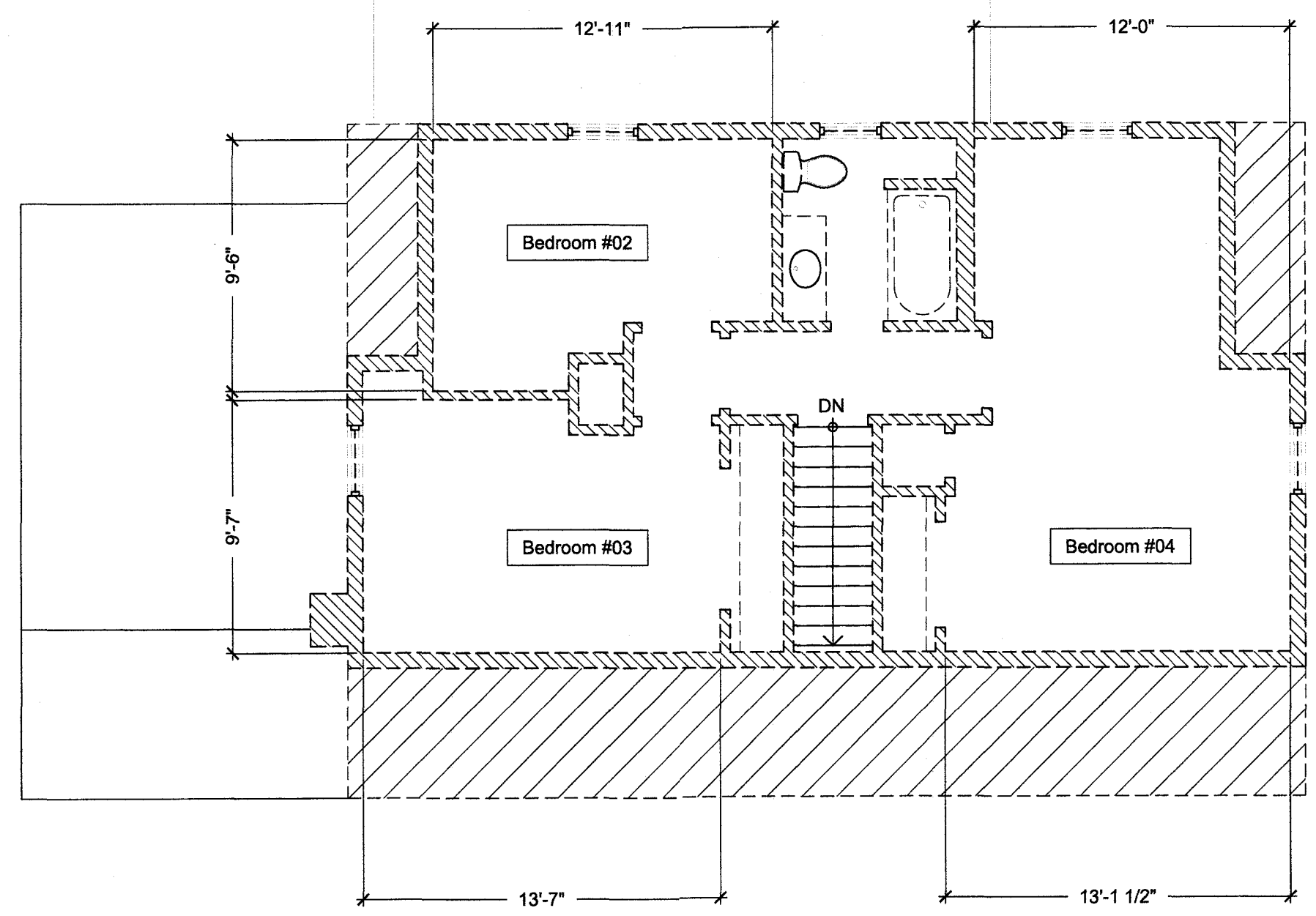
PROJECT:
4 Raymond Court
Sea Cliff, NY 11579



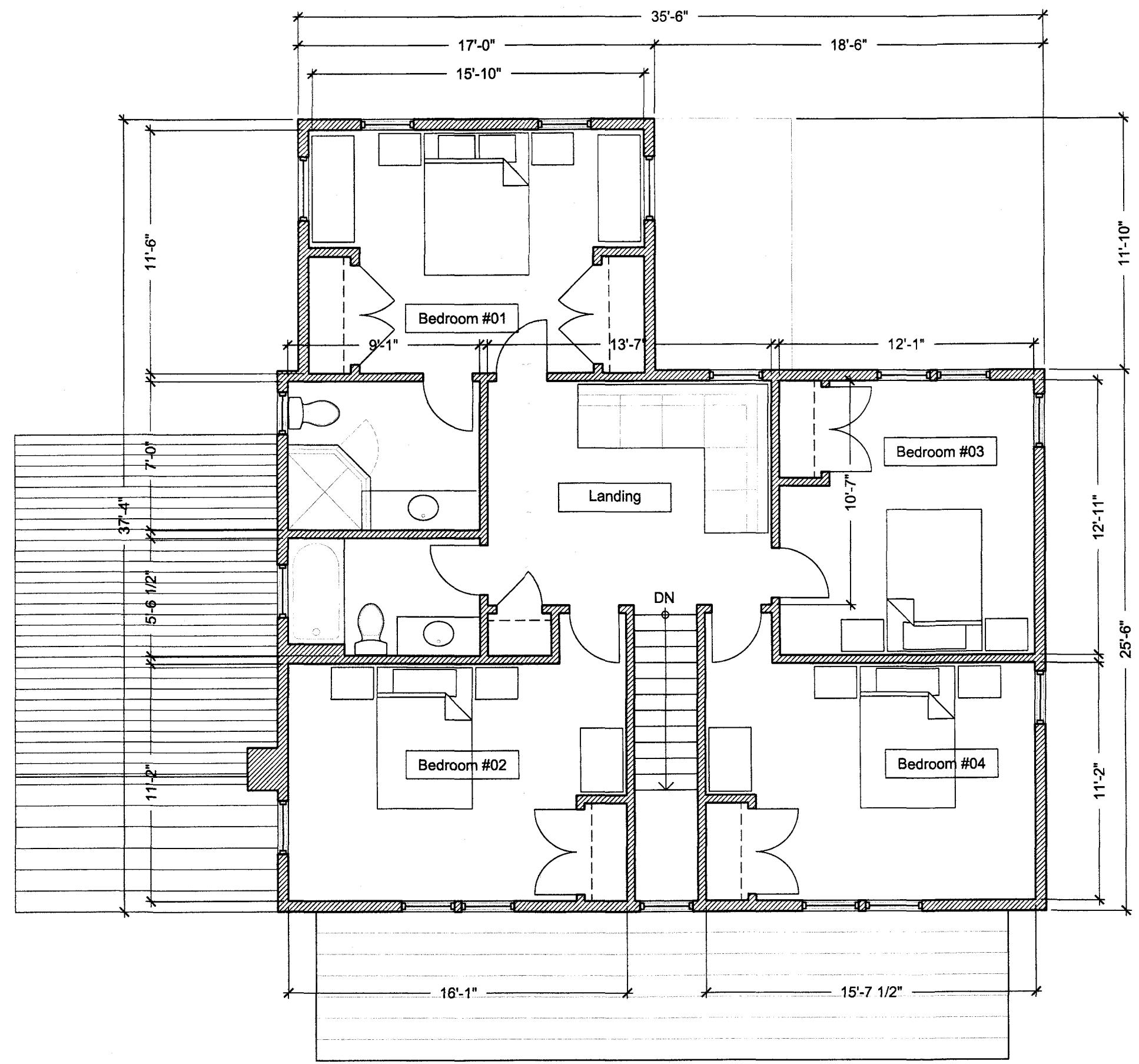
DRAWING TITLE:
Title, Zoning, Site Plan, First Floor, Demolition & Proposed, Front Elevation

SHEET No.

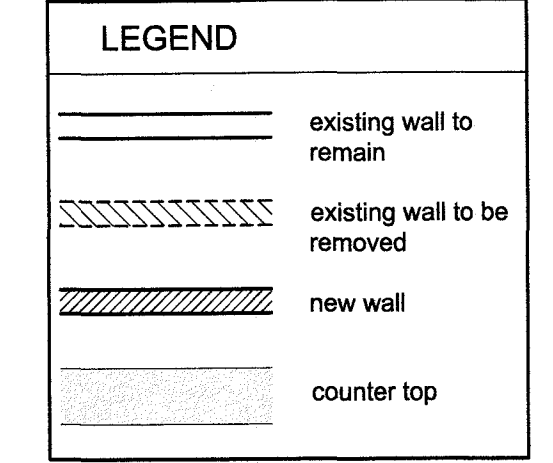
A-01



1 Second Floor Demolition
SCALE: 3/16" = 1'-0"

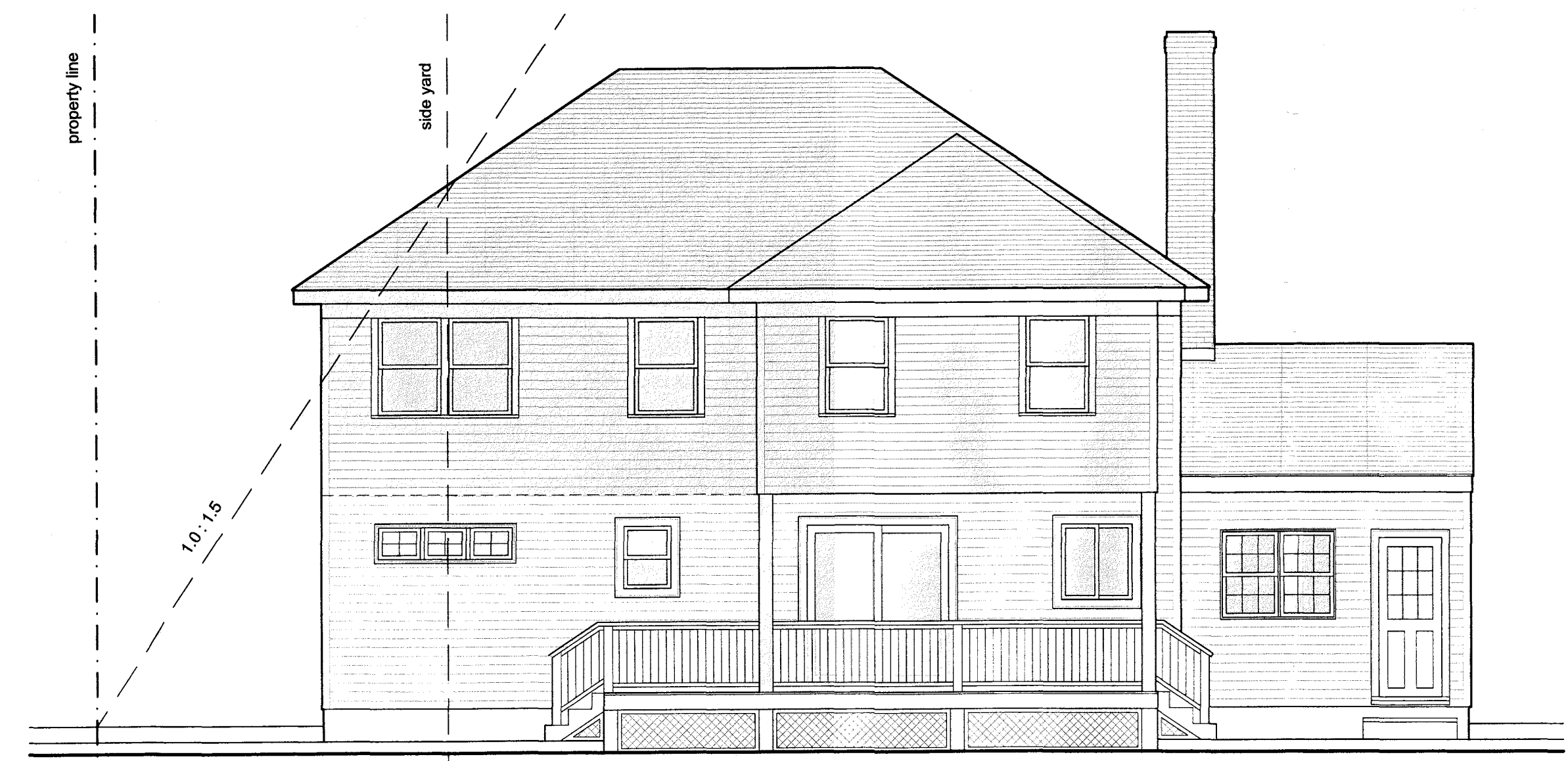


2 Second Floor Proposed
SCALE: 3/16" = 1'-0"



3 Side Elevation (south)
SCALE: 3/16" = 1'-0"

Shaded areas indicates new work



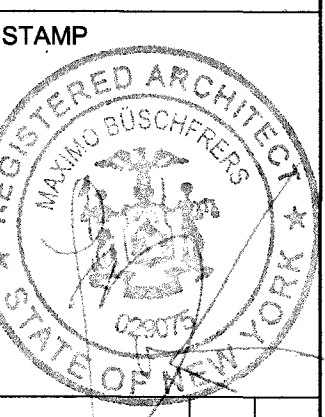
4 Rear Elevation
SCALE: 3/16" = 1'-0"



5 Side Elevation (north)
SCALE: 3/16" = 1'-0"

REVISIONS
1. 11.18.2020 Issued for ZBA review

PROJECT:
4 Raymond Court
Sea Cliff, NY 11579



DRAWING TITLE:
Second Floor, Demolition & Proposed
Exterior Elevations

SHEET No.

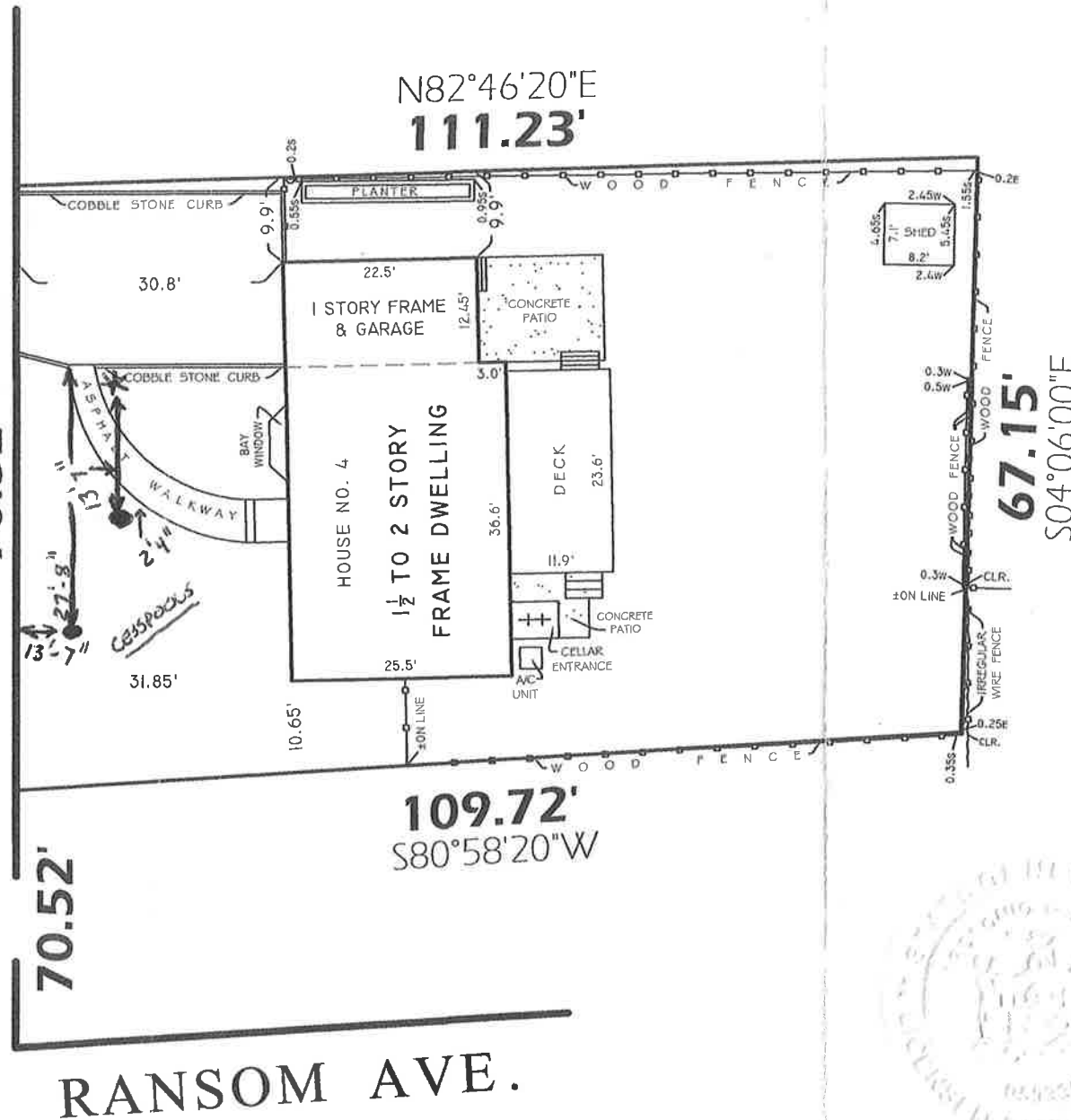
A-02

REF. NO. N-21-3001-520

TITLE NO.

RAYMOND COURT

N05°31'00"W
70.52'



MAP OF PROPERTY AT SEA CLIFF

NASSAU COUNTY, NEW YORK

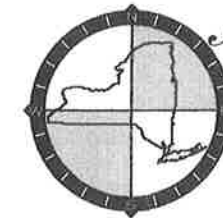
FIELD SURVEY COMPLETED: JUNE 4, 2013

A. Agujo
 LICENSED LAND SURVEYOR

CERTIFIED TO:

SURVEY FOR
 "BUILDING DEPARTMENT USE"
 ONLY

TAX SECTION: 21 TAX BLOCK: 3001 TAX LOT(S): 520



A. Agujo Surveying, Inc.
 PROFESSIONAL LAND SURVEYORS
 782 SALISBURY PARK DRIVE
 WESTBURY, NEW YORK 11590
 TEL. (516)333-6730
 FAX (516)333-6740

THE OFFSETS (OR DIMENSIONS) SHOWN HEREON 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, PATIOS, PLANTING AREAS, ADDITION TO BUILDINGS AND ANY OTHER CONSTRUCTION. SUB-SURFACE STRUCTURES, IMPROVEMENTS OR ENCROACHMENTS THAT ARE NOT VISIBLE OR READILY APPARENT ARE NOT SHOWN. IF SUCH UNDERGROUND STRUCTURES, IMPROVEMENTS OR ENCROACHMENTS ARE SHOWN, THEY ARE NOT COVERED BY THIS CERTIFICATE. PROPERTY CORNER MONUMENTS WERE NOT PLACED AS A PART OF THIS SURVEY. GUARANTEES OR 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. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. THE ALTERATION OF BOUNDARY SURVEY MAPS BY ANYONE OTHER THAN THE ORIGINAL PREPARER IS MISLEADING, CONFUSING, AND NOT IN THE GENERAL WELFARE AND BENEFIT OF THE PUBLIC.

LICENSED LAND SURVEYORS SHALL NOT ALTER MAPS, SURVEY PLANS, 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 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY TITLE SURVEYS BEARING THE MAKERS EMBOSSED SEAL SHOULD BE RELIED UPON SINCE OTHER THAN EMBOSSED-SEAL COPIES MAY CONTAIN UNAUTHORIZED AND UNDETECTABLE MODIFICATIONS, DELETIONS, ADDITIONS, AND CHANGES. A COPY OF THIS DOCUMENT WITHOUT A PROPER APPLICATION OF THE SURVEYOR'S EMBOSSED SEAL SHOULD BE ASSUMED TO BE AN UNAUTHORIZED COPY. REPRODUCTION OR COPYING OF THIS DOCUMENT MAY BE A VIOLATION OF COPYRIGHT LAW UNLESS PERMISSION OF THE AUTHOR AND/OR COPYRIGHT HOLDER IS OBTAINED.
 (C) 2010-2013 A. AGUJO SURVEYING, INC. ALL RIGHTS RESERVED.

SURVEY MAP COMPLETED: JUNE 7, 2013



VANGELAKOS JEANNE M & PETER J
OR CURRENT OWMER
8 RANSOM CT
SEA CLIFF, NEW YORK 11579

PEPE CHRISTOPHER W & ERIN E
OR CURRENT OWMER
93 RANSOM AVE
SEA CLIFF, NEW YORK 11579

LANGONE TERRI
OR CURRENT OWMER
92 RANSOM AVE
SEA CLIFF, NEW YORK 11579

~~MURRAY FRANK & BARBARA~~
OR CURRENT OWMER
11 RAYMOND CT
SEA CLIFF, NEW YORK 11579

Javier Centeno

BUNCE GLENN & DIANE
OR CURRENT OWMER
117 GLENLAWN AVE
SEA CLIFF, NEW YORK 11579

HAFF CHRISTOPHER K & MAURA H
OR CURRENT OWMER
4 RAYMOND CT
SEA CLIFF, NEW YORK 11579

Haff -

JOHNSON JR HARRY & DONNA
OR CURRENT OWMER
32 MARDEN AVE
SEA CLIFF, NEW YORK 11579

JOHNSON ROBERT G & GLORIA J
OR CURRENT OWMER
91 RANSOM AVE
SEA CLIFF, NEW YORK 11579

4 Raymond Ct.

LONG NANCY
OR CURRENT OWMER
7 RAYMOND CT
SEA CLIFF, NEW YORK 11579

~~LEVY BYLAN~~ David Weisberg
OR CURRENT OWMER
104 RANSOM AVE
SEA CLIFF, NEW YORK 11579

KUNA MARCIN & AGNIESZKA
OR CURRENT OWMER
3 RAYMOND CT
SEA CLIFF, NEW YORK 11579

TALOTTA JOHN & DOROTHY TRUST
OR CURRENT OWMER
36 MARDEN AVE
SEA CLIFF, NEW YORK 11579

~~SEIDENBERG HOWARD~~ Howard Lindenman
OR CURRENT OWMER
102 RANSOM AVE
SEA CLIFF, NEW YORK 11579

DAVERSA G BARDIN & MICHAEL
OR CURRENT OWMER
10 RAYMOND CT
SEA CLIFF, NEW YORK 11579

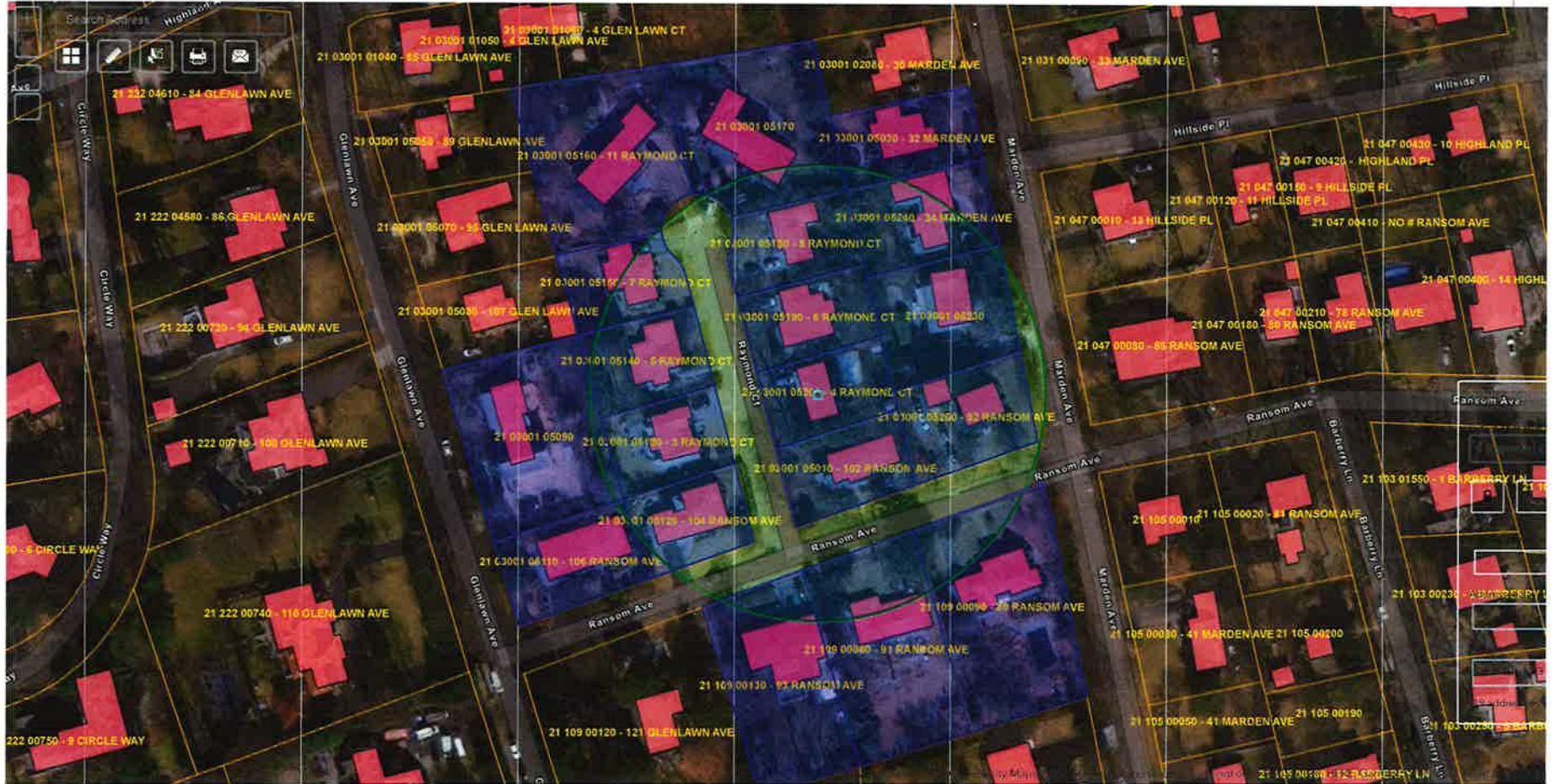
EMMONS SCOTT W & GUTLEBAR JOSEPH F
OR CURRENT OWMER
89 RANSOM AVE
SEA CLIFF, NEW YORK 11579

BOBLEY KAREN
OR CURRENT OWMER
6 RAYMOND CT
SEA CLIFF, NEW YORK 11579

JENSEN ROBERT & CHRISTINE
OR CURRENT OWMER
106 RANSOM AVE
SEA CLIFF, NEW YORK 11579

NIELSEN KRISTIAN
OR CURRENT OWMER
34 MARDEN AVE
SEA CLIFF, NEW YORK 11579

GALVIN TRUST THERESA
OR CURRENT OWMER
5 RAYMOND CT
SEA CLIFF, NEW YORK 11579



11-17-2009



NASSAU COUNTY CLERK'S OFFICE
ENDORSEMENT COVER PAGE

Recorded Date: 11-17-2009
Recorded Time: 10:10:07 a

Liber Book: D 12559
Pages From: 917
To: 921

Record and Return To:
SPANO ABSTRACT SERVICE CORP
370 OLD COUNTRY ROAD
SUITE 100
GARDEN CITY, NY 11530

Control
Number: 412
Ref #: RE 006848
Doc Type: D01 DEED

Location: OYSTER BAY (2824) Section Block 0021 Lot 00030-01 Unit 00520

Consideration Amount: 550,000.00

MXP001 Taxes Total 2,200.00
Recording Totals 205.00
Total Payment 2,405.00

THIS PAGE IS NOW PART OF THE INSTRUMENT AND SHOULD NOT BE REMOVED
MAUREEN O'CONNELL
COUNTY CLERK



1177-
2200.

SP-22935-N

THIS INDENTURE, made the 18th day of September, 2009

two thousand and nine

BETWEEN

Janet E. Meyer, Barbara Crianza, Jo Ann D'Amico,
Robert Yonkes, Jr., Thomas Yonkes,

share, as tenants in common, residing at *respectively at*

79 Laredo Lane, Palm Desert, CA 92211
9093 Salisbury Drive, Brooksville, FL 34613
42 Penny Drive, Huntington Station, NY 11746
188 East 10th Street, Huntington Station, NY 11746
26 Shenandoah Boulevard, Coram, NY 11727

party of the first part, and

^{H.}
Christopher K. Haff and Maura Haff, as husband and wife, residing at
9 Yale Place, Glen Cove, New York

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other 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 SCHEDULE 'A' ATTACHED

Being known by street address: 4 Raymond Court, Sea Cliff, New York

Also known by Tax map designation: Sec. 21, Blk. 30-01, Lot 520.

Being the same premises transferred to the party of the first part by deed from Edna Koloski, on the 10th day of May, 2004, and recorded in the Office of the Clerk of the County of Nassau, on the 18th day of June, 2004, in liber 11797, pages 337-339. and
Being the same premises transferred to the party of the first part by deed from John L. Koloski, on the 2nd day of June, 2009, and recorded in the Office of the Clerk of the County of Nassau, on the 16th day of June, 2009, in liber 12511, page 795-797.

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 "parties" where applicable.

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

IN PRESENCE OF:

Janet E. Meyer
Janet E. Meyer

Barbara Crianza
Barbara Crianza

Jo Ann D'Amico
Jo Ann D'Amico

Robert Yonkes, Jr.
Robert Yonkes, Jr.

Thomas Yonkes
Thomas Yonkes

S
21
B
3001
L
520

Fidelity National Title Insurance Company

AMENDED 10/29/09

**SCHEDULE A
DESCRIPTION OF PREMISES**

Title No. SP22935-N

ALL that certain plot piece or parcel of land, situate, lying and being in the Incorporated Village of Sea Cliff, Town of Oyster Bay, County of Nassau and State of New York, known as and by the Lot No. 520 on a certain map entitled, "Map of Property of August Ganzenmuller, Jr. at Sea Cliff, Nassau County, NY, Mark L. Diggory, LS," and filed in the Office of the Clerk of the County of Nassau on November 4, 1948, as Map No. 4617, bounded and described as follows:

BEGINNING at a point on the easterly side of Raymond Court distant 70.52 feet northerly from the corner formed by the intersection of the northerly side of Ransom Avenue and the easterly side of Raymond Court;

RUNNING THENCE along the easterly side of Raymond Court North 5 degrees 31 minutes 00 seconds West 70.52 feet;

THENCE North 82 degrees 46 minutes 20 seconds East 111.23 feet;

THENCE South 4 degrees 06 minutes 00 seconds East 67.15 feet;

THENCE South 80 degrees 58 minutes 20 seconds West 109.72 feet to the easterly side of Raymond Court at the point or place of BEGINNING.

The policy to be issued under this report will insure the title to such building and improvements erected on the premises which by law constitute real property.

FOR CONVEYANCING ONLY:

TOGETHER with all right, title and interest of the party of the first part, of, in and to the land lying in the street in front of and adjoining said premises.

DESCRIPTION

STATE OF NEW YORK }

SS:
COUNTY OF NASSAU }

On the 3 day of NOV, in the year 2009,

before me, the undersigned, a Notary Public in and for said State, Personally appeared

ROBERT YONKES, JR.

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.



Notary Public, State of

Liam P. Twomey
Notary Public - State of New York
No. 02TW4701836
Qualified in Nassau County
Commission Expires May 31, 2011

STATE OF NEW YORK }

SS:
COUNTY OF }

On the day of , in the year ,

before me, the undersigned, a Notary Public in and for said State, 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.

Notary Public, State of

STATE OF NEW YORK }

SS:
COUNTY OF NASSAU }

On the 10 day of November, in the year 2009,

before me, the undersigned, a Notary Public in and for said State, Personally appeared

Jo Ann DIAMICO
Thomas Yonkes

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.



Notary Public, State of

Don Forchall III
Notary Public, State Of New York
No. 01F02002783
Qualified in Nassau County
Commission Expires February 17, 2010

STATE OF NEW YORK }

SS:
COUNTY OF }

On the day of , in the year ,

before me, the undersigned, a Notary Public in and for said State, 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.

Notary Public, State of

STATE OF NEW YORK }
 SS:
COUNTY OF NASSAU }

On the 18th day of September, in the year 2009,
before me, the undersigned, a Notary Public in and for
said State, Personally appeared

Janet E. Meyer,

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.



Notary Public, State of New York

Liam F. Twomey
Notary Public - State of New York
No. 02TW4701836
Qualified in Nassau County
Commission Expires May 31, 2011

BARGAIN AND SALE DEED
WITH COVENANTS AGAINST GRANTOR'S ACTS

Title No. 58-22935-N

Janet E. Meyer, Barbara Crianza, Jo Ann D'Amico,
Robert Yonkes, Jr. and Thomas Yonkes

TO H.

Christopher K. Haff and Maura Haff

STATE OF FLORIDA }
 SS:
COUNTY OF Hernando


On the 22nd day of September, in the year 2009,

before me, the undersigned, a Notary Public in and for
said State, Personally appeared

Barbara Crianza

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.
and that such individual made such appearance before
the undersigned in the

Weeki Wachee in Florida
(insert the City or political subdivision) (and insert the State or Country or other place
the acknowledgment was taken)



Notary Public



Section 21

Block 30-01

Lot 520

County of Nassau, Town of Oyster Bay, Village of Sea Cliff

Return by mail to:

SPANO ABSTRACT SERVICE CORP.

Complete Title Insurance Service
370 Old Country Road, Ste. 100 (516) 294-7037
Garden City, N.Y. 11530 Fax (516) 742-9375
www.spanoabstract.com

STATE OF NEW YORK }
COUNTY OF NASSAU }
COUNTY CLERK'S OFFICE

SS:

I, MAUREEN O'CONNELL, County Clerk of the County of Nassau and the Supreme and County Courts, Courts of Record thereof,
DO HEREBY CERTIFY, that I have compared the annexed with the original.

DEED D 12559 PAGES 917 - 921

FILED AND RECORDED in my office 11/17/2009 and the same is a true transcript thereof and of the whole of such original.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed THE OFFICIAL SEAL OF SAID COUNTY AT MINEOLA, N.Y. THIS 25th, DAY OF NOVEMBER, 2020.



County Clerk

jgerrity@seacliff-ny.gov

From: Erin Pepe <erinepepe@yahoo.com>
Sent: Monday, December 7, 2020 5:09 PM
To: zba@seacliff-ny.gov
Subject: Application of Chris & Maura Haff - 4 Raymond Court

To Zoning Board,

My husband and I received the letter regarding the Haff Application to construct a new second story addition and new front porch at 4 Raymond Court , Sea Cliff.

We are in full support of this application. We feel it is fully appropriate and it will be in keeping with the character of the neighborhood . Please don't hesitate to contact us if you need to. My husband and I wholeheartedly support this application.

Thank you.

Erin Pepe
93 Ransom Avenue
Sea Cliff
Phone (516)759-2746

Sent from my iPhone

From: chris pepe <chrispepe@ncpepecorp.com>
Sent: Monday, December 7, 2020 4:10 PM
To: zba@seacliff-ny.gov
Cc: Erin Pepe
Subject: 4 Raymond court sea cliff

Good day,

Chris & Erin Pepe here, we reside at 93 Ransom Ave, Sea Cliff . We have received the letter from Sea Cliff, stating that Maura & Christopher Haff are filing for a construction permit to renovate their home. Both Erin, & I have reviewed the plans for this renovation. We believe that the proposed renovation & addition is appropriate and will maintain the character within the village/neighborhood of Sea Cliff.

thank you,
all the best & Happy Holidays
Chris Pepe
Erin Pepe

Christopher W. Pepe
NC Pepe Corp est.1929
PepeRealEstate.Com
President
Right Place, Right Space

www.ncpepecorp.com
www.peperealestate.com
Instagram [@peperealestate1929](https://www.instagram.com/peperealestate1929)
Twitter [@NCPepeCorp](https://twitter.com/NCPepeCorp)
Pinterest [Peperalestate](https://www.pinterest.com/Peperalestate)
Facebook [N.C. Pepe Corp estd 1929](https://www.facebook.com/N.C.-Pepe-Corp-estd-1929)
85 Kingsland Avenue
Brooklyn, NY 11222
718-388-8600 (office)
718-486-5833 (fax) or 718-218-6128 (fax)

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