



# **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**

4/22/21

**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 and maintain a pergola.

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

**§ 138-505 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 42.46% where 30% is the required maximum.

**§ 138-508 Minimum setback requirements.**

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

The applicant proposes to construct a front porch 17' 11" from the front property line where a minimum of 25' is required.

**§ 138-511 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 15 feet in width.*

The applicant proposes to construct a front porch 7.05ft from the side property line where a minimum of 15ft is the required minimum.

**§ 138-513.1 Height/setback ratio restrictions.**

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

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

The applicant proposes to construct a front porch which encroaches on the height/setback ratio on the western side of the property.

**§ 138-516 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](http://www.seacliff-ny.gov)

## BUILDING PERMIT

APPLICATION ID # 12358 APPLICATION DATE 4/19/21 PERMIT # \_\_\_\_\_

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

Owner: Heidi Hess  
Address: 155 14th Ave City: SEA CLIFF State: NY Zip: 11579  
Phone: 516-909-4480 Cell: — Email: heidimhess@hotmail.com

Applicant: (if applicant is different from owner state relationship to owner)

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ Email: \_\_\_\_\_

Architect: Tom Piekutowski  
Address: 159 14th Ave City: SEA CLIFF State: NY Zip: 11579  
Phone: 676-5742 Cell: \_\_\_\_\_ Email: tompiek@aol.com

Contractor: unknown  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ Email: \_\_\_\_\_

Plumber: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ Email: \_\_\_\_\_

Electrician: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ Email: \_\_\_\_\_

Other/Mechanical: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ Email: \_\_\_\_\_

A/C, Boiler, etc Model#

A/C, Boiler, etc Model#



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

KEEP EXISTING PERGOLA OVER PORTION OF DECK.  
ADDITION OF 8 FOOT PORCH TO THE FRONT OF HOUSE.  
REMOVE EXISTING RETAINING WALL & REPLACE WITH NEW  
RETAINING WALL.

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

-----X  
IN THE MATTER OF THE APPLICATION OF

HEIDI HESS

APPLICATION

Village of Sea Cliff.

-----X  
Proposing to construct Porch in front of House.

1. Name of applicant: HEIDI 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, 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 15<sup>m</sup> (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 2 FAMILY RESIDENCE.
11. Are there existing buildings on the property? 2 of 2
12. Are there any outstanding village taxes on the property? No If so, for what years? 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  
138-516

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 porch 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: HERDI HESS  
Signature of applicant: [Signature]  
Title of signatory: OWNER  
Date: 5/3/21

AFFIDAVIT OF APPLICANT

STATE OF NEW YORK) SS:

COUNTY OF NASSAU )

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

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

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

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

Heidi Hess  
Print Name

[Signature]  
Signature

Sworn to before me this 3<sup>rd</sup>  
day of May 2021.

[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)

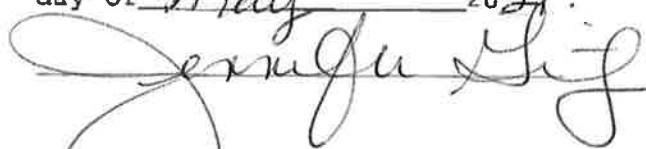
STATE OF NEW YORK) SS:

COUNTY OF NASSAU )

Heidi 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 3rd 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 )

\_\_\_\_\_ 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

HEIDI HESS


DISCLOSURE  
AFFIDAVIT  
General Municipal Law  
Section 809

-----X  
Proposing to construct STATE OF NEW YORK) COUNTY OF NASSAU )  
Front porch.

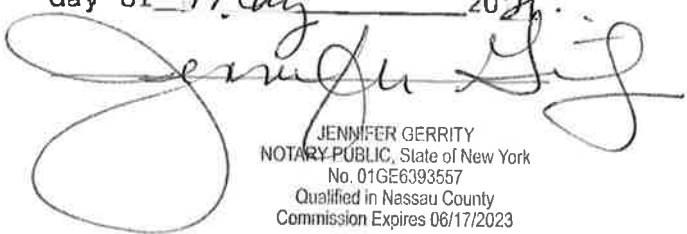
ss: HEIDI HESS, being duly sworn, deposes and says:

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>N/A - NONE</u>			

Signature 

Sworn to before me this 3rd  
day of May 2021.

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



**Incorporated Village of Sea Cliff**  
**Office of the Superintendent of Buildings**

Sea Cliff Village Hall, 300 Sea Cliff Ave., Sea Cliff, New York 11579

**Inspection Authorization**

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

Homeowner: HADI HESS

Date: 5/3/21

FLOOR AREA CALCULATIONS

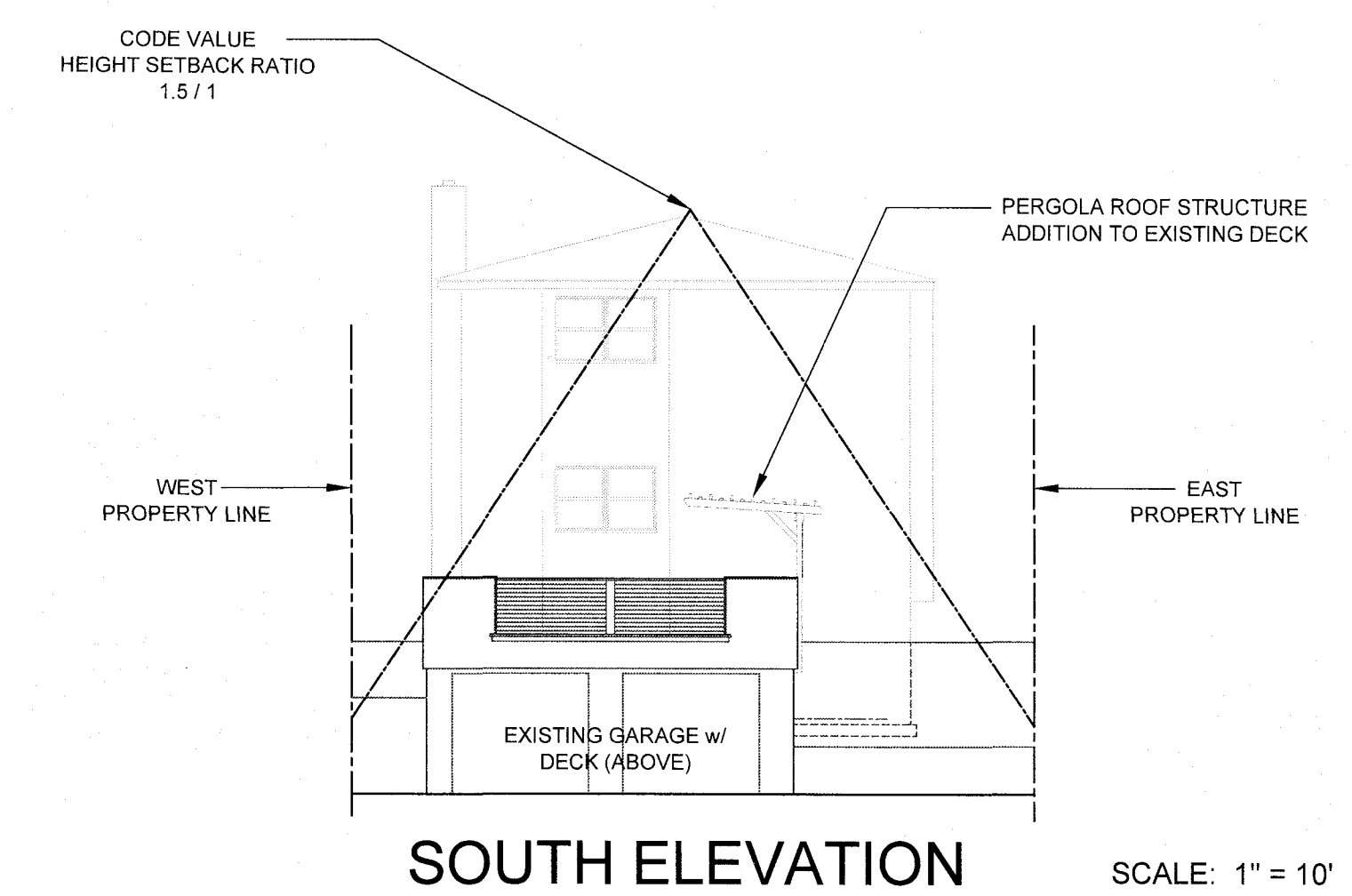
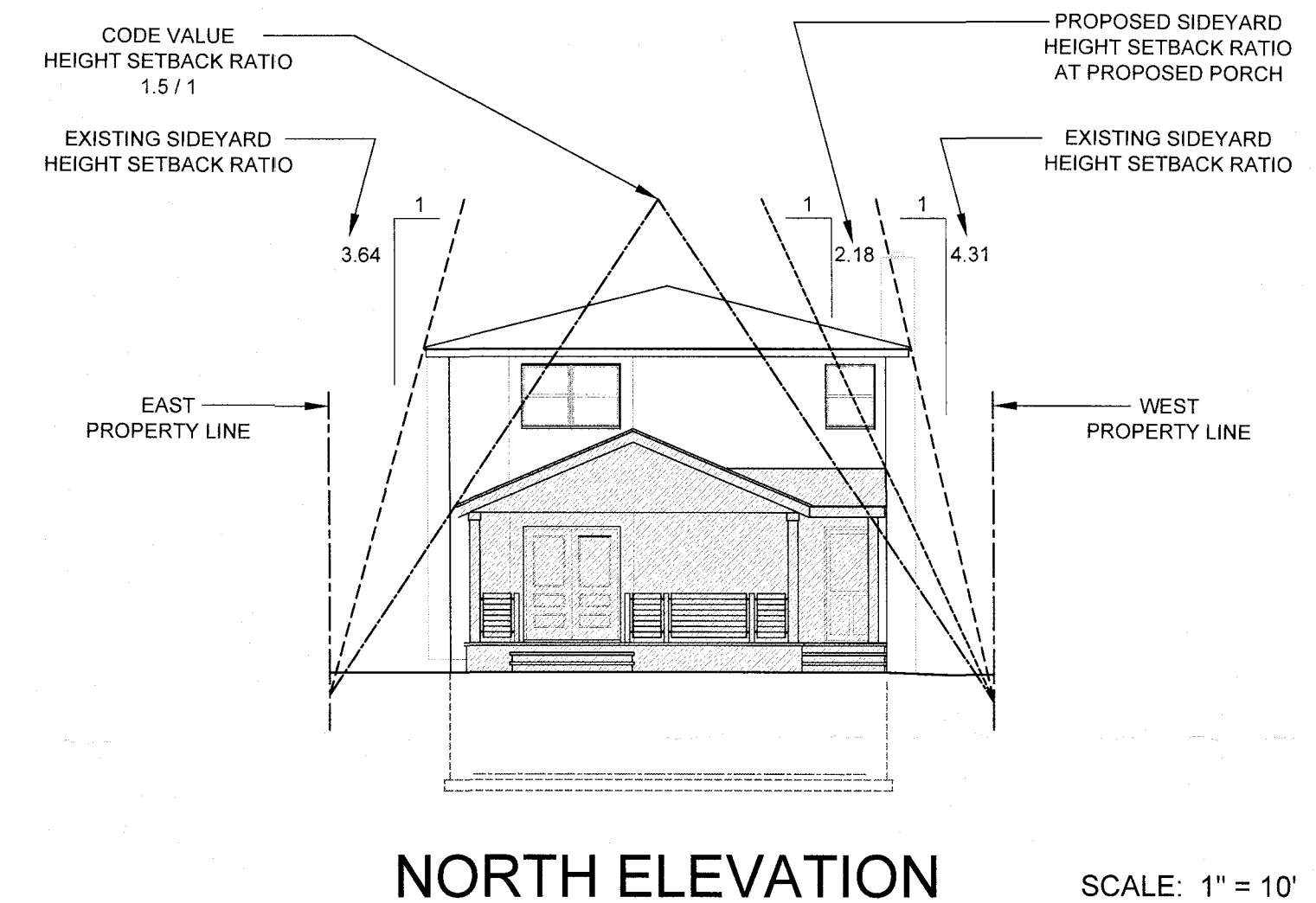
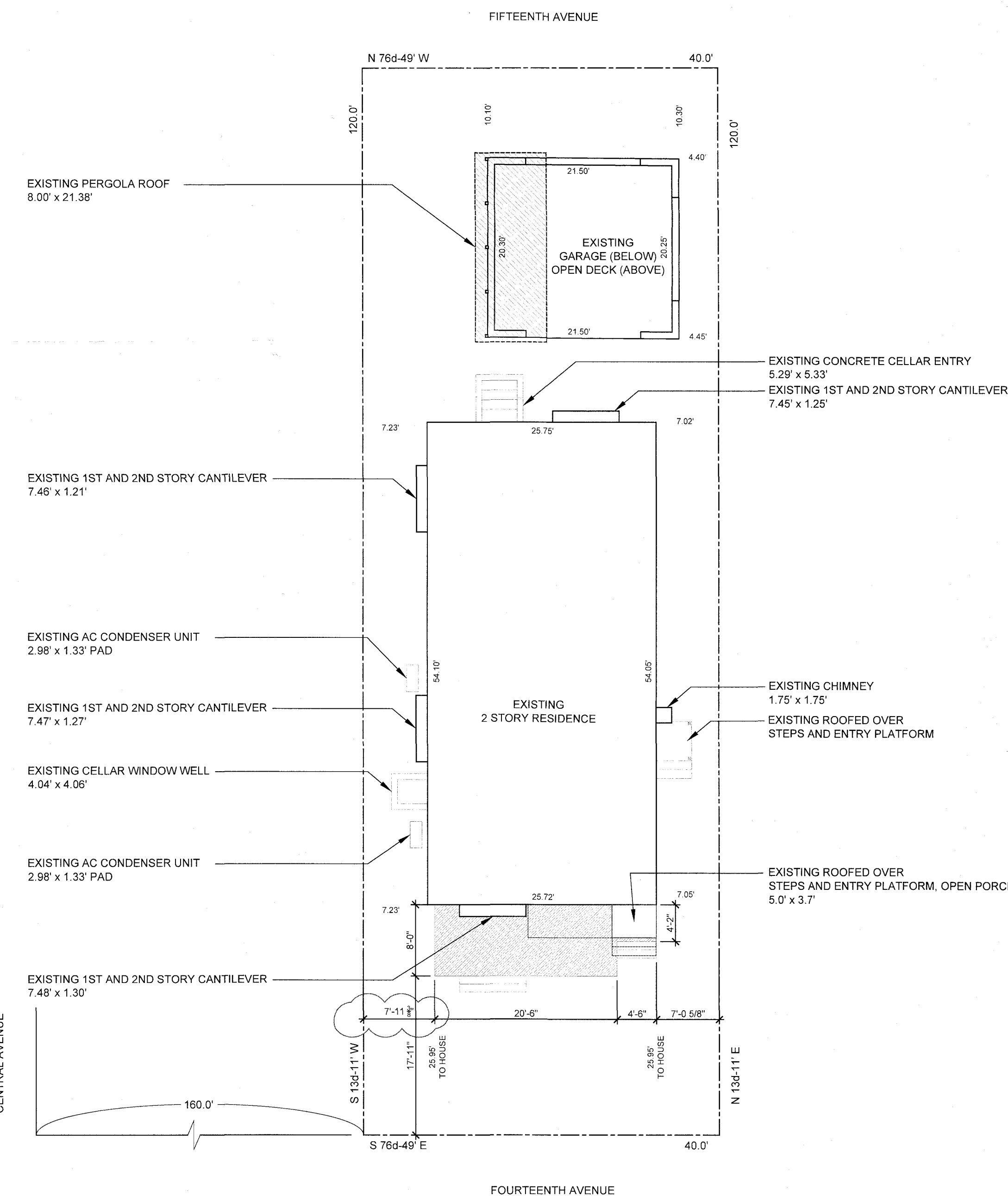
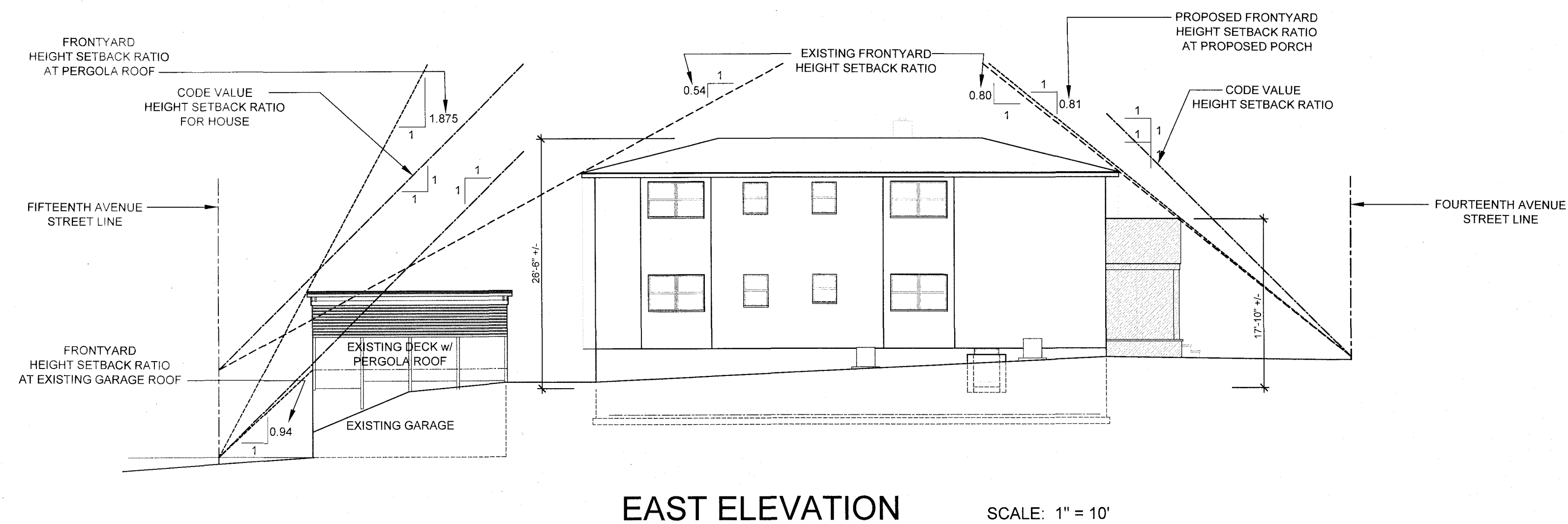
BUILDING COMPONENT	CODE FLOOR AREA ADJUSTMENT	EXISTING		PROPOSED ADDITION	
		GROSS AREA	FLOOR AREA	GROSS AREA	FLOOR AREA
SECOND FLOOR	100%	1,429.1 S.F.	1,429.1 S.F.		
FIRST FLOOR	100%	1,429.1 S.F.	1,429.1 S.F.		
BASEMENT	50%	1,391.6 S.F.	695.8 S.F.		
CELLAR	0%	N.A.	0 S.F.		
ATTIC - CEILING HEIGHT AT 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%	18.5 S.F.	0 S.F.	154.5 S.F.	0 S.F.
1 STORY OPEN PORCH WITH ROOF BEYOND 8' OF BUILDING	25%	N.A.	0 S.F.	N.A.	0 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.		0 S.F.
TOTAL					3,554.0 S.F.

LOT COVERAGE:

TWO STORY RESIDENCE	1,429.1 S.F.
FRONT PORCH WITH ROOF	18.5 S.F.
TWO CAR GARAGE WITH DECK ABOVE	435.9 S.F.
<b>TOTAL EXISTING LOT COVERAGE</b>	<b>1,883.5 S.F.</b>
FRONT PORCH ADDITION	154.5 S.F.
<b>TOTAL PROPOSED LOT COVERAGE</b>	<b>2,038.0 S.F.</b>

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%	39.24% NON-COMPLIANT	42.45% 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.	17.95 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"
PORCH - HEIGHT / SETBACK RATIO (SECTION 413.1)	1.0 (FRONT & REAR) 1.5 (SIDES)	0.80 (14TH AVENUE) 4.31 (WEST) NON-COMPLIANT	0.81 (14TH AVENUE) 2.18 (WEST) NON-COMPLIANT
PERGOLA ROOF STRUCTURE - HEIGHT / SETBACK RATIO (SECTION 413.1)	1.0 (FRONT & REAR) 1.5 (SIDES)	0.94 (15TH AVENUE)	1.875 (15TH AVENUE) 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	74.04% NON-COMPLIANT
ACCESSORY BUILDINGS IN FRONT YARD (SECTION 138-415)	NOT PERMITTED	GARAGE WITH DECK ON ROOF LOCATED IN 15TH AVENUE FRONT YARD	PERGOLA ROOF STRUCTURE ADDED TO DECK LOCATED IN 15TH AVENUE FRONT YARD
MAXIMUM GROSS AREA OF ACCESSORY BUILDINGS (SECTION 138-416)	500 S.F.	435.9 S.F.	435.9 S.F.
ACCESSORY BUILDINGS GREATER THAN 120 S.F. & 8' HEIGHT (SECTION 138-416)	1	1	1



No.	Issue	Date
04	ADJUSTED FL. AREAS, FAR, ADDED EAST SIDE YARD OFFSET	04.22.21
03	REDUCED DEPTH OF FRONT PORCH	03.25.21
02	ADDED PERGOLA	12.01.20
01	BUILDING PERMIT FILING - ZBA	06-25-18

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

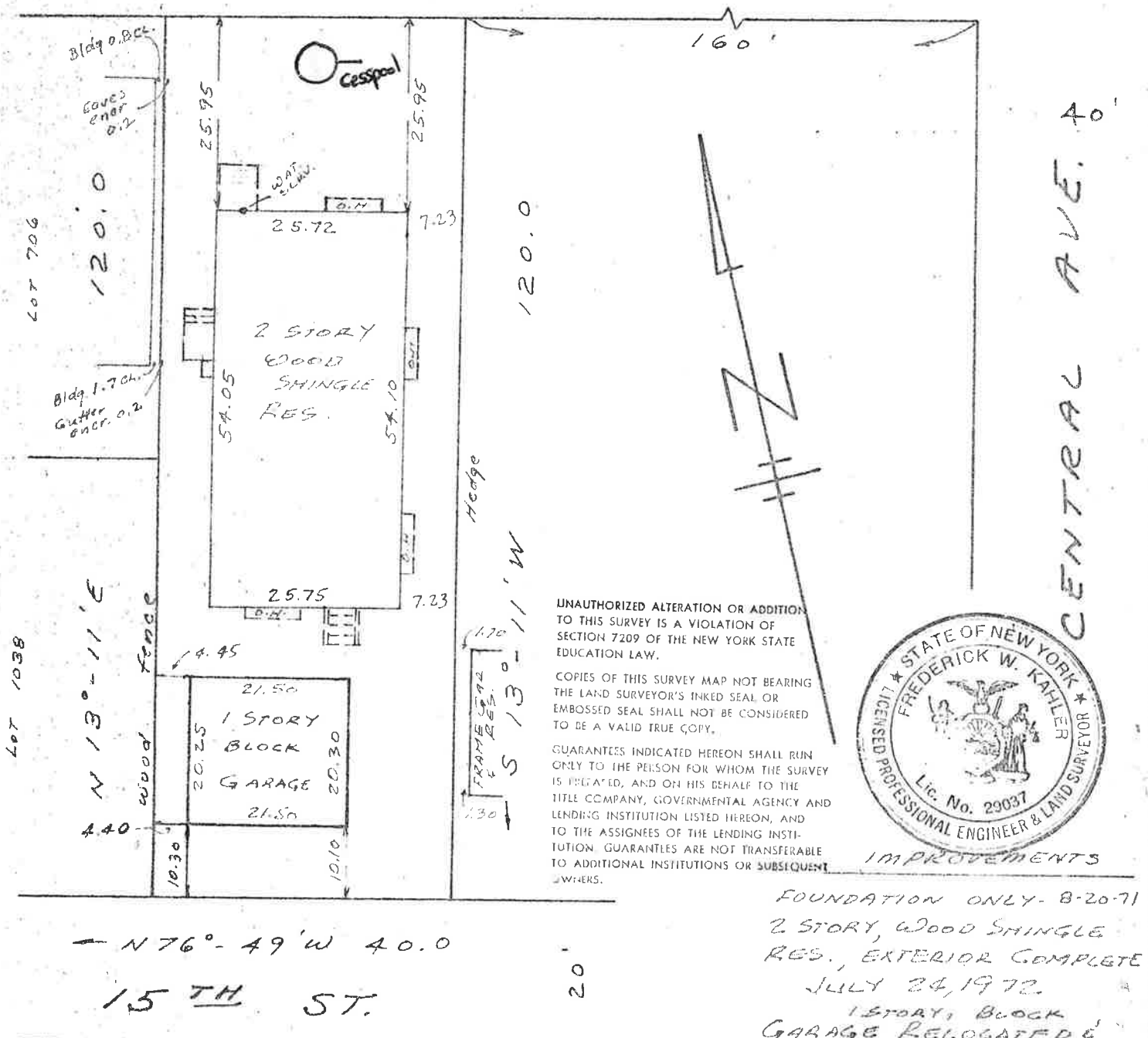
Heidi Hess

14<sup>TH</sup> 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

15<sup>TH</sup> ST.

20

MAP OF "NORTH PART OF SEA CLIFF GROVE"

LOCATION SEA CLIFF, NASSAU CO., N.Y.

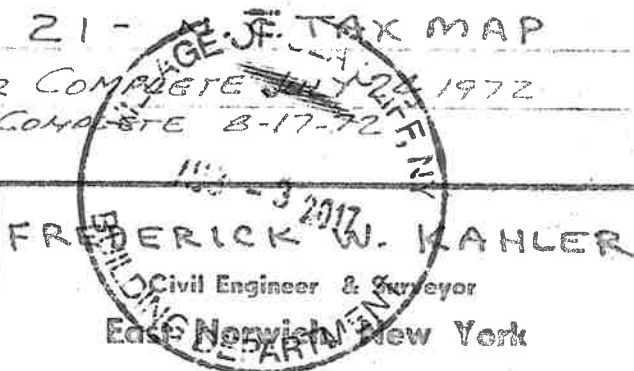
LOT 23 BLOCK 144 SECTION 21 - TAX MAP

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







**HESS SHORT FORM DECISION**  
**(as authorized by Village Code §1302.1)**

At a meeting of the Board of Appeals of the Village of Sea Cliff, New York, on January 26, 2021, on motion duly made by the Chair, seconded by Mr. Mozer, and adopted unanimously, the Board, having duly considered the matters brought forth at the original public hearing, documentation timely submitted to the Board, and other matters properly within the consideration of this Board and discussed the subject application, rendered the following short-form determination:

1. Heidi Hess, 155 14<sup>th</sup> Avenue, Sea Cliff, New York, applied to construct a front yard porch and maintain a gazebo above the garage, which construction and maintenance requires variances of the following Village Code sections: (a) 138-405, in that the lot coverage will be 42.89%, where a maximum of 30% is permitted; (b) 138-408, in that the front yard setback will be 16.92 feet, where a minimum of 25 feet is required; (c) 138-411, in that the side yard setback will be 7.1 feet, where a minimum of 15 feet is required; (d) 138-413.1, in that there will be an encroachment into the required height setback ratios; (e) 138-414.1, in that the floor area will be 75.15%, where a maximum of 38% is permitted; and (f) 138-416, in that the gazebo is located in a front yard, where no such accessory structure is permitted. Premises are designated as Section 21, Block 144, Lot 23 on the Nassau County Land and Tax Map.
2. The applicant is the record owner of the subject premises.
3. The requested relief is classified as a Type II action under SEQRA, which requires no environmental review.
4. The Board provided notice of the application to the Nassau County Planning Commission in accordance with the requirements of the agreement between the Village and the Planning Commission.
5. The relief requested in the application is denied in its entirety.



~~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

ISS 14th Ave

Return Address :

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



**From:** Karen Rasin <karenrasin@hotmail.com>  
**Sent:** Thursday, May 13, 2021 7:11 PM  
**To:** zba@seacliff-ny.gov  
**Subject:** Hess Property

May 13, 2021

To Whom it May Concern:

It has come to my attention that my neighbor Heidi Hess would like to construct a porch on her front property.

I would like to voice my support of this project.

Since Heidi has moved into her home, she has done a great deal of work to improve it. The inside is stunning, with beautiful counter tops, open space and easy livability.

The outside of Heidi's house does not match the beauty of the inside. A warm and inviting porch will improve both the quality of her home and help improve the look of our street. Her construction plans are as lovely as the inside and will match the rest of the block - most of our homes have front porches as well. We all love to sit on our porches and chat - how lovely for Heidi and her children to be able to do the same. I have no doubt it will increase the value of both her property and the ones around it.

Please feel free to contact me with any questions.

Most Sincerely,  
Karen Rasin  
182 14th Ave  
646-522-3202

**NO!**

PUBLIC HEARING NOTICE

PLEASE TAKE NOTICE that a public hearing will be held as to the following matter:

Agency: Zoning Board of Appeals, Village of Sea Cliff  
Date: May 19, 2021  
Time: 7:00 pm  
Place: Via Zoom teleconference and videoconference, as provided below

Subject: Application of Heidi Hess, 155 44<sup>th</sup> Avenue, Sea Cliff, New York, to construct a front yard porch and maintain a gazebo above the garage, which construction and maintenance requires variances of the following Village Code sections: (a) 138-405, in that the lot coverage will be 42.46%, where a maximum of 30% is permitted; (b) 138-408, in that the front yard setback will be 17.92 feet, where a minimum of 25 feet is required; (c) 138-411, in that the side yard setback will be 7.05 feet, where a minimum of 15 feet is required; (d) 138-413.1, in that there will be an encroachment into the required height setback ratios; and (e) 138-416, in that the gazebo is located in a front yard, where no such accessory structure is permitted. Premises are designated as Section 21, Block 144, Lot 23 on the Nassau County Land and Tax Map.

The meeting and public hearings shall take place via teleconferencing and videoconferencing through Zoom, and the meeting will be recorded and a transcription will be provided at a later date.

The Zoom login information is:  
Meeting ID: 930 7005 1441  
Password: 822984

Or dial by your location: +1 929 436 2866

Plans and other materials associated with the application may be reviewed and downloaded at [www.seacliff-ny.gov](http://www.seacliff-ny.gov).

Through Zoom, the public will have the opportunity to see and hear the meeting and hearings live. Any interested member of the public may provide public comments by following the procedure herein.

The Board will accept and consider public comments submitted by email or by mail to Village Hall, 300 Sea Cliff Avenue, Sea Cliff, New York 11579 if received, no later than 4:00pm on May 24, 2021. Email comments are to be submitted to [zba@seacliff-ny.gov](mailto:zba@seacliff-ny.gov). Public comments must identify the application to which the comments apply.

The Board will consider applications and may make final decisions at a meeting that will be scheduled to be held not less than six (6) days after the conclusion of a public hearing on an application. Prior to rendering a determination, the Board will consider all timely submitted documents.

Dated: May 3, 2021

BY ORDER OF THE ZONING BOARD OF APPEALS

**this is a hard NO!**

**igerrity@seacliff-ny.gov**

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**From:** Claudia Ames <claudiaames@danielgale.com>  
**Sent:** Tuesday, May 18, 2021 9:24 AM  
**To:** zba@seacliff-ny.gov  
**Subject:** 155 14th Ave porch application

Dear Zoning Committee Members,

I am a Sea Cliff resident who is well acquainted with Heidi Hess, the owner of 155 14th Ave. I not only know her but have rented her property as a real estate agent so I am very familiar with the structure and property. The owner is proposing new front porch construction as an improvement to her home which she and/or her tenant will not only enjoy, but will also increase her property value. The purpose of this letter is to let the zoning board know of my strong support for the proposed project. I have reviewed the architectural design and feel that the addition will not detract from the quaintness of Sea Cliff. Ms. Hess has taken multiple measures to have this project be within the parameters of approval. I hope you will grant her the opportunity to make such improvements on her home.

Kind regards,

Claudia

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Claudia Ames  
Real Estate Salesperson, CIREC  
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**[jgerrity@seacliff-ny.gov](mailto:jgerrity@seacliff-ny.gov)**

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**From:** Cormac Brady <cormac.m.brady@gmail.com>  
**Sent:** Tuesday, May 18, 2021 9:29 PM  
**To:** zba@seacliff-ny.gov; Shane Dommin; Jennifer Gerrity  
**Cc:** Danielle Brady; heidihesspa@gmail.com  
**Subject:** 155 14th Ave application

Dear Zoning Board Members

Our friend Heidi Hess, owner of 155 14th Ave has an application before you for a new front porch construction to her home. This work will bring a significant improvement to her home and how her home integrates with the rest of the avenue.

As a family friend, a Sea Cliff Planning Board member for several years and as someone who runs through the neighborhood daily I can attest to Heidi's character and commitment to the village aesthetics. I fully support Heidi's goal and intentions with this project and believe it will add to the neighborhood charm.

Thank you for your consideration

Cormac and Danielle Brady

**jgerrity@seacliff-ny.gov**

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**From:** Simone Sanchez <simonesanchez12@gmail.com>  
**Sent:** Wednesday, May 19, 2021 2:06 PM  
**To:** zba@seacliff-ny.gov  
**Subject:** 155 14th ave

Dear Zoning Committee Members,

I am a Sea Cliff resident who is well acquainted with Heidi Hess, the owner of 155 14th Ave. The owner is proposing new front porch construction as an improvement to her home. The purpose of this letter is to let the zoning board know of my strong support for the proposed project. I have reviewed the architectural design and feel that the addition will not detract from the quaintness of Sea Cliff. I am communicating with you because I am concerned about the unity of the neighborhood and harmony among its residents, and believe that this project deserves to be supported. The owner is doing the right thing by filing for the structural changes and asking for public opinion. I do reside on 14th ave and feel like these changes will improve the look and feel of this street.

Regards,  
Simone Sanchez

Namaste' 🌸

**jgerrity@seacliff-ny.gov**

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**From:** MOSES NADEL <studio@mosesnadel.com>  
**Sent:** Thursday, May 20, 2021 11:18 PM  
**To:** zba@seacliff-ny.gov  
**Subject:** 155 14th Avenue. Public Hearing Notice response.

Dear ZBA,

We are writing to express our concern of the proposed front yard porch and the gazebo above the garage at 155 14th Avenue.

We are in opposition to these structures. This home is next door to us. The existing house structure alone as it currently stands, is very close to our property. The gazebo above the garage was built and was never brought to our attention as a public hearing matter. We would not have agreed to this as it is a very intimidating 'wall' that is higher than the 5 foot allowance for a fence with the 1 foot open type fencing as we had understood was the maximum allowance for the Village of Sea Cliff. The top part of this structure elevates the 'wall' well over this which is excessive and should have been a point of conversation prior to construction. The proposed front yard structure will even further block daylight from our property and make the footprint of the house excessively large for such a small plot of land in a tight neighborhood setting. We're all about home improvement, as we are about to begin extensive renovations on our property, but bigger isn't better, especially on such a small property. In closing, the setback ratio of this home already pushes beyond code and we feel these variances have been put in place to maintain Sea Cliff's charm and should be upheld.

Thank you kindly for considering our position on this.

Warmest regards,  
Moses + Lara Nadel



**MOSES NADEL**

LEATHER CRAFT

212 \_ 254 \_ 0920

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