



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

3/19/21

TO:
PROPERTY OWNER: Eileen Heimer
PROPERTY ADDRESS: 138 Sea Cliff Ave
SECTION/ BLOCK/ LOT: 21/114/10

APPLICATION NO: 12306
APPLICATION RECV'D: 3/19/2021
ZONE: Residence B

DESCRIPTION: The applicant proposes to install 74 linear feet of 6ft fencing made of PVC

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]

- A. Except as otherwise permitted herein, no person shall be permitted to erect or maintain or cause to be erected or maintained any fence or wall, other than a wall which is an integral part of a structure.*
- 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 proposes to install 74 linear feet of 6ft fencing made of PVC

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 # 12306 APPLICATION DATE 3/19/21 PERMIT # _____

PROPERTY ADDRESS: _____ SECT 21 BLOCK 114 LOT 10

Owner: EILEEN B HEIMER

Address: 138 Sea Cliff Ave City: _____ State: _____ Zip: _____

Phone: 606-6077 Cell: _____ Email: eileenheimer@daniel

gale.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: ROSE FENCE

Address: 345 WEST SUNRISE HWY. City: FREEPORT State: NY Zip: 11520

Phone: 516-223-0777 Cell: _____ Email: krosefence@yahoo.com

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.

Installing 74' 6 foot PVC Fence.



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BUILDING PERMIT

Cost of Improvement: \$ 2,400 ⁰⁰

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: Elean B Heimer

Owner Signature: _____

Date: 3/19/21 Jennifer Guff 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 3/26/21
Application Fee \$ 75 pd 3/19/2021
Permit Fees
Building _____
Plumbing _____
Electrical _____
Mechanical _____
Certificate _____
Other _____
Total Permit Fees \$ _____

REQUIRED CERTIFICATES

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

Approved by _____

Examined for approval on _____

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

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

ZONING BOARD OF APPEALS _____
PLANNING BOARD A (check one)

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

EILEEN B. HEIMER

APPLICATION

Village of Sea Cliff.
-----x

PROPOSING TO INSTALL 74 LF OF 6' PVC FENCE

1. Name of applicant: EILEEN B. HEIMER
2. Applicant's address: 138 SEA CLIFF AVENUE

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: 138 SEA CLIFF AVENUE, Village of Sea Cliff, N. Y. and is also known as Section 21, Block 114, Lot(s) 10 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 B zoning district of the Village of Sea Cliff.
7. The subject property is located on the N side of SEA CLIFF AVE. (street).
8. The date on which the owner(s) acquired the property was JULY 1, 2014.
9. The approximate dimensions of the property are 50 feet by 150 feet, and the total acreage of property is .17 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?
N 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 3/19/21
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

X 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)

BUSHES DIED AREA LOOKS UNKEPT
WANT TO IMPROVE!

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: EILEEN B. HEIMER
Signature of applicant: Eileen B. Heimer
Title of signatory: OWNER
Date: 3/26/2021

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.

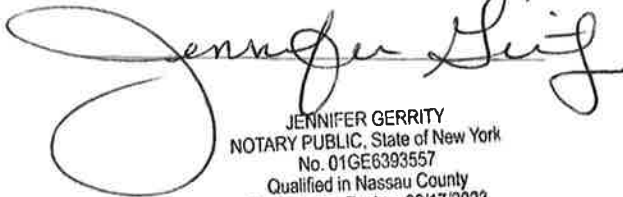
EILEEN B. HEIMER

Print Name

Eileen B. Heimer

Signature

Sworn to before me this 26
day of March 2021.



JENNIFER GERRITY
NOTARY PUBLIC, State of New York
No. 01GE639357
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)

EILEEN B HEIMER being duly sworn, deposes and says that (s)he is the owner of the property known as 138 SEA CLIFF 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.

Eileen B. Heimer

Sworn to before me on this 26 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

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

EILEEN B. HEIMER

STATE OF NEW YORK) COUNTY OF NASSAU)

ss: EILEEN B. HEIMER, 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

Eileen B. Heimer
Signature

Sworn to before me this 26
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:

Eileen B. Hennek

Date:

3/26/2021



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4" ASHAROKEN WITH DECORATIVE ARBOR TO MATCH

[VIEW PRODUCT DETAILS \(PRODUCTDETAILS.CFM?ID=32\)](#)







Heimer -

138 Sea Cliff Ave

Jonathan & Agata Morton
Or Current Owner
167 Carpenter Ave
Sea Cliff NY 11579

Marianna Shulman
Or Current Owner
124 Sea Cliff Ave
Sea Cliff NY 11579

Carol Kreps
Or Current Owner
116 Sea Cliff Ave
Sea Cliff NY 11579

Mitchell Pickney & Marie Mamone
Or Current Owner
184 Carpenter Ave
Sea Cliff NY 11579

St Boniface Martyr RC Church
Or Current Owner
Sea Cliff Ave
Sea Cliff NY 11579

Ron Delgaudio
Or Current Owner
168 Carpenter Ave
Sea Cliff NY 11579

Noah Blumenthal
Or Current Owner
125 Sea Cliff Ave
Sea Cliff NY 11579

Greg Felice & Erica Waters
Or Current Owner
179 Carpenter Ave
Sea Cliff NY 11579

Stewart Rodal
Or Current Owner
183 Carpenter Ave
Sea Cliff NY 11579

Joseph Hughes & Christine Abbenda
Or Current Owner
120 Sea Cliff Ave
Sea Cliff NY 11579

Gregory & Lindsey Feibus
Or Current Owner
127 Sea Cliff Ave
Sea Cliff NY 11579

Jerry Boertzel
Or Current Owner
143 8th Ave
Sea Cliff NY 11579

Eli Elbaum & Maren Cardillo
Or Current Owner
207 Carpenter Ave
Sea Cliff NY 11579

BARGAIN AND SALE DEED

dated July 1, 2014,

from

Ⓢ ANN
ANNE MARIE MADIGAN,

Grantor,

to

EILEEN BRIDGET HEIMER,

Grantee.

SECTION: 21
BLOCK: ~~144~~ 114 Ⓢ
LOT: 10
COUNTY: NASSAU

Please record and return to:

Edward L. Kavanagh, Esq.
Edward L. Kavanagh, P.C.
Three School Street
Suite 207
Glen Cove, New York 11542



NASSAU COUNTY CLERK'S OFFICE

ENDORSEMENT COVER PAGE

Recorded Date: 07-09-2014
Recorded Time: 02:17:18 p

Liber Book: D 13093
Pages From: 852
To: 857

Control
Number: 1441
Ref #: RE 021706
Doc Type: D01 DEED

Location:	Section	Block	Lot	Unit
OYSTER BAY (2824)	0021	00114-00	00010	

Consideration Amount: 220,000.00

	Taxes Total	880.00
	Recording Totals	350.00
AAR001	Total Payment	1,230.00

THIS PAGE IS NOW PART OF THE INSTRUMENT AND SHOULD NOT BE REMOVED.
MAUREEN O'CONNELL
County Clerk

En 11768

SECTION: 21
BLOCK: ~~144~~ 114 ¹⁰
LOT: 10
COUNTY: NASSAU

BARGAIN AND SALE DEED

THIS INDENTURE, made July 1, 2014, among **KATHLEEN McCORMACK**, having an address at 8 Glen Avenue, Glen Cove, New York 11542 (hereinafter referred to as "Grantor"), and **EILEEN BRIDGET HEIMER**, having an address at 138 Sea Cliff Avenue, Sea Cliff, New York 11579 (hereinafter referred to as "Grantee").

WITNESSETH, that Grantor, in consideration of TEN AND 00/100 (\$10.00) DOLLARS and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant and release unto Grantee and the heirs, executors, administrators, legal representatives, successors and assigns of Grantee forever, **Grantor's entire undivided one-third interest**, as follows:

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Village of Sea Cliff, Town of Oyster Bay, County of Nassau and State of New York, bounded and being more particularly described in Exhibit "A" attached hereto and made a part hereof;

PREMISES being known as and located at 138 Sea Cliff Avenue, Sea Cliff, New York 11579 ;

TOGETHER with all right, title and interest, if any, of Grantor 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 Grantor in and to said premises;

BEING and intended to be the same premises conveyed to Grantor by Deed from Anne Marie Madigan, dated October 7, 2009, and recorded in the Nassau County Clerk's Office on October 22, 2009, in Liber 12552, Page 259.

TO HAVE AND TO HOLD the premises herein granted unto Grantee and the heirs, executors, administrators, legal representatives, successors and assigns of Grantee forever.

Grantor is the owner of said premises. Said premises is not located in an agricultural district.

Grantor covenants that Grantor has not done or suffered anything whereby said premises have been encumbered in any way whatever, except as set forth herein.

Grantor, in compliance with Section 13 of the Lien Law, covenants that Grantor 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 before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF Grantor has duly executed this deed on the date first above written.

In the presence of:


KATHLEEN McCORMACK

EXHIBIT "A"
Legal Description

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Incorporated Village of Sea Cliff, Town of Oyster Bay, County of Nassau and State of New York, bounded and described as follows, to wit:

BEGINNING at a point on the northerly side of Sea Cliff Avenue, distant 50 feet easterly from the intersection of the easterly side of Carpenter Avenue with the northerly side of Sea Cliff Avenue;

RUNNING THENCE north 6 degrees 29 minutes 00 seconds west, 150 feet;

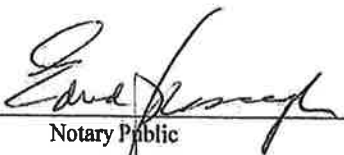
THENCE north 83 degrees 30 minutes 00 seconds east, 50 feet;

THENCE south 6 degrees 29 minutes 00 seconds east 150 feet;

THENCE south 83 degrees 30 minutes 00 seconds west, 50 feet, to the point or place of BEGINNING.

STATE OF NEW YORK)
) SS.:
COUNTY OF NASSAU)

On July 1, 2014, before me the undersigned, a Notary Public in and for said state, personally appeared **KATHLEEN McCORMACK**, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.



Notary Public

EDWARD L. KAVANAGH
Notary Public, State of New York
No. 30-01KA475752
Qualified in Nassau County
Commission Expires 12-7-2014



Jennifer Gerrity <jgerrity@seacliff-ny.gov>

Application of Eileen Heimer for fence permit

1 message

Andrea King <andreagaleking@gmail.com>
To: Sea Cliff Village Hall <planningboard@seacliff-ny.gov>

Mon, Apr 19, 2021 at 8:02 AM

To Planning Board, Village of Sea Cliff:

My name is Andrea King Rodal and I reside at 183 Carpenter Avenue, Sea Cliff, NY. This e-mail is to state my opposition for a 6 foot high fencing on Section 21, Block 114, Lot 10 on the Nassau County Land and Tax Map. It is to my understanding as stated by resident's daughter they want to install a 6 foot white PVC fence around the perimeter of property up to their garage which will outline my side property. I do understand and respect the need for privacy though aesthetically I would prefer to see a wood stockade fence or shrubbery over a stark white PVC fence which attracts black mold requiring to be power washed with chemicals such as bleach which is caustic to the environment. I do have a KOI pond in my backyard. There were shrubs between our properties which have been neglected - please see attached photos. In closing I would like to add that we live in a beautiful, quaint, historic village which we should continue to be more environmentally friendly and use shrubs and/or wood to offer privacy.

Thank you for listening to me.

Sincerely,
Andrea King Rodal
183 Carpenter Ave
Sea Cliff, NY
516-528-8282



April 20, 2021

To whom it may concern:

RE: FENCE – Heimer - 138 Sea Cliff Avenue, Sea Cliff

I received a telephone call yesterday from Jennifer at the Sea Cliff Village Hall stating that my neighbor directly behind me would like me to install a wood fence or plant bushes instead of the fence I chose.

The fence I am installing matches the fence my neighbors on the corner put around their entire property several years ago at great expense. It makes sense to continue with the same materials as it will look very nice. My neighbor in the back can plant bushes on her side of the fence as soon as the new fence is installed.

I can be reached at 516.606.6077 if there are any additional questions. Thank you all for your efforts in trying to make everyone happy!! I am doing the same!!

Kind regards,

A handwritten signature in cursive script that reads "Eileen Heimer". The signature is written in black ink and includes a long, sweeping horizontal line extending to the right.

Eileen B. Heimer