



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: Heidi Hess
PROPERTY ADDRESS: 155 14th Ave
SECTION/ BLOCK/ LOT: 21/144/23

APPLICATION NO: 12179
APPLICATION RECV'D: 11/5/2020
ZONE: Residence A

DESCRIPTION: The applicant proposes to construct a front porch.

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

§ 138-405 Maximum lot coverage.

Not more than 30% of the area of any lot shall be built upon, including accessory buildings

The applicant proposes to construct a front porch which increases the lot coverage to 42.89% where 30% is the required maximum.

§ 138-408 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 20 feet.

The applicant proposes to construct a front porch 16' 11" from the front property line where a minimum of 25' is required.

§ 138-411 Minimum side yard requirements.

[Amended 5-7-2001 by L.L. No. 1-2001]

No building shall be erected on any lot containing a side yard less than 10 feet in width.

The applicant proposes to construct a front porch 7.1ft from the side property line where a minimum of 15ft is the required minimum.

§ 138-413.1 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 front porch which encroaches on the height/setback ratio on the western side of the property.

§ 138-414.1 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 front porch which raises the FAR from 74.04% to 75.15% where 38% is the maximum allowed.

§ 138-416 Accessory buildings.

In addition to the requirements heretofore imposed, the following additional restrictions are placed on the erection of accessory buildings:

A. No accessory building shall be erected in any front yard. A porch constructed or existing in the front yard and connected to the front wall of the principal building shall be excluded from this Subsection A unless such porch is heated or air conditioned by mechanical means.

[Amended 3-9-2009 by L.L. No. 3-2009]

The applicant proposes to maintain a pergola above the garage in the front yard.

This property has the following pre existing non conformities

- Eastern & western side yard setback of 7.2ft
- Height/Setback on the eastern side of the property
- FAR
- Lot Coverage
- Lot width
- Minimum Lot Size
- Front Property Line



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 # 12179 APPLICATION DATE 11/5/2020 PERMIT # _____

PROPERTY ADDRESS: 155 14th Me SECT 21 BLOCK 144 LOT 23

Owner: Heidi Hess
Address: 155 14th Me City: SEA CLIFF State: NY Zip: 11579
Phone: 516-909-4480 Cell: — Email: heid:hesspa@gmail.com

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

Architect: Jim
Address: 159 14th Me City: SEA CLIFF State: NY Zip: 11579
Phone: _____ Cell: _____ Email: _____

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

Plumber: NONE
Address: _____ City: _____ State: _____ Zip: _____
Phone: _____ Cell: _____ Email: _____

Electrician: UNDECIDED
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.

CONSTRUCT A 10 FOOT IN DEPTH POUGH
TO THE FRONT OF THE HOUSE.



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

Cost of Improvement: \$ Approx. 55,000

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: [Signature]

Owner Signature: _____

Date: 11/5/2020

[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

Application Fee \$ 75 pd 11/5/20

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 _____ (check one)

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

HERDI HESS

APPLICATION

Village of Sea Cliff.
-----x

proposing to construct
Front Porch.

1. Name of applicant: HERDI HESS
2. Applicant's address: 155 14th Ave
SEA CLIFF NY 11579
3. If the applicant is not an owner of the property which is the subject of this application, state the relationship of the applicant to the owner(s):
N/A
4. The property which is the subject of this application is located at: 155 14th Ave SEA CLIFF Village of Sea Cliff, N. Y. and is also known as Section 21, Block 144, Lot(s) 23 on the Nassau County Land and Tax Map.
5. The full name and residence address of all owners of the property (if applicant is not the sole owner) is:

6. The property is located in the A zoning district of the Village of Sea Cliff.
7. The subject property is located on the North side of 15th (street).
8. The date on which the owner(s) acquired the property was _____.
9. The approximate dimensions of the property are 120 feet by 40 feet, and the total acreage of property is _____ acres.
10. The property is presently used for Residence - 2 FAMILY.
11. Are there existing buildings on the property? 2 of 2
12. Are there any outstanding village taxes on the property? No If so, for what years? N/A
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: 138-505, 138-508, 138-511, 138-513.1, 138-514.1

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)

Front purch extension.

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: Heidi Hess
Signature of applicant: [Signature]
Title of signatory: Owner
Date: 11/24/20

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.

Heidi Hess

Print Name

[Handwritten Signature]

Signature

Sworn to before me this 24
day of November 2022

[Handwritten Signature]

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

AFFIDAVIT OF OWNER(S)

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

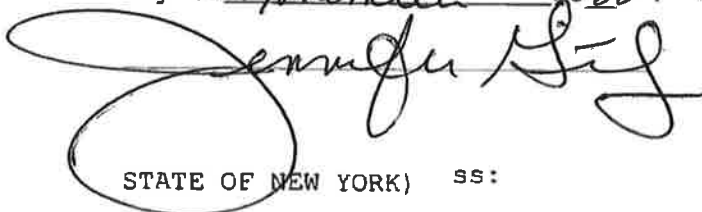
STATE OF NEW YORK) SS:

COUNTY OF NASSAU)

Audi Hess being duly sworn, deposes and says that (s)he is the owner of the property known as 155 14th Ave in the Village of Sea Cliff. No other person is an owner of the said property except as described in the attached application. The undersigned hereby acknowledges that the applicant herein is authorized to submit this application to the Village of Sea Cliff on behalf of the owner(s) of the subject property.



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



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

Herdi Hess

DISCLOSURE

AFFIDAVIT

General Municipal Law
 Section 809

Proposing to
 construct front
 porch.

STATE OF NEW YORK) COUNTY OF NASSAU)

Herdi Hess

, 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>
<u>Dave</u>			

[Signature]
 Signature

Sworn to before me this 24
 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: Heidi Hess

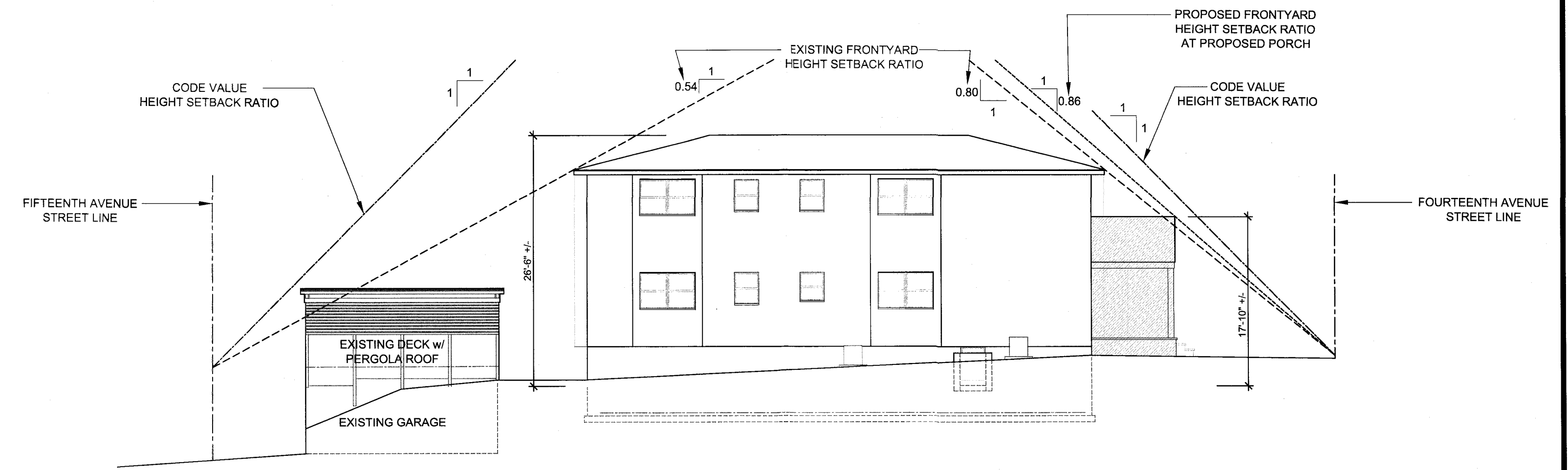
Date: 4/24/20

FLOOR AREA CALCULATIONS

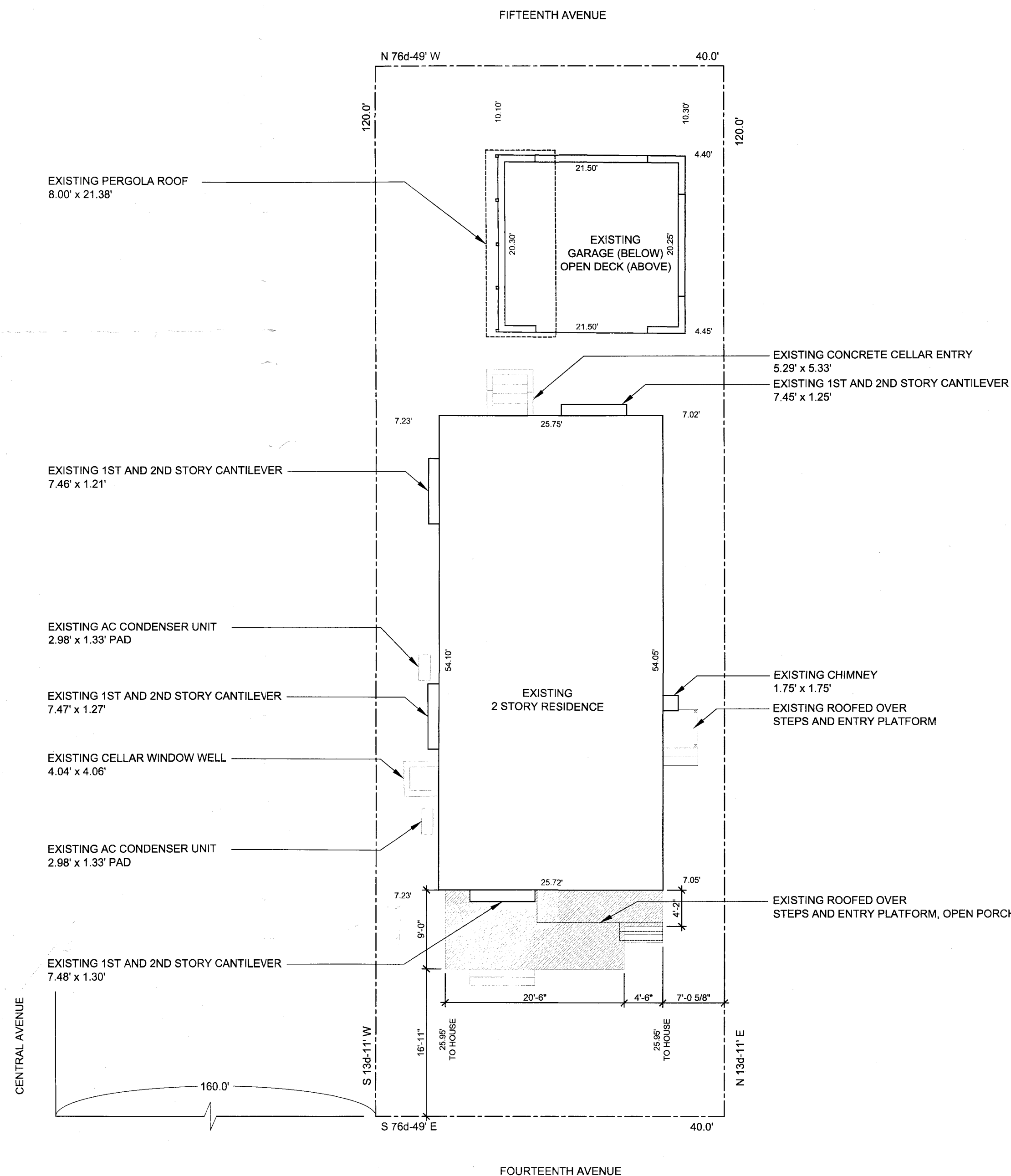
BUILDING COMPONENT	CODE FLOOR AREA ADJUSTMENT	EXISTING		PROPOSED ADDITION	
		GROSS AREA	FLOOR AREA	GROSS AREA	FLOOR AREA
SECOND FLOOR	100%	1,429.1 S.F.	1,429.1 S.F.		
FIRST FLOOR	100%	1,429.1 S.F.	1,429.1 S.F.		
BASEMENT	50%	1,391.6 S.F.	695.8 S.F.		
CELLAR	0%	N.A.	0 S.F.		
ATTIC - CEILING HEIGHT AT LEAST 7'	25%	N.A.	0 S.F.		
ATTIC - CEILING HEIGHT LESS THAN 7'	0%	1,391.6 S.F.	0 S.F.		
1 STORY OPEN PORCH WITH ROOF WITHIN 8' OF BUILDING	0%	173.1 S.F.	0 S.F.		
1 STORY OPEN PORCH WITH ROOF BEYOND 8' OF BUILDING	25%	N.A.	0 S.F.	20.5 S.F.	5.1 S.F.
BALCONY WITHIN 8' OF BUILDING	0%	N.A.	0 S.F.		
BALCONY BEYOND 8' OF BUILDING	25%	N.A.	0 S.F.		
ACCESSORY BUILDING - PRIVATE DETACHED GARAGE w/ DECK ABOVE	0%	435.9 S.F.	0 S.F.		
SUBTOTALS			3,554.0 S.F.		5.1 S.F.
TOTAL					3,559.1 S.F.

ZONING ANALYSIS RESIDENTIAL 'A'

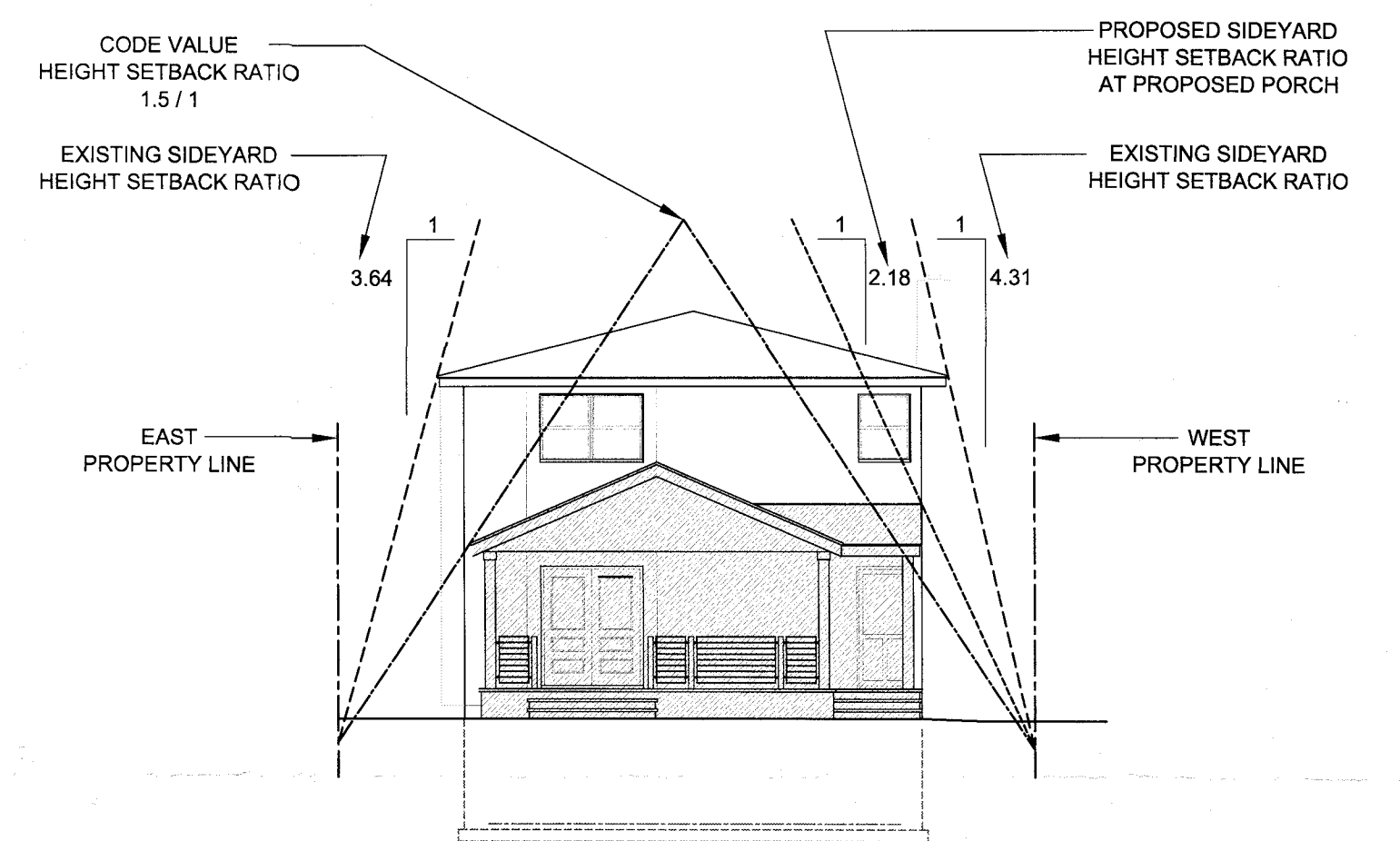
	CODE VALUE	EXISTING	PROPOSED ADDITION
MINIMUM LOT SIZE (SECTION 138-404)	7,500 S.F.	4,800 S.F. NON-COMPLIANT	N.A.
MAXIMUM LOT COVERAGE (SECTION 138-405)	30%	38.85% NON-COMPLIANT	42.89% NON-COMPLIANT
MINIMUM FRONT PROPERTY LINE (SECTION 138-406)	75 FT.	40 FT. NON-COMPLIANT	N.A.
MINIMUM LOT WIDTH (SECTION 138-407)	67.5 FT.	40 FT. NON-COMPLIANT	N.A.
MINIMUM SETBACK (SECTION 138-408)	20 FT.	25.95 FT. NON-COMPLIANT	18.95 FT. NON-COMPLIANT
MINIMUM LOT WIDTH AT SETBACK (SECTION 138-409)	75 FT.	40 FT. NON-COMPLIANT	N.A.
MINIMUM SIDE YARD (SECTION 138-411)	10 FT.	7.02 FT. NON-COMPLIANT	7.05 FT. NON-COMPLIANT
MINIMUM REAR YARD (SECTION 138-412)	20 FT.	N.A. DOUBLE FRONT LOT	N.A. DOUBLE FRONT LOT
MAXIMUM HEIGHT - GABLE, HIP & GAMBREL ROOF (SECTION 138-413)	30 FT.	26'-6"	17'-10"
HEIGHT / SETBACK RATIO (SECTION 413.1)	1.0 (FRONT & REAR) 1.5 (SIDES)	0.80 (14TH AVE.) 4.31 (WEST) NON-COMPLIANT	0.86 (14TH AVE.) 2.18 (WEST) NON-COMPLIANT
MINIMUM GROSS FLOOR AREA (SECTION 138-414)	600 S.F.	N.A.	N.A.
MAXIMUM FLOOR AREA (SECTION 138-414.1) 3601-4800 SF LOT, MAX. F.A.R. 38%	38%	74.04% NON-COMPLIANT	74.15 NON-COMPLIANT
ACCESSORY BUILDINGS IN FRONT YARD (SECTION 138-416)	NOT PERMITTED	GARAGE LOCATED IN 15TH AVENUE FRONT YARD	N.A.
MAXIMUM GROSS AREA OF ACCESSORY BUILDINGS (SECTION 138-416)	500 S.F.	435.9 S.F.	N.A.
ACCESSORY BUILDINGS GREATER THAN 120 S.F. & 8' HEIGHT (SECTION 138-416)	1	1	N.A.



EAST ELEVATION SCALE: 1" = 10'



SITE PLAN SCALE: 1" = 10'



NORTH ELEVATION SCALE: 1" = 10'

02	ADDED PERGOLA	12.01.20
01	BUILDING PERMIT FILING - ZBA	06-25-18
No.	Issue	Date
FRONT PORCH ADDITION TO EXISTING RESIDENCE		
HEIDI HESS 155 FOURTEENTH AVENUE, SEA CLIFF, NY		
THOMAS C. PIEKUTOWSKI ARCHITECT 159 FOURTEENTH AVENUE • SEA CLIFF, N.Y. 11579 676-5742		
DATE: JUNE 2018	SCALE: AS NOTED	1 OF 1

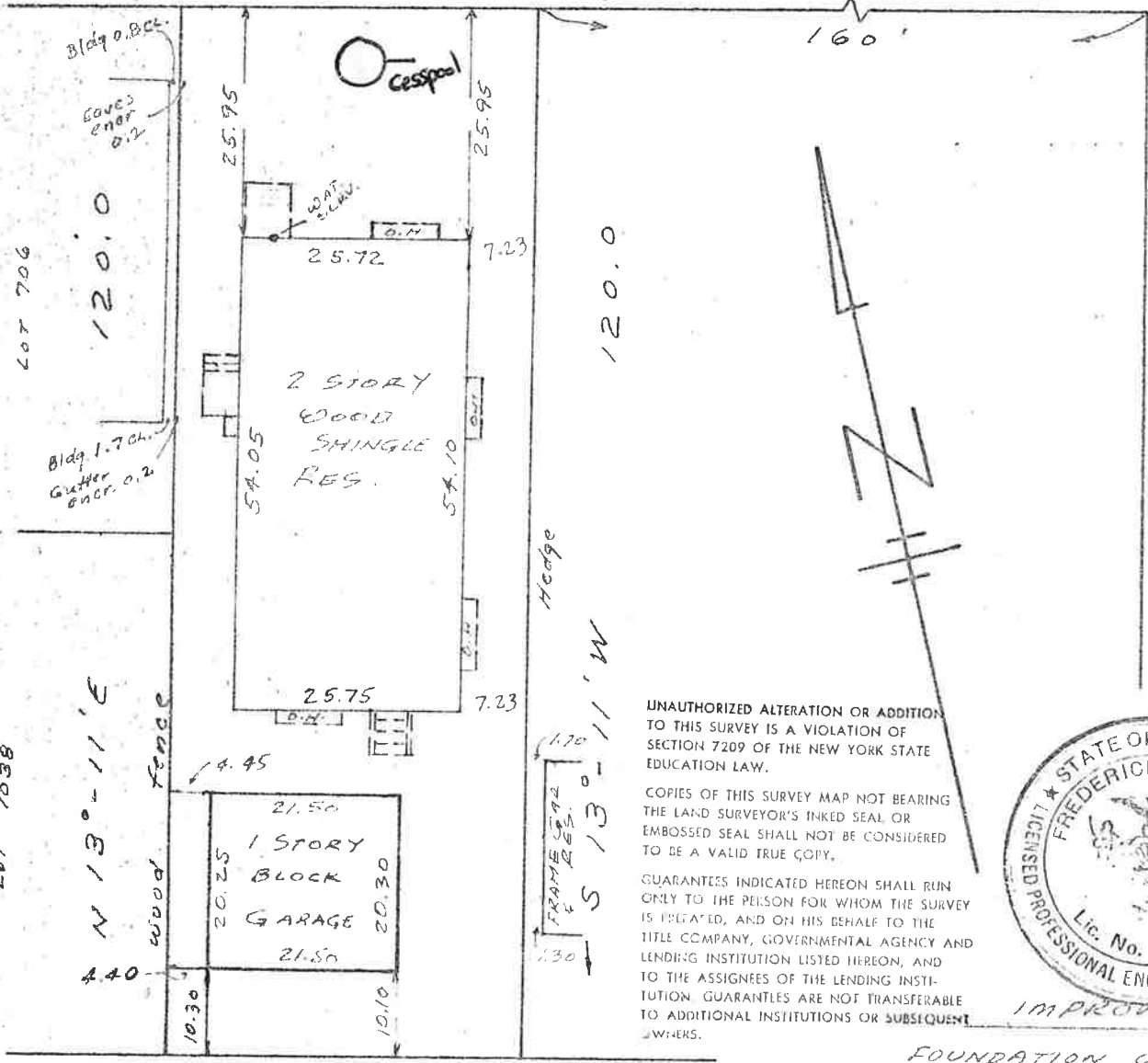
Heidi Hess

14TH ST.

BPA# 1283 & 1331
CO# 663 & 662

S 76°-49' E 40.0

20



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.

GUARANTEES 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 ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.



IMPROVEMENTS

FOUNDATION ONLY - 8-20-71
 2 STORY, WOOD SHINGLE RES., EXTERIOR COMPLETE JULY 24, 1972
 1 STORY, BLOCK GARAGE RELOCATED & COMPLETE AUG. 17, 1972

N 76°-49' W 40.0

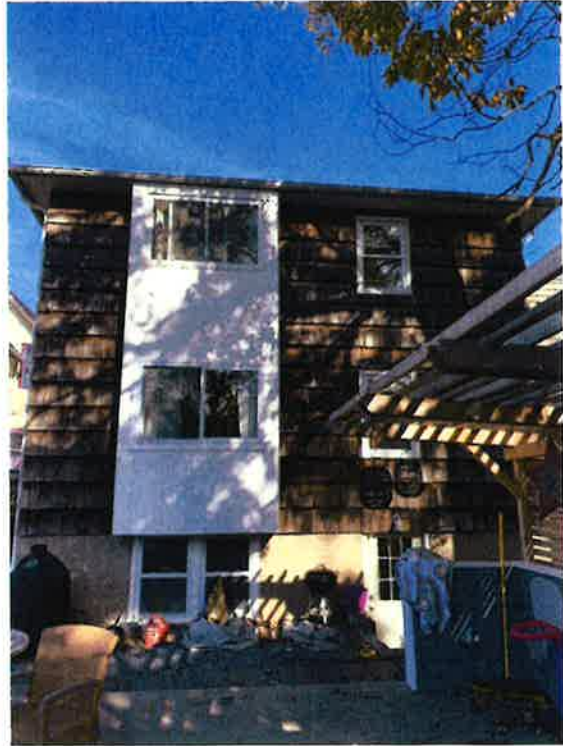
15TH ST.

20

MAP OF "NORTH PART OF SEA CLIFF GROVE"
 LOCATION SEA CLIFF, NASSAU CO., N.Y.
 LOT 23 BLOCK 144 SECTION 21 - TAX MAP
 SURVEYED FOUNDATION LOCATED - AUG. 20, 1971. EXTERIOR COMPLETE JULY 24, 1972
 GARAGE COMPLETE 8-17-72
 SCALE: 1" = 20'

Guaranteed to: SECURITY TITLE AND GUARANTY CO. for Title No. - N-380424
 and to: GREENPOINT SAVINGS BANK
 Frederick W. Kahler
 NYS-P.E. & L.S. #29037

FREDERICK W. KAHLER
 Civil Engineer & Surveyor
 East Norwich, New York





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

CAVANAUGH GEORGE
OR CURRENT OWMER
101 FIFTEENTH AVE
SEA CLIFF, NEW YORK 11579

LARIUSSA T PIEKUTOWSKI & P
OR CURRENT OWMER
159 14TH AVE
SEA CLIFF, NEW YORK 11579

DE LEO DOROTHY
OR CURRENT OWMER
154 14TH AVE
SEA CLIFF, NEW YORK 11579

ROGERS RAYNOR R & DOREEN
OR CURRENT OWMER
137 MAPLE AVE
SEA CLIFF, NEW YORK 11579

PUCKETT MICHELE & MICHELE N
OR CURRENT OWMER
178 14TH AVE
SEA CLIFF, NEW YORK 11579

~~ODONNELL JAMES & ALICE J TRUSTS
OR CURRENT OWMER
165 14TH AVE
SEA CLIFF, NEW YORK 11579~~

MILLER RICHARD
OR CURRENT OWMER
120 FIFTEENTH AVE
SEA CLIFF, NEW YORK 11579

100 15TH CORP
OR CURRENT OWMER
100 15TH AVE
SEA CLIFF, NEW YORK 11579

HYNES MICHAEL
OR CURRENT OWMER
167 MAPLE AVE
SEA CLIFF, NEW YORK 11579

~~INC VILLAGE OF SEA CLIFF
OR CURRENT OWMER
PARK PL
SEA CLIFF, NEW YORK 11579~~

BROSNAN MERIEDITH AND ELDEN PAM
OR CURRENT OWMER
113 15TH AVE
SEA CLIFF, NEW YORK 11579

~~NESS HEIDI
OR CURRENT OWMER
159 14TH AVE
SEA CLIFF, NEW YORK 11579~~

KAUFMAN HOWARD & LORI
OR CURRENT OWMER
7 PROSPECT TER
SEA CLIFF, NEW YORK 11579

FICHTELMAN KENNETH M
OR CURRENT OWMER
173 14TH AVE
SEA CLIFF, NEW YORK 11579

VEHSLAGE GLORIA TRUST
OR CURRENT OWMER
147 MAPLE AVE
SEA CLIFF, NEW YORK 11579

HYNES JOSEPH
OR CURRENT OWMER
174 14TH AVE
SEA CLIFF, NEW YORK 11579

MICUCCI KATHLEEN BORIS & JOHN L
OR CURRENT OWMER
169 14TH AVE
SEA CLIFF, NEW YORK 11579

ANSELMO JEANNE
OR CURRENT OWMER
3 PROSPECT TER
SEA CLIFF, NEW YORK 11579

COVEY GARY & ENCANDELA JOHN
OR CURRENT OWMER
105 15TH AVE
SEA CLIFF, NEW YORK 11579

MCKENNA EUGENE & DOREEN
OR CURRENT OWMER
109 15TH AVE
SEA CLIFF, NEW YORK 11579

CLARKE GREGORY & MARYELLEN
OR CURRENT OWMER
159 MAPLE AVE
SEA CLIFF, NEW YORK 11579

HALIOUA MAURICE
OR CURRENT OWMER
133 MAPLE AVE
SEA CLIFF, NEW YORK 11579

PARDO FELIPE & MARIA
OR CURRENT OWMER
90 CENTRAL AVE
SEA CLIFF, NEW YORK 11579

~~CAVANAUGH CA
OR CURRENT OWMER
PARK PL
SEA CLIFF, NEW YORK 11579~~

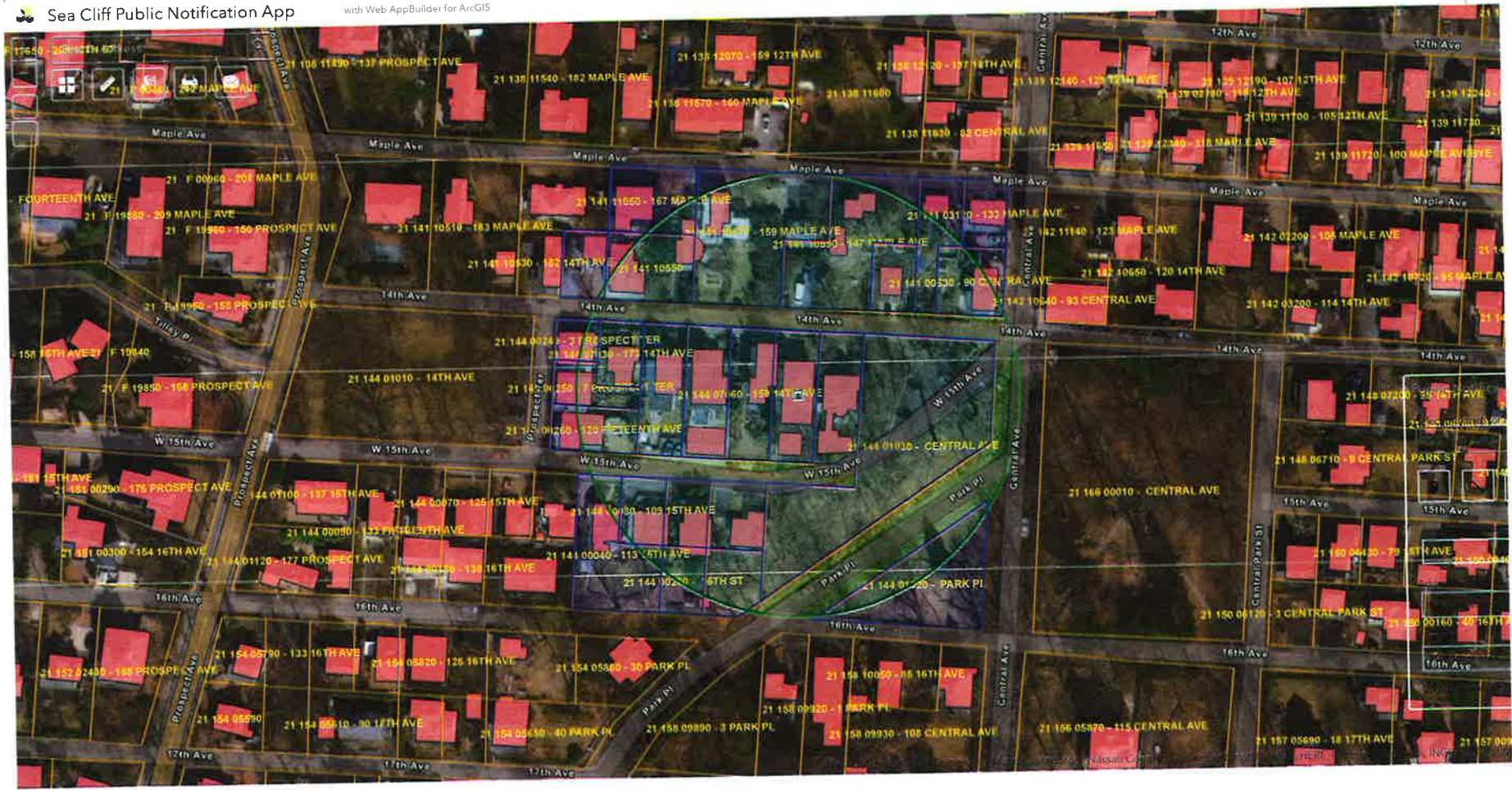
~~COVEY GARY & ENCANDELA JOHN
OR CURRENT OWMER
16TH ST
SEA CLIFF, NEW YORK 11579~~

Hess

155 14th Ave

Return Address :

Village of Sea Cliff
300 Sea Cliff Ave
PO Box 340
Sea Cliff NY 11579



In response to the public hearing notice, 155 14th Avenue should not be rewarded the variances sought because they built a structure without a permit and made no effort to correct this until now. The board should set an example and not rubber stamp applications.

We also feel both the un-permitted preexisting (wall and garage patio) and the proposed structure (front lawn building), already do and will continue to perpetuate an overbearing aesthetic on a quaint neighborhood block. The lawn entry structure goes beyond the variances and takes away the green space and beauty of this street. The lawn itself is already small and the house is already very large and in poor condition. It is a rental with renters adding to the congestion with numerous cars parked that restrict traffic on 14th. This is not a 'city' with buildings completely abutting one another and the town should adamantly preserve this by doing its best to keep the nuances that have always, and continue to make Sea Cliff the special and place it is.

Thank you.

My neighbors were denied a 6 foot fence. How come 155 14 Ave. was allowed to put up a wall without sending a public hearing notice. My neighbor had to fight to put a second floor on her house. How come this woman was allowed to build on her garage. I am happy to hear she did not get a permit because I didn't get asked. My other neighbor was denied building on there property because of property variances and was very upset. None of my neighbors got a notice asking if it was ok with us. If we all have to apply for variances to build on our property and follow the Sea Cliff rules she should to. Be fair to us all. I will be happy to see this building she made go away. She should have asked us or we should have been able to do what we want to. Also, she parks in the middle of the street and leaves her land a mess and makes an eye soar.