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

11/17/20
TO:
PROPERTY OWNER: Justin Henneman
PROPERTY ADDRESS: 28 Woodridge Lane
SECTION/ BLOCK/ LOT: 21/L/41

APPLICATION NO: 12158
APPLICATION RECV'D: 10/23/2020
ZONE: Residence B

DESCRIPTION: The applicant is proposing to erect a retaining that varies in height from 4ft to 6ft.

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 is proposing to erect a retaining that varies in height from 4ft to 6ft.

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

OFFICE OF THE VILLAGE OF SEA CLIFF BUILDING DEPARTMENT

300 SEA CLIFF AVE, P.O. BOX 340, SEA CLIFF, NY 11579 TEL 516-671-0080 FAX 516-671-6508

BUILDING PERMIT

APPLICATION ID # 12158 APPLICATION DATE 10/20/20 PERMIT # _____

PROPERTY ADDRESS: 28 Woodridge Ln. Sea Cliff, NY 11579 SECT: 21 BLOCK L LOT 41

Owner: Justin Henneman

Address: 28 Woodridge Ln. City: Sea Cliff State: NY Zip: 11579

Phone: 413-454-4436 Cell: Email: justin.henneman@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: Lanese Landscaping

Address: 71 Cove Neck Road City: Oyster Bay State: NY Zip: 11771

Phone: 5163382755 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.

see attached plans

Nassau County License
H2056850000

Lanese Landscaping

71 Cove Neck Road
Oyster Bay, NY 11771
(516)338-2755

www.laneseland.com

PROPOSAL

PROPOSAL SUBMITTED TO		TODAY'S DATE	DATE OF PLANS/PAGE #'S
Dr. and Mrs. Henneman		01/21/2021	
PHONE NUMBER	FAX NUMBER	JOB NAME	
413-454-4436		retaining wall replacement	
ADDRESS, CITY, STATE, ZIP		JOB LOCATION	
28 Woodridge Lane, Sea Cliff, NY		rear right	

We propose hereby to furnish material and labor necessary for the completion of:

Removal of existing landscape tie retaining wall. Construction of a new segmental concrete block retaining wall.

Remove one small yew, leaves and all other vegetation from site. Dismantal section of landscape tie planter box (7 ties). Re-assemble at completion of job. Take down 60' length of chain link fence - save or disgard. Excavate old timber/tie wall. Excavate soil enough for installation of geo-grid for new wall.

Build a Keystone concrete block retaining wall using Keystone compact blocks. Use only crushed stone for leveling pad/footing and for 12" backfill of entire wall. Install geo-grid as per engineered drawings. Backfill native soil and compact in 4" lifts. This new retaining wall will be 7' tall (above grade) plus 1' below grade in rear corner. The wall will extend 20' accross rear property line ending at a large tree. At that point the wall will be 20" tall including 8" below grade. The main wall along the right side property line will be 60' long. The wall will be 7' tall above grade plus 1' below grade. As the grade graduates, the wall will taper off to 20" tall including 8" below grade at the end of 60'. Keystone 4" capping units will be installed/adhered to finish off the wall. Additional soil/fill will be brought in to raise the yard to the new level.

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300 SEA CLIFF AVE, P.O. BOX 340, SEA CLIFF, NY 11579 TEL 516-671-0080 FAX 516-671-6508

BUILDING PERMIT

Cost of Improvement: $ 9,000

Owner: *Deposes 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: 10/20/2020 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 PAID 10/23/20
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

Justin Henneman

APPLICATION

Village of Sea Cliff.

---x

proposed repair of retaining wall of variable height 4-8'

1. Name of applicant: Justin Henneman
2. Applicant's address: 28 Woodridge ln ~~Se~~

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: 28 Woodridge ln, Village of Sea Cliff, N. Y. and is also known as Section 21, Block 4, Lot(s) 41 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:
Justin Henneman & Amrita Henneman

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 Woodridge (street).

8. The date on which the owner(s) acquired the property was 7/10/2020.

9. The approximate dimensions of the property are 100 feet by 150 feet, and the total acreage of property is 0.34 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 11-17-20

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): 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)

it is unsafe to have a failing structure on your property

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: Justin Hememan

Signature of applicant: [signature]

Title of signatory: owner

Date: May 19, 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.

Judith Hanemann

Print Name

Signature

Sworn to before me this 19th
day of May 2023.

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)

Justin Henneman being duly sworn, deposes and says that (s)he is the owner of the property known as 28 Woodridge Ln 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 19th day of May 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)

Amrita Henneman being duly sworn, deposes and says that (s)he is the owner of the property known as 28 Woodridge Lane in the Village of Sea Cliff. No other person is an owner of the said property except as described in the attached application. The undersigned hereby acknowledges that the applicant herein is authorized to submit this application to the Village of Sea Cliff on behalf of the owner(s) of the subject property.

Sworn to before me on this 19th day of May 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 ✓ (check one)
VILLAGE OF SEA CLIFF
----------X

In the Matter of the Application of

DISCLOSURE
AFFIDAVIT
General Municipal Law
Section 809

----------X

STATE OF NEW YORK) COUNTY OF NASSAU)

ss:

Joshua Heneman, 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"):

Name	Address	Position	Nature of Interest
None			

Signature

Sworn to before me this 19th
day of May 2023.

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

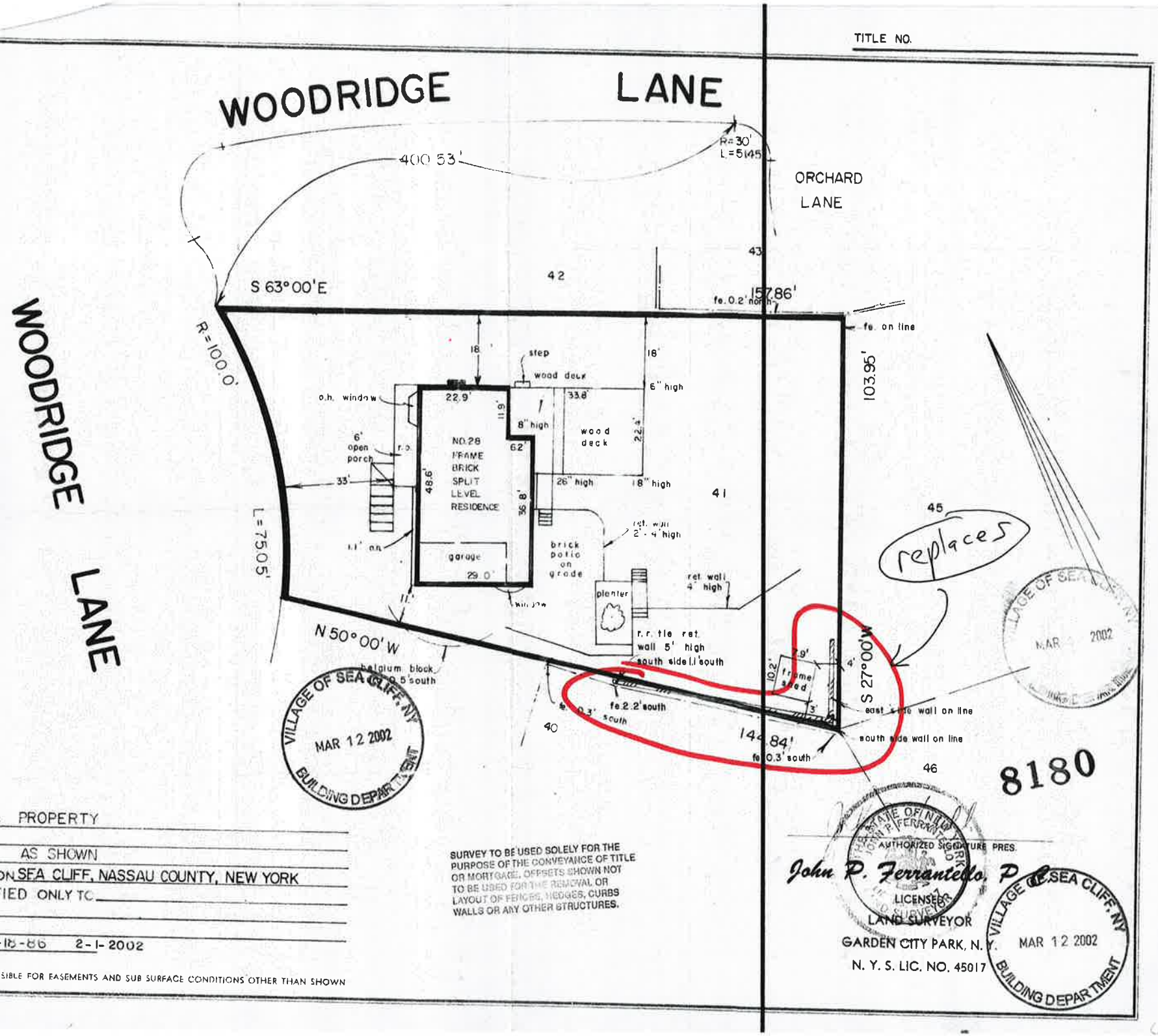
I hereby authorize the members of the Zoning Board and/or Planning Board, the Superintendent of Buildings, and Legal Counsel to the Zoning Board and/or Planning Board to enter upon and inspect my property prior to the Zoning Board and/or Planning Board rendering a determination on this application.

Homeowner: _____

Date: May 19, 2021

TITLE NO.

SECTION 21 BLOCK L LOT 41 SCALE 1" = 20' FE=FENCE, P.W. =PARTY WALL, R.O. = ROOF OVER, C.E. =CELLAR ENTRANCE, O.H. = OVERHA

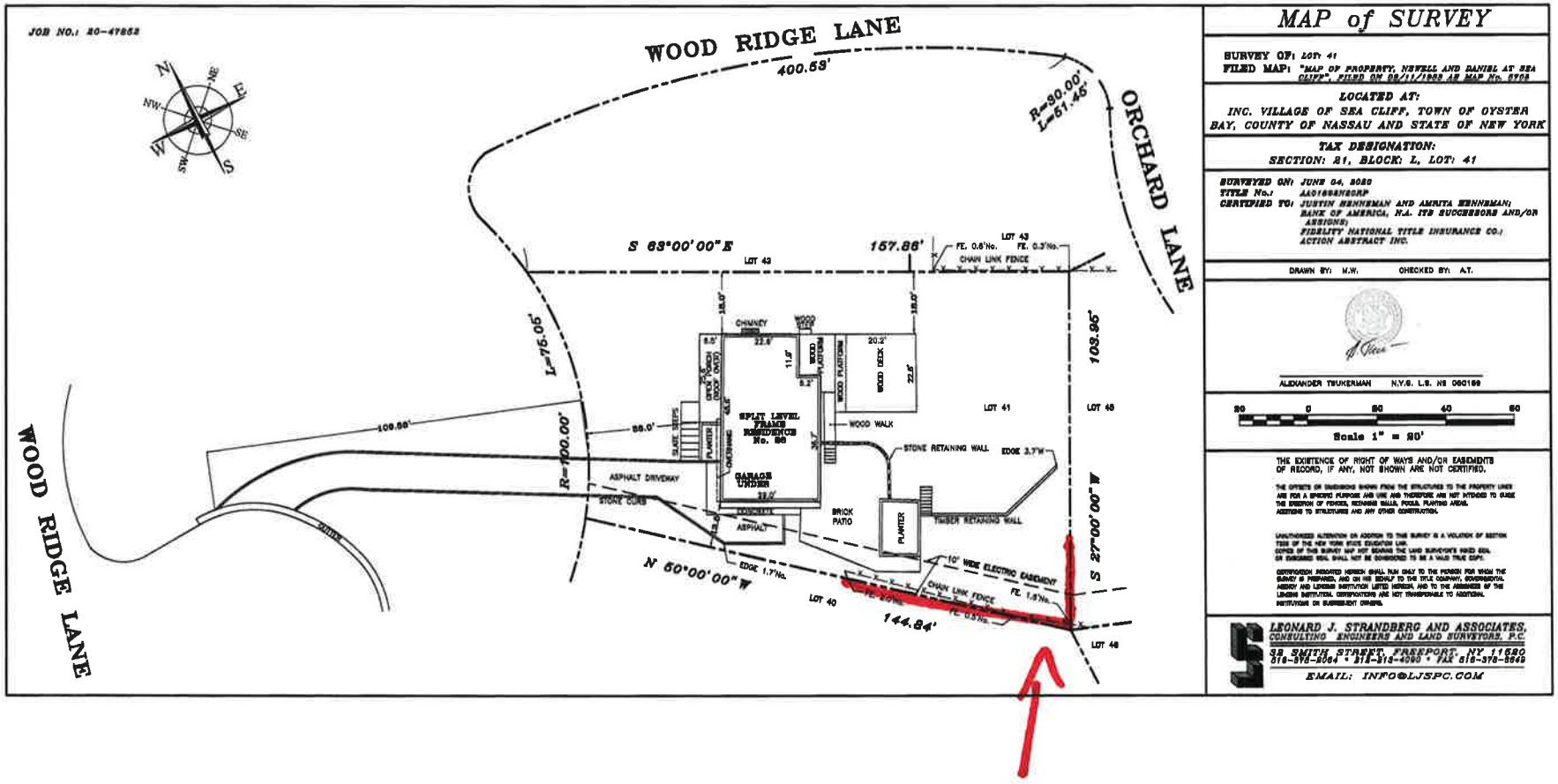


MAP OF PROPERTY
BLOCK
LOT AS SHOWN
LOCATION SEA CLIFF, NASSAU COUNTY, NEW YORK
CERTIFIED ONLY TO
DATE 5-18-86 2-1-2002

NOT RESPONSIBLE FOR EASEMENTS AND SUB SURFACE CONDITIONS OTHER THAN SHOWN

SURVEY TO BE USED SOLELY FOR THE PURPOSE OF THE CONVEYANCE OF TITLE OR MORTGAGE. OFFSETS SHOWN NOT TO BE USED FOR THE REMOVAL OR LAYOUT OF FENCES, HEDGES, CURBS WALLS OR ANY OTHER STRUCTURES.

AUTHORIZED SIGNATURE PRES.
John P. Ferrantello, P.
LICENSED LAND SURVEYOR
GARDEN CITY PARK, N. Y.
N. Y. S. LIC. NO. 45017



MAP of SURVEY

SURVEY OF: LOT: 41
FILED MAP: "MAP OF PROPERTY, NEWELL AND DANIEL AT SEA CLIFF", FILED ON 08/11/1908 AS MAP No. 0708

LOCATED AT:
INC. VILLAGE OF SEA CLIFF, TOWN OF OYSTER BAY, COUNTY OF NASSAU AND STATE OF NEW YORK

TAX DESIGNATION:
SECTION: 21, BLOCK: L, LOT: 41

SURVEYED ON: JUNE 04, 2020
TITLE No.: AA016988SCR
CERTIFIED TO: JUSTIN HENNEMAN AND AMRITA HENNEMAN; BANK OF AMERICA, N.A. ITS SUCCESSORS AND/OR ASSIGNS; FIDELITY NATIONAL TITLE INSURANCE CO.; ACTION ABSTRACT INC.

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

ALEXANDER TRUKERMAN N.Y.S. L.S. NO 050199

Scale 1" = 20'

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

THE OFFSETS OR DIMENSIONS SHOWN FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PLANTING AREAS, ADDITIONS TO STRUCTURES AND ANY OTHER CONSTRUCTION.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.
COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

CERTIFICATION INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

LEONARD J. STRANDBERG AND ASSOCIATES, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS, P.C.
48 SMITH STREET, FREEPORT, NY 11520
516-378-8064 • 212-213-4090 • FAX 516-378-8643
EMAIL: INFO@LJSPC.COM

Client	Lanese Construction				
Name	Henneman Residence			**Number**	
Site	23 Woodbridge Lane			**Designer**	
Revision	1	**Created**	2/18/2021	**Modified**	2/19/2021
Standard	AASHTO 2015 (LRFD)				

Note †: Total Facing quantity is based on using full-sized units only on bottom course and an even mix of defined facing sizes, as identified elsewhere in this report, on remaining courses of each Section. The use of corners, tapered or cut units is not reflected in this quantity.

Note ‡: Infill values are calculated based on the average geogrid length in each Section. They do not account for anything beyond the reinforced zone (end of the geogrids). Actual infill values may be significantly higher.

Note Δ: Face drain values do not include the drainage stone within block. Drainage stone within block is calculated based on the percentage hollow core of the wall unit selected. If the percentage hollow core is not defined then the drainage stone within block will not be calculated.

Note ll: Cap area assumes double caps at steps as illustrated in wall elevation when half height caps are utilized. Other capping systems may may result in different quantities

Quantities

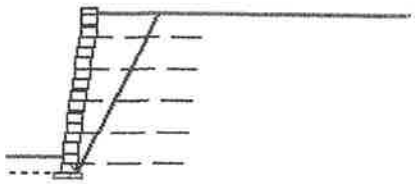
Wall	Facing	Wall/Cap Length [ft]	Pins	Facing Area [ft²]	Cap Area [ft²]	Total Wall Area [ft²]
Wall 1	Compac II	3	86	45	2	47
		3	**86**	**45**	**2**	**47**

Wall	Leveling Pad [yd³]	Reinforced Fill [yd³]	Drainage Fill [yd³]	Core Fill [yd³]
Wall 1	0	9	0	0
Totals:	**0**	**9**	**0**	**0**

Reinforcements

Wall	SG350 [yd²]
Wall 1	15
Totals:	**15**

Section	Section 1
Report Date	February 19, 2021
Designer	
Design Standard	AASHTO 2015 (LRFD)
Design	Static
Unit of Measure	U.S./Imperial
Selected Facing Unit	Product Line: Keystone Pinned Systems Name: Compac II
Seismic As	N/A



Soil Parameters **Soil Zone**	**Phi Angle** **[degrees]**	**Cohesion** **[lb/ft²]**	**Unit Weight** **[lb/ft³]**	**Description**
Reinforced	34	n/a	125.00	
Retained	30	0.00	120.00	
Foundation	30	0.00	120.00	
Leveling Pad	40	n/a	n/a	

Section Details

Section Height	10.33	Back Slope	0.00°	LL Surcharge	0	DL Surcharge	0
Design Height	10.00 ft	Crest Offset	0.00 ft	LL Offset	0.00 ft	DL Offset	0.00 ft
Embedment	1.00 ft	Wall Batter	8.00°	Toe Slope	0.00°	Toe Offset	0.00 ft

Reinforced Load and Resistance Factors - Static

Term	**Description**	**Minimum (as appl.)**	**Maximum (as appl.)**
LFDC	Load - Dead Load (Structure)	0.90	1.25
LFES	Load - Earth Surcharge Load	0.75	1.50
LFEH	Load - Horz. Pressure of earth fill	0.90	1.50
LFCT	Load - Vehicular Collision Force	0.00	1.00
LFLL	Load - Vehicular Live Load	0.00	1.75
LFEV	Load - Vert. Pressure of earth fill	1.00	1.35
BEARING	Resistance - Bearing	0.65	0.00
TCONN	Resistance - Connection	0.90	0.00
PULLOUT	Resistance - Pullout	0.90	0.00
SLIDING	Resistance - Sliding	1.00	0.00
TAL	Resistance - Tensile	0.90	0.00

Reinforcements

SG350 - StrataGrid 350 **Supplier: Strata Systems - Stratagrid, Fill Type: Clays and Silts**

Tult	5,000.00 lb/ft	RFcr	1.55	RFid	1.10	RFd	1.15
LTDS	2,550.04 lb/ft	Cds	0.70	Ci	0.70	α Correction	0.80

Connection/Shear Properties

αcs1	1,038.00 lb/ft	IP-1	1,630.00 lb/ft	αcs2	2,040.78 lb/ft	IP-2	2,901.00 lb/ft
αcs max	2,569.85 lb/ft	au	1,250.00 lb/ft	λu	29.00 lb/ft	Vu(max)	3,129.00 lb/ft
TLot Reduct.	1.00	cn RFcr	1.55	cn RFd	1.15		

Analysis Results

*** Embedment is not included in Bearing Capacity**

*** Analysis uses Vertical Earth Pressure Factor, EV, for internal tension**

External Static	**CDR**			
Bearing Capacity	2.89	Bearing Pressure - Strength	1923.50	lb/ft²
Overturning	3.95	Bearing Pressure - Service	1389.18	lb/ft²
Base Sliding	1.75	Eccentricity for Overturning	0.74	ft
Crest Toppling	3.44	Max Eccentricity	2.00	ft
Internal Sliding	2.36			

Internal Static

Layer	**Elevation**	**Rein**	**Length**	**Load**	**Tensile Resist.**	**Tensile CDR**	**Pullout Resist.**	**Pullout CDR**	**Conn. Resist.**	**Conn. CDR**
5	8.67	SG350	8.00	130	2,295	17.67	409	3.15	574	4.42
4	6.67	SG350	8.00	318	2,295	7.22	1,244	3.91	648	2.04
3	4.67	SG350	8.00	509	2,295	4.51	2,345	4.61	723	1.42
2	2.67	SG350	8.00	700	2,295	3.28	3,713	5.31	797	1.14
1	0.67	SG350	8.00	729	2,295	3.15	5,346	7.33	872	1.20

Project Information

Client	Lanese Construction				
Name	Henneman Residence			**Number**	
Site	23 Woodbridge Lane			**Designer**	
Revision	1	**Created**	2/18/2021	**Modified**	2/19/2021
Standard	AASHTO 2015 (LRFD)				

Seismic As N/A
Comments
Revision
Note

Selected Facing Unit

Product Line: Keystone Pinned Systems
Name: Compac II

Project Summary

Quantities

Wall Length	3.28 ft
Pins	86
Total Wall Area	47 ft²
Cap Area	2 ft²
Exposed Area (includes cap area)	44 ft²
Embedded Area	3 ft²
Base soil volume	0 yd³
Infill soil volume ‡	9 yd³
Drainage stone within block	0 yd³
Concrete fill within block	0 yd³

Reinforcement

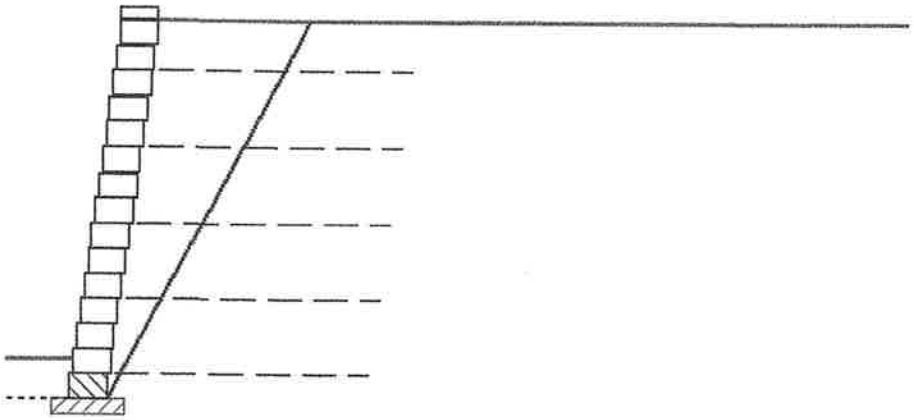
SG350 - StrataGrid 350	15 yd²

Note †: Total Facing Unit quantity is based on using full-sized units only on bottom course and an even mix of defined facing sizes, as identified elsewhere in this report, on remaining courses of each Section. The use of corners, tapered or cut units is not reflected in this quantity.

Note ‡: Reinforced fill values are calculated based on the average geogrid length in each Section. They do not account for anything beyond the reinforced zone (end of the geogrids). Actual infill values may be significantly higher.

Note Δ: Drainage fill does not include the drainage stone within block. Core fill are calculated based on the percentage hollow core of the wall unit selected. If the percentage hollow core is not defined then the Core fill value within block will not be calculated.

Tallest Section



Project Design Inputs

Design Standard AASHTO 2015 (LRFD)

Conventional/Common Load and Resistance Factors - Static

Term	Description	Minimum (as appl.)	Maximum (as appl.)
LFDC	Load - Dead Load (Structure)	0.90	1.25
LFES	Load - Earth Surcharge Load	0.75	1.50
LFEH	Load - Horz. Pressure of earth fill	0.90	1.50
LFLL	Load - Vehicular Live Load	0.00	1.75
LFEV	Load - Vert. Pressure of earth fill	1.00	1.35
BEARING	Resistance - Bearing	0.45	0.00
SLIDING	Resistance - Sliding	0.90	0.00

Reinforced Load and Resistance Factors - Static

Term	Description	Minimum (as appl.)	Maximum (as appl.)
LFDC	Load - Dead Load (Structure)	0.90	1.25
LFES	Load - Earth Surcharge Load	0.75	1.50
LFEH	Load - Horz. Pressure of earth fill	0.90	1.50
LFCT	Load - Vehicular Collision Force	0.00	1.00
LFLL	Load - Vehicular Live Load	0.00	1.75
LFEV	Load - Vert. Pressure of earth fill	1.00	1.35
BEARING	Resistance - Bearing	0.65	0.00
TCONN	Resistance - Connection	0.90	0.00
PULLOUT	Resistance - Pullout	0.90	0.00
SLIDING	Resistance - Sliding	1.00	0.00
TAL	Resistance - Tensile	0.90	0.00

Design Factors

Term	Description	Minimum (as appl.)	Maximum (as appl.)
RC	Reinforced coverage ratio	1.00	0.00

Selected Facing Unit

Product Line: Keystone Pinned Systems
Name: Compac II

Facing Height	Hu	0.67 ft
Facing Width	Lu	1.50 ft
Facing Depth	Wu	1.00 ft
Facing Weight	Xu	120 lb/ft³
Center of Gravity	Gu	0.50 ft
Setback	Δu	0.09 ft
Batter	ω	8.00 °
Cap Height	Hcu	0.33 ft
Initial Shear Capacity	au	1475.00 lb/ft
Apparent Shear Angle	λu	29.00 °
Maximum Shear Capacity	Vu(max)	3337.00 lb/ft

Selected Reinforcement Types

Reinforcements

SG350 - StrataGrid 350 **Supplier: Strata Systems - Stratagrid, Fill Type: Clays and Silts**

Tult	5,000.00 lb/ft	RFcr	1.55	RFid	1.10	RFd	1.15
LTDS	2,550.04 lb/ft	Cds	0.70	Ci	0.70	α Correction	0.80

Connection/Shear Properties

αcs1	1,038.00 lb/ft	IP-1	1,630.00 lb/ft	αcs2	2,040.78 lb/ft	IP-2	2,901.00 lb/ft
αcs max	2,569.85 lb/ft	au	1,250.00 lb/ft	λu	29.00 lb/ft	Vu(max)	3,129.00 lb/ft
TLot Reduct.	1.00	cn RFcr	1.55	cn RFd	1.15		

Selected Soil Types

Soil Zone	Phi Angle [degrees]	Cohesion [lb/ft²]	Unit Weight [lb/ft³]	Description
Reinforced	34	n/a	125.00	
Retained	30	0.00	120.00	
Foundation	30	0.00	120.00	
Leveling Pad	40	n/a	n/a	

Soil Glossary

CH:	Inorganic clays, high plasticity
CL:	Inorganic clays, low to medium plasticity, gravelly, sandy, silty, lean clays
GC:	Clayey gravels, poorly graded gravel-sand-clay mixtures
GM:	Silty gravels, poorly graded gravel-sand-silt mixtures
GP:	1/2"-3/4" clean crushed stone or crushed gravel
GW:	Well-graded gravels, gravel-sand. Little or no fines.
MH:	Inorganic clayey silts, elastic silts
ML:	Inorganic silts, very fine sands, silty or clayey, slight plasticty
SC:	Clayey sands, poorly graded sand-clay mixtures
SM:	Silty sands, poorly graded sand-silt mixtures
SP:	Poorly-graded sands, gravelly sands. Little or no fines.
SW:	Well-graded sands, gravelly sands. Little or no fines.

Station Detail

Note: Station Layout is the face view of the wall, looking at it from left to right

Station Layout

No.	Station [ft]	Top [ft]	Bottom [ft]	Height [ft]

Station Wall Length	0.00 ft
Minimum Height	0.00 ft
Maximum Height	0.00 ft

Section Geometry

Section Drawing

Section Extents

Section	Top Elevation [ft]	Base Elevation [ft]	Left Side [ft]	Right Side [ft]	Bottom Grade Elevation [ft]
Section 1	10.33	0.00	3.28	6.56	1.00

Section Measurements

Section	Height [ft]	Design Height [ft]	Width [ft]	Face Area [ft²]	Embedment [ft]	Infill Volume [yd³]
Section 1	10.33	10.00	3.28	34	1.00	9

Section Slopes

Section	Crest Slope [°]	Crest Offset [ft]	Toe Slope [°]	Toe Offset [ft]
Section 1	0.00	0.00	0.00	0.00

Section Loads

Section	Live Load [lb/ft²]	Live Offset [ft]	Dead Load [lb/ft²]	Dead Offset [ft]
Section 1	0	0.00	0	0.00

Reinforcement Details

Section	Course	Length [ft]	Area [ft²]	Reinforcement
Section 1	13	8.00	26.25	SG350 - StrataGrid 350
	10	8.00	26.25	SG350 - StrataGrid 350
	7	8.00	26.25	SG350 - StrataGrid 350
	4	8.00	26.25	SG350 - StrataGrid 350
	1	8.00	26.25	SG350 - StrataGrid 350

Analysis Summary

Lowest Values - Reinforced

Static Analysis

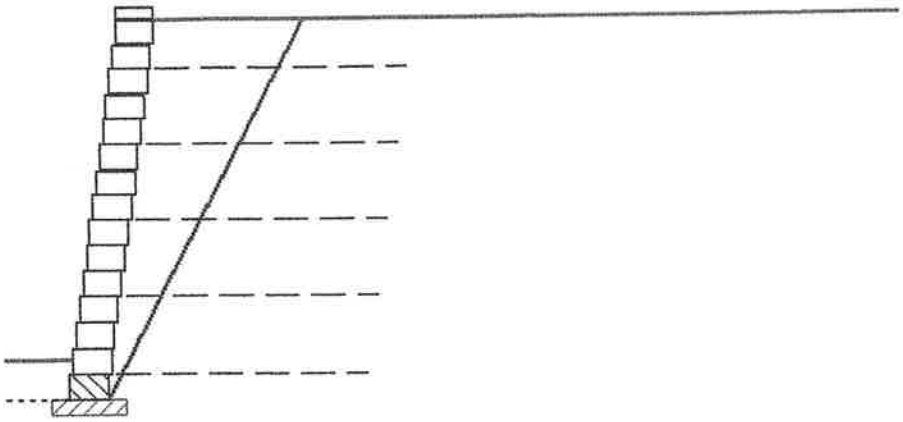
Test	Description	Section	Layer/ Course	Minimum Requirement	Result	Status
emax	Max Eccentricity	1		0.0000	9.3100	Pass
Rs	Max. Reinforcement Separation	1		0.0000	2.0000	Pass
RsBottom	Max. multiple of Hu at bottom	1		0.0000	1.0000	Pass
RsTop	Max. multiple of Hu at top	1		0.0000	2.0000	Pass
Le	Min. Anchorage Length	1		3.0000	3.6099	Pass
L/H Ratio	Min. L/H Ratio	1		70.0000	80.0000	Pass
L	Min. Reinforcement Length	1		8.0000	8.0000	Pass
RSA	Min. Soil Friction Angle for Rein. Zone	1		30.00	34.00	Pass
CDRsl	Base Sliding	1		1.00	1.75	Pass
CDRbc	Bearing Capacity	1		1.00	2.89	Pass
CDRct	Crest Toppling	1	13	1.00	3.44	Pass
CDRot	Overturning	1		1.00	3.95	Pass
CDRsl	Internal Sliding	1	1	1.00	2.36	Pass
CDRpo	Pullout	1	5	1.00	3.15	Pass
CDRto	Tensile Overstress	1	1	1.00	3.15	Pass
CDRcs	Connection Strength	1	2	1.00	1.14	Pass

Below Standard Values

Test	Description	Section	Layer/ Course	Minimum Requirement	Result
MinHemb	Minimum Embedment	1		2.0000	0.9836

Section Section 1 Details

Section Section 1 Cross-section



Section Section 1 Cross-section Details

Upper Slope Angle	β	0.00 °
Crest Offset		0.00 ft
Live Load	ql	0 lb/ft²
Live Offset	qlofs	0.00 ft
Dead Load	qd	0 lb/ft²
Dead Offset	qdofs	0.00 ft
Top of Section		10.33 ft
Bottom Grade		1.00 ft
Base of Section		0.00 ft
Design Height	H	10.00 ft
Embedment Depth	Hemb	1.00 ft

*** Embedment is not included in Bearing Capacity**
*** Analysis uses Vertical Earth Pressure Factor, EV, for internal tension**

Empirical Checks

Check	Description	Min. Requirement	Result	Status
Hemb	Minimum Embedment %	10.0000	11.1100	Pass
L	Min. Reinforcement Length	8.0000	8.0000	Pass
L/H Ratio	Min. L/H Ratio	70.0000	80.0000	Pass
Le	Min. Anchorage Length	3.0000	3.6099	Pass
MinHemb	Minimum Embedment	2.0000	0.9836	Fail
RSA	Min. Soil Friction Angle for Rein. Zone	30.00	34.00	Pass
Rs	Max. Reinforcement Separation	0.0000	2.0000	Pass
RsBottom	Max. multiple of Hu at bottom	0.0000	1.0000	Pass
RsTop	Max. multiple of Hu at top	0.0000	2.0000	Pass
emax	Max Eccentricity	0.0000	9.3100	Pass

External Checks

Static

Check	Description	Min. Requirement	Result	Status
CDRbc	Bearing Capacity	1.00	2.89	Pass
CDRct	Crest Toppling	1.00	3.44	Pass
CDRot	Overturning	1.00	3.95	Pass
CDRsl	Base Sliding	1.00	1.75	Pass

Internal and Local Checks

Static

Layer	Elevation (ft)	CDRsl	CDRcs	CDRpo	CDRto
1	0.67	2.36	1.20	7.33	3.15
2	2.67		1.14	5.31	3.28
3	4.67		1.42	4.61	4.51
4	6.67		2.04	3.91	7.22
5	8.67		4.42	3.15	17.67

Static Calculations

General Equations

Width of Block	Wu	1.00 ft	Eq. 11.10.6.4.4b-1
Height of Wall at Face	H	10.00 ft	Eq. 11.10.2-1
Weight of column	Ww	1200.00 lb/ft	Eq.
Height of backslope	hs	0.00 ft	Eq.
Maximum height of slope influence	hmaxint	0.00 ft	Eq. F.3.11.5.8.1-3
Max. Load Factor - Vertical Earth Pressure V1/V2/V3	γ LFEV (max)	1.350	Eq. T-3.4.1-2
Min. Load Factor - Vertical Earth Pressure V1/V2/V3	γ LFEV (min)	1.000	Eq. T-3.4.1-2
Max. Load Factor - Horizontal Earth Pressure FH	γ LFEH (max)	1.500	Eq. T-3.4.1-2
Min. Load Factor - Horizontal Earth Pressure FH	γ LFEH (min)	0.900	Eq. T-3.4.1-2
Width of wall	B	8.00 ft	Eq. 11.10.2-1
External interface friction angle	δe	0.00 °	Eq. 3.11.5.3 V1
External failure plane	Ψ external	58.00 °	Eq. 11.10.6.3-1
Width of reinforced zone	L	7.00 ft	Eq. 11.10.2-1
Increase in height due to backslope at L	hh	0.00 ft	Eq. 3.11.5.8.1-2
Height of back of wall for ext. stability	h	10.00 ft	Eq. 3.11.5.8.1-3
Equivalent slope angle	I	0.00 °	Eq. 3.11.5.8.1-3
External Active Earth Pressure Coefficient	Kab	0.333	Eq. 3.11.5.3-1
Internal Active Earth Pressure Coefficient	Ka	0.283	Eq. C11.10.6.2.1-1
Ratio of Ka/Kr	Ka/Kr	1.000	Eq. 11.10.6.2.1-3
Ka - modified for reinforcement type	Kr	0.283	Eq.
Horz. component of FH	FH1	2000.00 lb/ft	Eq.
Vert. component of FT	FV1	0.00 lb/ft	Eq.
Horz. force of live load surcharge (F2)	FH2	0.00 lb/ft	Eq.
Vert. force of live load surcharge	FV2	0.00 lb/ft	Eq.
Horz. force of dead load surcharge (F3)	FH3	0.00 lb/ft	Eq.
Vert. force of dead load surcharge	FV3	0.00 lb/ft	Eq.
Factored Total Horizontal Driving Forces	Pd	3000.00 lb/ft	Eq.
Resisting moment arm for FH	Ys	3.33 ft	Eq.
Resisting moment arm for FH2	Yq	5.00 ft	Eq.
Resisting moment arm for FV	Xs	8.47 ft	Eq.
Resisting moment arm for FV2	Xq	8.70 ft	Eq.
Weight of reinforced mass	V1	9071.62 lb/ft	Eq.
Weight of soil in slope above wall	V2	0.00 lb/ft	Eq.
Weight of soil beyond slope crest (broken back)	V3	0.00 lb/ft	Eq.

Base Sliding

Weight of column	Ww	1200.00 lb/ft	Eq.
Sliding Resistance Factor	Φsliding	1.000	Eq. Table 11.5.6-1
Coefficient of Sliding Friction	μ	0.577	Eq. 11.10.5.3
Sliding Resistance	Rr	5237.50 lb/ft	Eq. 11.10.5.3
Sliding - Reinforced	CDRsl	1.746	Eq. 11.10.5.3

Overturning

Eccentricity for Overturning	e	0.74 ft	Eq. 11.10.5.5
Maximum allowable eccentricty	emax	2.00 ft	Eq. 11.10.5.5
V2 moment Arm	xv2d	2.41 ft	Eq.
V3 moment Arm, Xv3d	xv3d	5.20 ft	Eq.
Dead Load Moment Arm	xdl	2.41 ft	Eq.
Resisting moment	MRes	39528.37 lb-ft	Eq. 11.10.5.5
Driving moment	Mot	10000.00 lb-ft	Eq. 11.6.3.3V2
Overturning	CDRot	3.953	Eq. 11.10.5.5

Bearing Capacity

BC Coefficient (Vesic)	Nq	18.40 °	Eq. 10.6.3.1.2a-1V3
BC Coefficient (Vesic)	Nc	30.14 °	Eq. 10.6.3.1.2a-1V3
BC Coefficient (Vesic)	Nγ	22.40 °	Eq. 10.6.3.1.2a-1V3
Resistance Factor - Bearing	Φbearing	0.650	Eq. T-11.5.6-1

Eccentricity of bearing force	eb	0.82 ft	Eq. 11.10.5.4
Unfactored Eccentricity for service	es	0.73 ft	Eq. 11.10.5.4
Factored Uniform Vertical Pressure	σv	1923.50 lb/ft²	Eq. 11.10.5.4
Unfactored Uniform Vertical Pressure	σv-uf	1389.18 lb/ft²	Eq. 11.10.5.4
Factored Ultimate Bearing Capacity	Qr	5562.78 lb/ft²	Eq. 10.6.3.1.2a-1V3
Bearing Capacity	CDRbc	2.892	Eq. 10.6.3.1.2a-1V4

Tensile Overstress

Layer/ Course	Elevation (ft)	En (ft) [.]	Seq (ft) [NHI09-083V2]	Svn (ft) [11.10.6.2.1-2V1]	Zn (ft) [11.10.6.2.1-1V1]
1	0.67	0.67	0.00	1.67	9.17
4	2.67	2.67	0.00	2.00	7.33
7	4.67	4.67	0.00	2.00	5.33
10	6.67	6.67	0.00	2.00	3.33
13	8.67	8.67	0.00	2.33	1.17

Layer/ Course	Elevation (ft)	Tmax (lb/ft) [11.10.6.2.1-2]	Tal (lb/ft) [11.10.6.4.3b-1]	Φtal [T-11.5.6-1]	Tr (lb/ft) [11.10.6.4.1-1V1]
1	0.67	728.87	2550.04	0.900	2295.04
4	2.67	699.72	2550.04	0.900	2295.04
7	4.67	508.89	2550.04	0.900	2295.04
10	6.67	318.05	2550.04	0.900	2295.04
13	8.67	129.87	2550.04	0.900	2295.04

Layer/ Course	Elevation (ft)	CDRto [11.10.6.4.1-1]
1	0.67	3.149
4	2.67	3.280
7	4.67	4.510
10	6.67	7.216
13	8.67	17.672

Pullout

Layer/ Course	Elevation (ft)	En (ft) [.]	Pr (lb/ft) [11.10.6.3.2]	Le (ft) [NHI 4-37]	Zp (ft) [NHI Figure 4-15]
1	0.67	0.67	5345.70	6.74	9.33
4	2.67	2.67	3712.60	5.96	7.33
7	4.67	4.67	2345.47	5.17	5.33
10	6.67	6.67	1244.28	4.39	3.33
13	8.67	8.67	409.06	3.61	1.33

Layer/ Course	Elevation (ft)	F* [11.10.6.3.2-1V2]	α [Table 11.10.6.3.2-1]	Rc [11.10.6.3.2-1V3]	Φpo [Table 11.5.6-1]
1	0.67	0.472	0.800	1.000	0.900
4	2.67	0.472	0.800	1.000	0.900
7	4.67	0.472	0.800	1.000	0.900
10	6.67	0.472	0.800	1.000	0.900
13	8.67	0.472	0.800	1.000	0.900

Layer/ Course	Elevation (ft)	VLCpo [11.10.6.6.2]	σv (lb/ft²) [11.10.6.3.2-1]	CDRpo [11.10.6.3.2-1V2]
1	0.67	2.054	1166.67	7.334
4	2.67	1.816	916.67	5.306
7	4.67	1.577	666.67	4.609
10	6.67	1.339	416.67	3.912
13	8.67	1.100	166.67	3.150

Connection Strength

Layer/ Course	Elevation (ft)	En (ft) [.]	Tmax (lb/ft) [11.10.6.2.1-2]	Tultconn (lb/ft) [C11.10.6.4.4b-1]	Talc (lb/ft) [C11.10.6.4.4b-1]
1	0.67	0.67	728.87	1727.02	871.99
4	2.67	2.67	699.72	1579.38	797.44
7	4.67	4.67	508.69	1431.73	722.89
10	6.67	6.67	318.05	1284.08	648.34
13	8.67	8.67	129.87	1136.43	573.79

Layer/ Course	Elevation (ft)	Tult (lb/ft) [C11.10.6.4.4b-1]	Tlot (lb/ft) [C11.10.6.4.4b-1]	Cru [C11.10.6.4.4b-1]	CRcr [C11.10.6.4.4b-1]
1	0.67	5000.00	5000.00	0.345	0.223
4	2.67	5000.00	5000.00	0.316	0.204
7	4.67	5000.00	5000.00	0.286	0.185
10	6.67	5000.00	5000.00	0.257	0.166
13	8.67	5000.00	5000.00	0.227	0.147

Layer/ Course	Elevation (ft)	RFcr [C11.10.6.4.4b-1]	CDRconn [11.10.6.4.4b-1V1]
1	0.67	1.550	1.196
4	2.67	1.550	1.140
7	4.67	1.550	1.421
10	6.67	1.550	2.038
13	8.67	1.550	4.418

Crest Toppling

Height from top layer to grade	Hct	1.33 ft	Eq.
Resisting moment	Mr	72.00 lb-ft	Eq. NHI 4-14
Driving moment	Mo	20.94 lb-ft	Eq. NHI 4-14
Crest Toppling	CDRct	3.438	Eq. 11.10.6.3.2-1V2

PSEG

PSEG Long Islar
175 E. Old Count

May 10, 2021

Justin Henneman
28 Woodridge Lane
Sea Cliff, NY 11579

Re: Retaining Wall in Easement (June 18, 1953) at 28 Woodridge Lane, Sea Cliff, NY

Dear Mr. Henneman:

Pursuant to the Amended and Restated Operation Services Agreement, dated December 31, 2013, as it may be restated, amended, modified, or supplemented from time to time ("A&R OSA"), between Long Island Lighting Company d/b/a LIPA ("LIPA" or "Company") and PSEG Long Island LLC ("PSEG LI"), PSEG LI, through its operating subsidiary, Long Island Electric Utility Servco LLC ("Agent"), has assumed managerial responsibility for the day-to-day the operational maintenance of, and capital investment to, the electric transmission and distribution system owned by LIPA ("T&D System") as of January 1, 2014. Among the services to be provided under the A&R OSA, Agent will administer and over see real estate and property rights as agent of and acting on behalf of LIPA. Accordingly, Agent will execute and administer this letter and shall be LIPA's representative in all matters related to the subject matter. LIPA, as the principal, shall have ultimate, final, and full liability for any obligations imposed to Agent directly hereunder.

Per information submitted to Servco, without inquiry nor investigation, and subject to the conditions stated herein, Servco on behalf of and as agent for LIPA, provided that any such retaining wall does not diminish, interfere with nor disturb LIPA's rights under the easement agreement, LIPA does not object to the repair of the retaining wall located within the LIPA easement area. This limited consent will not diminish, void or modify LIPA's rights within the easement area nor does it diminish, void or modify the obligations of the land owner.

LIPA's approval is time limited to the Spring and Summer of 2021 and is subject to conditions stated herein and conditional on the land owner obtain all required municipal approvals and consents, and complying with any and all applicable laws, ordinances, permits or zoning as required by any Federal, State or municipal body and governmental authority which has jurisdiction over the subject property.

Very truly yours,

Paul J. Ruzenski

Paul Ruzenski
Manager Real Estate & Survey

cc: Shane & Brian

Print using Adobe® Reader®'s "Actual size" setting

BLACK E FLATLEY & F S
OR CURRENT OWMER
1 ORCHARD LN
SEA CLIFF, NEW YORK 11579

COSTELLO TIMPTHY P & DAWN M
OR CURRENT OWMER
31 WOODRIDGE LN
SEA CLIFF, NEW YORK 11579

JALAYER SAEID
OR CURRENT OWMER
34 WOOD RIDGE LN
SEA CLIFF, NEW YORK 11579

SPIVACK PAUL & KATHLEEN
OR CURRENT OWMER
29 WOOD RIDGE LN
SEA CLIFF, NEW YORK 11579

Henneman -
28 Woodridge Lane

BRAUN-SCHEINER SUZANNE
OR CURRENT OWMER
3 ORCHARD LN
SEA CLIFF, NEW YORK 11579

BENEDETTI LAWRENCE
OR CURRENT OWMER
33 WOOD RIDGE LN
SEA CLIFF, NEW YORK 11579

MIRABITO MARY
OR CURRENT OWMER
5 ORCHARD LN
SEA CLIFF, NEW YORK 11579

~~MENDELSOHN DANIEL~~ Fabio Christofari
OR CURRENT OWMER
37 WOODRIDGE LN
SEA CLIFF, NEW YORK 11579

TREILING ROBERT & INGEBORG
OR CURRENT OWMER
39 WOODRIDGE LN
SEA CLIFF, NEW YORK 11579

~~ENDO YOSHITSUGU~~ Keith Ross
OR CURRENT OWMER
24 WOOD RIDGE LN
SEA CLIFF, NEW YORK 11579

GIANFORTUNE JOHN & SUSAN
OR CURRENT OWMER
26 WOOD RIDGE LN
SEA CLIFF, NEW YORK 11579

~~WAGNER SAMUEL & SYLVIA~~ Anna McLaughlin
OR CURRENT OWMER
32 WOOD RIDGE LN
SEA CLIFF, NEW YORK 11579

ECKER JEREMY & NICOLE
OR CURRENT OWMER
30 WOOD RIDGE LN
SEA CLIFF, NEW YORK 11579

~~FITZGERALD PATRICK & NANCY~~ Andrew Russo
OR CURRENT OWMER
35 WOOD RIDGE LN
SEA CLIFF, NEW YORK 11579

~~NORRIS~~ CHRISTOPHER & EVA
OR CURRENT OWMER
28 WOOD RIDGE LN
SEA CLIFF, NEW YORK 11579

Sea Cliff Public Notification App with Web AppBuilder for ArcGIS

60ft

-73.653 40.841 Degrees

Standard N.Y.B.T.U. Form 8002-20M Bargain and Sale Deed with Covenants Against Grantor's Acts--Ind/Corp.

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

THIS INDENTURE, made the 10th day of July, in the year 2020

Christopher Norris and Eva Norris, husband and wife, residing at 28 Woodridge Lane, Sea Cliff, New York 11579

party of the first part, and

Justin Henneman and Amrita Henneman, husband and wife, residing at 240 E. Shore Road, Great Neck, New York 11023

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,

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, known and designated as and by Lot No. 41 on a certain map entitled, "Map of Property, Newell ad Daniel at Sea Cliff, made for Meadow Woods Corp., situated at Sea Cliff, Nassau County, N.Y., surveyed by Charles E. Ward, P.E. & L.S., Great Neck, N.Y., October 1952" and filed in the Nassau County Clerk's Office on February 11, 1953, as Map No. 5708, bounded and described according to said map as follows:

BEGINNING at a point on the easterly side of Wood Ridge Lane, distant 400.53 feet westerly and southerly when measured along the southerly and easterly sides of said Wood Ridge Lane from the westerly end of a curve having a radius of 30 feet and length of 51.45 feet, which curve connects the southerly side of Wood Ridge Lane with the westerly side of Orchard Lane;

RUNNING THENCE south 63 degrees 00 minutes 00 seconds east, 157.86 feet;

THENCE south 27 degrees 00 minutes 00 seconds west, 103.95 feet;

THENCE north 50 degrees 00 minutes 00 seconds west, 144.84 feet to the southeasterly side of Wood Ridge Lane;

THENCE northeasterly and northerly along the southeasterly and easterly side of Wood Ridge Lane and on a curve bearing to the left having a radius of 100 feet, a distance of 75.05 feet to the point or place of BEGINNING.

BEING THE SAME PREMISES conveyed to the party of the first part by Deed dated May 1, 2007 from Jane Baade-Manditch May 23, 2007 in the Office of the Clerk, Nassau County in Liber 12269 page 895.

SAID PREMISES being known as and by street number 28 Woodridge Lane, Sea Cliff, New York 11579.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

IN PRESENCE OF:

Christopher Norris

Eva Norris

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

On the 10th day of July, in the year 2020 before me, the undersigned, a notary public in and for the said State personally appeared **Christopher Norris and Eva Norris** 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

Joseph D. Monaco
Notary Public, State of New York
No. 02MO4962971
Qualified in Nassau County
Commission Expires February 26, 2022

BARGAIN AND SALE DEED

WITH COVENANT AGAINST GRANTOR'S ACTS

CHRISTOPHER NORRIS AND EVA NORRIS

TO

JUSTIN HENNEMAN AND EMRITA HENNEMAN

Section:	**21**
Block:	**L**
Lot:	**41**
County:	**Nassau**
Premises:	**28 Woodridge Lane** **Sea Cliff, New York 11579**

Record & Return to:

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SEA CLIFF, NEW YORK 11579
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OF COUNSEL
BRUCE SOMERSTEIN

June 12, 2021

Chairman Bruce Trieber
& Members of the Planning Board
Incorporated Village of Sea Cliff
300 Sea Cliff Avenue
Sea Cliff, New York 11579

Re: Applicant: Justin Henneman, 28 Woodridge Lane, Sea Cliff, NY
My Client: Mary Mirabito, 5 Orchard Lane, Sea Cliff

Dear Chairman Trieber and Members of the Board:

I represent Mary Mirabito who resides at 5 Orchard Lane, the property to the rear and south of 28 Woodridge Lane, the subject property.

The Proposal of Lanese Landscaping submitted by the Applicant indicates at Page 1 that

> "This new retaining wall will be 7' tall (above grade) plus 1' below grade in rear corner."
>
> "Keystone 4" capping units will be installed/adhered to finish off the wall. Additional soil/fill will be brought in to raise the yard to the new level."
>
> (Exhibit A, enclosed)

It is this aspect of the Application which concerns Ms. Mirabito. The proposed retaining wall is exceedingly high and industrial in appearance. It is out of character for the neighborhood and will replace what is now an unobtrusive and barely visible railroad tie retaining wall.

The rear yard of 28 Woodridge Lane in the area of the proposed retaining wall is not the original grade. Over the past 30 years the grade was raised approximately 6 feet, apparently without Village approval. (Exhibit B, Affidavit of Mary Mirabito). The Proposal states "Additional soil/fill will be brought in to raise the yard to the new level". This means that the present approximate 6 foot change in grade will be further increased another 1' 4' with the erection of the proposed concrete retaining wall. This is reflected in the Proposal, i.e., " 7' tall (above grade)" and "Keystone 4" capping units".

While the filling and change of grade over this period was clearly not done by Dr. and Mrs. Henneman, it has impacted Ms. Mirabito's property and has created the need for this unsightly retaining wall in the first place.

The erection of a 7 foot Keystone concrete block retaining wall at the south-west corner of the Henneman property, actually 7' 4" with the Keystone 4" capping units, will create an industrial looking eyesore for the adjacent neighbors to replace what presently is an unobtrusive and essentially invisible landscape of mature vegetation.

My client was informed by Dr. Henneman that it is their intention to install a dog fence along the retaining wall once it is completed. Should this be the case, would that require the approval of the Planning Board as well? And if so, can the Planning Board require that this dog fence be set back from the 7' 4" wall so as not to be visible to the neighbors?

We ask that the Planning Board consider these concerns and modify the Application to require that the Keystone concrete block wall be set back from the property line approximately 4 feet and that appropriate evergreen plantings of a height and width to match the retaining wall and screen from view the proposed retaining wall be required in that space on 28 Woodridge Lane as a condition of your approval in order to screen the wall from the neighboring properties.

Respectfully submitted,

Donald J. Kavanagh, Jr.

Donald J. Kavanagh, Jr.

Enclosures, Exhibits A and B

Nassau County License
H2056850000

Lanese Landscaping

71 Cove Neck Road
Oyster Bay, NY 11771
(516)338-2755

www.laneseland.com

PROPOSAL

PROPOSAL SUBMITTED TO		TODAY'S DATE	DATE OF PLANS/PAGE #'S
Dr. and Mrs. Henneman		01/21/2021	
PHONE NUMBER	FAX NUMBER	JOB NAME	
413-454-4436		retaining wall replacement	
ADDRESS, CITY, STATE, ZIP		JOB LOCATION	
28 Woodridge Lane, Sea Cliff, NY		rear right	

We propose hereby to furnish material and labor necessary for the completion of:

Removal of existing landscape tie retaining wall. Construction of a new segmental concrete block retaining wall.

Remove one small yew, leaves and all other vegetation from site. Dismantal section of landscape tie planter box (7 ties). Re-assemble at completion of job. Take down 60' length of chain link fence - save or disgard. Excavate old timber/tie wall. Excavate soil enough for installation of geo-grid for new wall.

Build a Keystone concrete block retaining wall using Keystone compact blocks. Use only crushed stone for leveling pad/footing and for 12" backfill of entire wall. Install geo-grid as per engineered drawings. Backfill native soil and compact in 4" lifts. This new retaining wall will be 7' tall (above grade) plus 1' below grade in rear corner. The wall will extend 20' accross rear property line ending at a large tree. At that point the wall will be 20" tall including 8" below grade. The main wall along the right side property line will be 60' long. The wall will be 7' tall above grade plus 1' below grade. As the grade graduates, the wall will taper off to 20" tall including 8" below grade at the end of 60'. Keystone 4" capping units will be installed/adhered to finish off the wall. Additional soil/fill will be brought in to raise the yard to the new level.

Exhibit A

PLANNING BOARD
INCORPORATED VILLAGE OF SEA CLIFF
APPLICATION OF JUSTIN HENNEMAN, 28 WOODRIDGE LANE

AFFIDAVIT

STATE OF NEW YORK)
) ss:
COUNTY OF NASSAU)

MARY MIRABITO, being duly sworn, deposes and says:

I reside at 5 Orchard Lane, Sea Cliff, New York where I have resided on and off since 1954. This was the home where I grew up and later I was a regular visitor to the family home. My family has owned the house continually since 1954. In 2010 I purchased the house and have resided here since then.

I am personally familiar with the landscape and topography of 5 Orchard Lane and the property to the North and East known as 28 Woodridge Lane, now owned by Dr. and Mrs. Henneman and previously owned by Christopher and Eva Norris.

28 Woodridge Lane in the area of the proposed retaining wall is not the original grade. Prior to the Henneman's purchase of the property, the owners of 28 Woodridge Lane have raised the original grade of their year yard, and in particular that portion which abuts my property, 30 Woodridge Lane and 3 Orchard Lane. I estimate that the rear of 28 Woodridge Lane has been raised approximately 6 feet.

I have inquired with the Village to determine if this change in grade was in accordance with Village requirements and I have found nothing to indicate this was done with Village approval.

I warrant and represent that the above statements are true and correct.

Mary Mirabito
MARY MIRABITO

Sworn to before me on the
12th day of June, 2021

Notary Public

DONALD J. KAVANAGH JR.
Notary Public, State of New York
No. 02KA4970141
Qualified in Nassau County
Commission Expires 08/06/2022

Exhibit B