



# **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**

**1/15/21**

**TO:**  
**PROPERTY OWNER:** Jeremy LeRoux  
**PROPERTY ADDRESS:** 358 Sea Cliff Ave  
**SECTION/ BLOCK/ LOT:** 21/127/315

**APPLICATION NO:** 12072  
**APPLICATION RECV'D:** 8/27/2020  
**ZONE:** Residence A

**DESCRIPTION:** The applicant proposes to construct first and second floor additions and interior renovations.

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

**§ 107-4 Review required.**

*[Amended 10-7-1996 by L.L. No. 1-1996; 12-10-2018 by L.L. No. 7-2018; 5-11-2020 by L.L. No. 3-2020]*

*Site plan review, as provided herein, shall be required for the following, and the Planning Board shall approve, approve with modifications or disapprove applications, as follows:*

*B. Applications for building permits for additions to one-family dwellings. All building permit applications involving the proposed erection of any addition to a one-family dwelling where the gross floor area of the addition equals or exceeds 50% of the gross floor area of the existing dwelling.*

The applicant proposes to construct first and second floor additions and interior renovations.

**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 # 12072 APPLICATION DATE 8/27/20 PERMIT # 20--0272

PROPERTY ADDRESS: 358 Sea Cliff Ave SECT 21 BLOCK 127 LOT 315

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

OWNER:  
Applicant: (if applicant is different from owner state relationship to owner) Jeremy LeRoux  
Address: 510 7th Ave City: New York State: NY Zip: 11040  
Phone: \_\_\_\_\_ Cell: 917 597 5802 Email: Jeremy.LeRoux

Architect: Emilio Susa Architect P.C.  
Address: 25 South Service Road Ste 200 Jericho State: NY Zip: 11763  
Phone: 516 354-5609 Cell: \_\_\_\_\_ Email: asusa@esaarchitectpc.com

Contractor: ESSix Framing Inc  
Address: 2951 Essex Road City: Wantagh State: NY Zip: 11793  
Phone: 516 318-6951 Cell: \_\_\_\_\_ Email: \_\_\_\_\_

Plumber: Kenny's Plumbing + Heating  
Address: 160 Mannetto Hill Rd City: Huntington State: NY Zip: 11743  
Phone: 456-0497 Cell: \_\_\_\_\_ Email: \_\_\_\_\_

Electrician: Upright Electric Corp  
Address: 20 Washington Ave City: New Hyde Park State: NY Zip: 11040  
Phone: 516 280-8898 Cell: 516-776-6880 Email: vinnyg@uprightelectric.com

Other/Mechanical: Home time Air  
Address: 7052 Chestnut St Seaford City: \_\_\_\_\_ State: NY Zip: 11783  
Phone: 516-287-4373 Cell: \_\_\_\_\_ Email: home time air@aol.com

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.

Interior alteration of existing First Floor with a front addition, rear addition, and Deck. Removal of existing second floor, adding New second floor addition with 3 bedrooms and 2 bathrooms, and terrace off master Bedroom



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## BUILDING PERMIT

Cost of Improvement: \$ \_\_\_\_\_

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

Owner Signature: [Signature]

Owner Signature: [Signature]

Date: 10/1/2020 [Signature]

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 pd 10/1/2020  
**Application Fee** \$ 75 pd 10/1/2020  
**Permit Fees**  
 Building \_\_\_\_\_  
 Plumbing \_\_\_\_\_  
 Electrical \_\_\_\_\_  
 Mechanical \_\_\_\_\_  
 Certificate \_\_\_\_\_  
 Other \_\_\_\_\_  
 Total Permit Fees \$ **7507.75** pd

### REQUIRED CERTIFICATES

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

Approved by [Signature]

Examined for approval on 12/23/20

**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

*Jeremy LeRoux*

APPLICATION

Village of Sea Cliff.  
-----X

*Constructing 1<sup>st</sup> + 2<sup>nd</sup> Floor additions and  
Interior Renovations*

1. Name of applicant: Jeremy LeRoux and Bianca LeRoux  
2. Applicant's address: 510 7<sup>th</sup> Ave New Hyde Park NY 11040

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: 358 Sea Cliff Ave, Village of Sea Cliff, N. Y. and is also known as Section 21, Block 127, Lot(s) 315 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 RES-A zoning district of the Village of Sea Cliff.
7. The subject property is located on the N side of Summit Ave (street).
8. The date on which the owner(s) acquired the property was \_\_\_\_\_.
9. The approximate dimensions of the property are 75 feet by 115 feet, and the total acreage of property is .20 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: Primary Residence
14. The Building Department of the Village of Sea Cliff denied an application for a building permit on 8/27/2020
15. The proposed construction use of the property does not comply with the following sections of the Village Code: 107.4
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

16. This is an application for:

\_\_\_\_\_an appeal

\_\_\_\_\_a variance

\_\_\_\_\_a special permit

other (describe): Site plan 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)

Improving the curb appeal of the house and creating a better interior layout for our family of four.

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? Yes 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? Yes  
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: Jeremy LeRoux  
Signature of applicant: [Signature]  
Title of signatory: owner  
Date: 1/20/2021

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.

*Jeremy LeRoux*

Print Name

*Jeremy LeRoux*  
Signature

Sworn to before me this 21  
day of January 2021

*Jennifer Gerrity*

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 )

Jeremy LeRoux being duly sworn, deposes and says that (s)he is the owner of the property known as 358 Sea Cliff Ave in the Village of Sea Cliff. No other person is an owner of the said property except as described in the attached application. The undersigned hereby acknowledges that the applicant herein is authorized to submit this application to the Village of Sea Cliff on behalf of the owner(s) of the subject property.



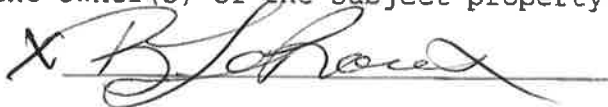
Sworn to before me on this 21  
day of January 2021.



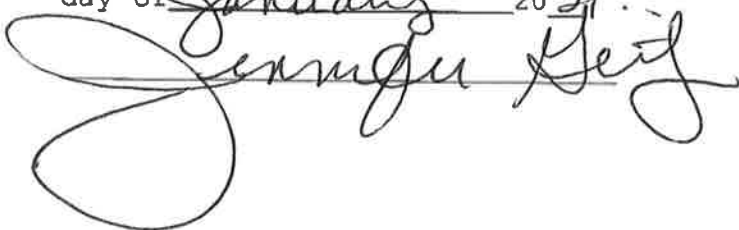
STATE OF NEW YORK) SS:

COUNTY OF NASSAU )

Bianca LeRoux being duly sworn, deposes and says that (s)he is the owner of the property known as 358 Sea Cliff Ave in the Village of Sea Cliff. No other person is an owner of the said property except as described in the attached application. The undersigned hereby acknowledges that the applicant herein is authorized to submit this application to the Village of Sea Cliff on behalf of the owner(s) of the subject property.



Sworn to before me on this 21  
day of January 2021.





ZONING BOARD OF APPEALS \_\_\_\_\_  
PLANNING BOARD  (check one)  
VILLAGE OF SEA CLIFF

In the Matter of the Application of

DISCLOSURE  
AFFIDAVIT  
General Municipal Law  
Section 809

Jeremy LaRoux

STATE OF NEW YORK) COUNTY OF NASSAU )

Constructing First and Second Floor additions and interior  
Renovations

ss: Jeremy LaRoux, 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>None</u>			

Sworn to before me this 21  
day of January 2021.

Signature

Jerome G. Giff



**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: *James [Signature]*

Date: *1/20/2021*







# PROPOSED FIRST & SECOND FLOOR ADDITIONS, NEW RAISED DECK AND INTERIOR ALTERATIONS

# LEROUX RESIDENCE

## 358 SEA CLIFF AVENUE, SEA CLIFF, NY

### DRAWING INDEX

T-1	TITLE SHEET/GENERAL NOTES, & PLOT PLAN
A-1	FOUNDATION PLAN, FIRST FLOOR PLAN, NOTES, AND DETAILS
A-2	SECOND FLOOR PLAN AND DETAILS
A-3	BUILDING ELEVATIONS

### GENERAL NOTES

#### DIVISION 1 - GENERAL REQUIREMENTS

- Work performed shall comply with the following:
  - These general notes unless otherwise noted on plans or specifications.
  - Building Code as specified on the architectural drawings.
  - All applicable local and state codes, ordinances and regulations.
- In areas where the drawings do not address methodically, the contractor shall be bound to perform in strict compliance with manufacturer's specifications and/or recommendations.
- On-site verification of all dimensions and conditions shall be the responsibility of the general contractor and his subcontractors.
- Noted dimensions take precedence over scale. Never scale directly from drawings. Contractor should consult Architect in case of question.
- The general notes and typical details apply throughout the job unless otherwise noted or shown.
- Discrepancies: The contractor shall compare and coordinate all drawings; when in the opinion of the contractor, a discrepancy exists he shall promptly notify the Architect, in writing, before proceeding with the work or he shall be responsible for the same and any indirect results of his action.
- Omissions: Architectural drawings and specifications shall be considered as part of the conditions for the work. In the event that certain features of the construction are not fully shown on the drawings, current national, state and local codes, ordinances, regulations or agreements as well as current acceptable building practices shall govern, and their construction shall be of the same character as for similar conditions that are shown or noted.
- The Architect will not be responsible for and will not have control over construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the work, and will not be responsible for the failure of the Client or his contractors, subcontractors, or anyone performing any of the work, to carry out the work in accordance with the approved contract documents, Architect to provide Certification Letter at end of project.
- Any and all drawings and specifications for sitework, plumbing supply or waste, electrical circuitry, and heating, ventilating, air conditioning systems are not a part of the professional services provided to the Client by the Architect unless included under their agreement. Any discrepancies with these documents by any of the above listed services as shown in documents prepared by others should be indicated in writing to the Architect immediately.
- Prior to application for building permits, the Contractor will furnish the Architect with two sets of shop drawings of all prefabricated components, one set to be retained by Architect, the other set to be returned to contractor after review. Items requiring shop drawings include but are not limited to roof trusses, floor trusses, stairs, cabinets, vanities, etc. Should the design or configuration of any prefabricated component be modified during construction from previously approved shop drawings, the Architect shall be furnished, prior to fabrication, with revised shop drawings incorporating the revision. If the Architect is not provided with the above information, the client shall defend, indemnify, and hold harmless the Architect from any claim or suite whatsoever, including but not limited to, all payments, expenses or costs included, arising or alleged to have arisen from prefabricated items.
- The conditions and assumptions stated in these specifications shall be verified by the contractor for conformance to local codes and conditions. In the event of a discrepancy between these specifications and local codes or conditions, the contractor shall notify the Architect in writing of the discrepancy and special Architecting requirements shall be applied to insure the building's structural integrity.
- These requirements may be superseded by more stringent information contained within the drawings. The more stringent shall be followed.
- Soil conditions shall conform to or exceed the following conditions:  
Bearing Capacity: Min. 2000 psf. field verified under all footings and reinforced slabs.  
Water Table: Min. 2'-0" below bottom of all concrete slabs and footings. Footings, foundations, walls, and slabs shall not be placed on or in Marine Clay, Peat and other organic materials.  
13. Live Loads: Roof: 30psf. Floor: 40psf (except sleeping rooms: 30psf). Exterior Balconies: 60psf. Stair Landings: 40psf. Wind Load: 15psf. Garage: 50psf. Maximum foundation lateral pressure: 40psf. Dead Loads: 10psf. Deck: 40psf. Attics without storage 10psf. Attics with storage 20psf. Guardrails & Handrails 200psf.  
14. Bottom of footings shall extend below frost line of the locality and minimum 3'-0" below existing grade to undisturbed soil or soil compacted to 95 % dry density having a load carrying capacity as specified in Note 12, as verified by a soils Architect licensed in the locality where project is being built.
- All foundation wall backfill under slabs where distance from edge of wall to edge of undisturbed soil exceeds 16" but less than 4'-0", shall consist of clean, porous, soil compacted in 6" layers to 95 % dry density or provide #4 rebar at 2'-0" o.c., 1'-0" beyond edge of undisturbed soil and 1'-0" into foundation wall.
- Free draining granular backfill (SM or better) shall be used against foundation walls consistent with the architectural plans and related details. Equivalent fluid pressure of backfill not to exceed 40pcf (pounds per cubic foot). If backfill pressures exceed 40pcf, then walls must be designed for actual pressures by a registered Professional Architect licensed in the locality where project is being built.
- Unbalanced fill not to exceed 7'-0" unless otherwise noted and substantiated by Architecting calculations. Backfill shall not be placed against walls until slabs-on-grade and framed floors are in place and have reached their design strength. Proper precautions shall be taken to brace foundation walls when backfilling. Where backfill is required on both sides, backfill both sides simultaneously.

#### DIVISION 3 - CONCRETE

- A. General:
- The concrete properties shall be as follows:
- | Item                          | Min. Comp. Strength @ 28 Days (PSI) | Min. Aggregate size | Slump                      |
|-------------------------------|-------------------------------------|---------------------|----------------------------|
| Footings                      | 3,500                               | 1/2"-1"             | 4±1"                       |
| Slab-on-Grade                 | 2,500                               | 1/2"-1"             | 4±1/2"                     |
| Walls                         | 3,500                               | 1/2"-1"             | 4±1/2"                     |
| Garage Slabs & exterior slabs | 3,500                               | 1/2"-1"             | 4±1" w/ 5% air entrainment |
- Concrete work shall conform to all requirements of ACI-318 specifications for structural concrete for buildings.
- B. Reinforcing Steel:
- Reinforcing steel shall be intermediate grade non-billet deformed bars grade 60 conforming to ASTM & 615. Welded wire fabric shall conform to ASTM A-185. See architectural drawings for sizes and locations.
  - Detailing, fabricating and placing of reinforcement shall be in accordance with ACI-315 Standard Practice for Detailing Reinforced Concrete Structures Manual of

- All reinforcing bars which intercept perpendicular elements shall terminate in hooks, placed two (2) inches clear from outer face of element.
- The contractor shall notify the building official at least forty-eight (48) hours prior to each concrete pour. No concrete shall be poured into footings containing standing water or mud. Footings shall be dewatered prior to placement of concrete. No concrete shall be placed until all reinforcing has been installed by the contractor and inspected by the building official or county approved licensed inspector.
- Minimum protective cover for reinforcing steel shall be as follows:
  - Footings: 3"
  - Beams and columns: 2"
  - Slab: 3/4" (Wire mesh to be placed at mid-depth of slab)
  - Walls - 1 1/4" at interior face; 3" at exterior face.
- Foundations:
  - Footings depths are shown on the architectural drawings. Footings shall bear a minimum of 1'-0" into original undisturbed soil and a minimum of 3'-0" below finished grade. Where required, step footings to ratio of 2 horizontal to 1 vertical.
  - Where conditions develop requiring changes in excavations, such changes shall be made as directed by the Architect.
  - All footing excavations shall be inspected by the building official or county approved inspector prior to the placing of any concrete. Same shall be given forty-eight (48) hours notice for this observation.
  - Soil investigation and report: All earth work, compaction and supervisions shall be done according to the recommendations of the soil investigation report prepared by a licensed geotechnical Architect. Concrete slab and footing calculations are based on a 2,000 psf value. If on-site test boring indicate lesser values, notify Architect, in writing, so that necessary structural modifications can be made.

- Slab-on-grade shall be 4" thick reinforced with 6 x 6 W14 x W14 WWF and shall be placed on 6 mil. vapor barrier on 4" crushed stone.
- Slab-on-grade at porches shall be 4" thick unless otherwise noted.
- Install anchor straps as per mfg. recommendations: 12" from corners and intervals of not more than 4'-0". Minimum embedment for anchors shall be as specified by manufacturer.
- In areas where the drawings do not address methodically, the contractor shall be bound to perform in strict compliance with manufacturer's specifications and/or recommendations.

#### DIVISION 6 - WOOD

- A. Lumber Grade:
- All lumber shall be, unless otherwise noted, No. 2 grade, Hem Fir with the following minimum structural values. Grading shall comply with PS 20-70 " American Softwood Lumber Standard " and applicable Western Wood Products Association standards.
  - Extreme fiber bending stress:
 

Size	Repetitive Member
2 x 12	1005 PSI
2 x 10	1105 PSI
2 x 8	1210 PSI
2 x 6	1310 PSI
  - Horizontal Shear: Fv = 75 PSI
  - Compression perpendicular to grain: FcL = 405 PSI
  - Compression parallel to grain: Fc = 675 PSI
  - Modulus of elasticity: E = 1,800,000 PSI
  - Moisture content: 19 % maximum.
  - Other species may be used provided substituted species shall meet or exceed requirements noted above.
  - Moisture content: All lumber 4" and deeper shall have moisture content not greater than 19 %, air dried lumber is desired but not necessary. Lumber may be kiln dried, however drying process must be slow and regulated to cause a minimum amount of checking, comparable with air dried stock.
  - All exterior lumber and lumber in contact with masonry or concrete shall be pressure preservative treated in accordance with AF&PA standards and stamped "Ground Contact 0.40 lbs/cubic foot".
  - Grade stamps shall appear on all lumber.
  - Store all lumber above grade and protect from exposure to weather.
- B. Filch Beams:
- Filch beams shall have a minimum fb = 15000, E=11.4 with 1/2" bolts located not closer than 2" from the top and bottom edge unless otherwise noted. There shall be a bolt top and bottom 2" from each end (see typical filch plate bolt pattern detail).
- C. Joist Hangers:
- All purlins, joists and beams not framed over supporting members shall be supported.
  - Joist hangers shall be prime quality steel which conforms to ASTM-A525, min. 22 gauge. Products acceptable shall be Simpson, Kant-Sag, or equivalent.
- D. Bolts in Wood Framing:
- All bolts in wood framing shall be standard machine bolts with standard malleable iron washers or steel plate washers.
  - Steel plate washer sizes shall be as follows:
    - 1/2" and 5/8" Diam. bolts - 2-1/4" sq. x 5/16"
    - 3/4" Dia. bolts - 2-5/8" sq. x 5/16"
  - Each bolt hole in wood shall be drilled 1/16" larger than diameter of bolt.
  - For sill anchors, see typical details on architectural drawings.
- E. Lag Bolts:
- Shall be of structural grade steel.
  - Washers shall be placed under the head of lag bolts bearing on wood. Length of lag bolts shall be minimum 2/3 depth of members being bolted together.
- F. Altering Structural Members:
- No structural member shall be omitted, notched, cut, blocked out or relocated without prior approval by the Architect. Do not alter sizes of members noted without approval of Architect.
- G. Built-up Beams:
- Built-up beams or joists formed by a multiple of 2 x members shall be interconnected as follows:
    - Members 9-1/4" and less in depth: glue and internal w/2 rows 16D nails at 12" o.c. staggered.
    - Members greater than 9-1/4" in depth or multiple 3 x members through bolt with 1/2" diameter machine bolts at 24" o.c. staggered.
- H. Cutting of Beams, Joist and Rafter:
- Cutting of wood beams, joists and rafters shall be limited to cuts and bored holes not deeper than 1/6 the depth of the member and shall not be located in the middle of 1/3 of the span. Notch depth of the ends of the member shall not exceed 1/4 the depth of the member. Holes bored out into joist shall not be closer than 2 inches to the lip or bottom of the joists and the diameter of the hole shall not exceed 1/3 the depth of the joist. The tension side of beams, joists and rafters of 4 inches or greater nominal thickness shall not be notched, except at ends of members.

#### O. Partitions:

- General:
  - Provide solid blocking at 4'-0" o.c. between the joist and first interior parallel joist.
  - Splices of the top and bottom portion of double top plates must be staggered a minimum of 4'-0".
  - Splices shall occur only directly over studs.
  - Structural variations are allowed if substantiated by Architecting calculations. Stamped by professional Architect licensed to practice in the jurisdiction where construction is taking place. One set of calculations to be provided to Architect for approval prior to construction.
  - Lap top plates at corners and intersections.
  - Bearing Walls supporting one floor or more:
    - Partitions must be constructed of minimum 2 x 4 studs spaced 16" o.c. of type lumber specified.
    - If a double top plate of less than 2-x 6's or 3-x 4's is used, floor joists shall be centered directly over and below bearing wall studs with a tolerance of no more than 1" unless substantiated by Architecting calculations.
    - Bearing stud walls must be sheathed with a minimum 1/2" gypsum board fastened according to drywall manufacturer recommendation.

#### DIVISION 7 - THERMAL AND MOISTURE PROTECTION

- A. Roofing:
- Fiberglass Shingles: THIRTY (30) year self sealing shingles over 1 layer of 30# asphalt saturated felt underlayment unless otherwise noted. Install according to manufacturer's instructions.
  - Cedar Shakes: #2 grade red-label cedar shakes (18" x 45") over one layer 30# a.s.f. underlayment. Install with 4 1/2" weather exposure. Apply an 18" wide strip of 30# a.s.f. over each course of shakes, 9" from bottom edge of shake extending over top of shake and onto sheathing.
  - Eave Flashing: See Note B-4, below.
- B. Flashing:
- All flashing, counter flashing, and coping when of metal shall be of not less than no. 26 U.S. gauge corrosion-resistant metal.
  - Flash all exterior openings and all building corners with approved material to extend at least 4" behind wall covering. Cover all exposed plywood at building corners with waterproof building paper.
  - Step flash at all roof to wall conditions. Flash and caulk wood beams and other projections through exterior walls or roof surfaces.
  - Eave flashing shall consist of two layers of 15# a.s.f. cemented together in addition to required nailing from the edge of the eave up the roof to overlay a point 24 inches inside the interior wall line of the building.
- C. Attic Ventilation:
- Enclosed attic truss spaces and enclosed roof rafters shall have cross ventilation for separate space with screened ventilating openings protected against the entrance of moisture and rain in accordance with the WFCM, BCNYS BOCA and CABO code, latest (as applicable) edition and all state and local codes and ordinances. See details on architectural plans for locations and details.

#### DIVISION 8 - DOORS AND WINDOWS

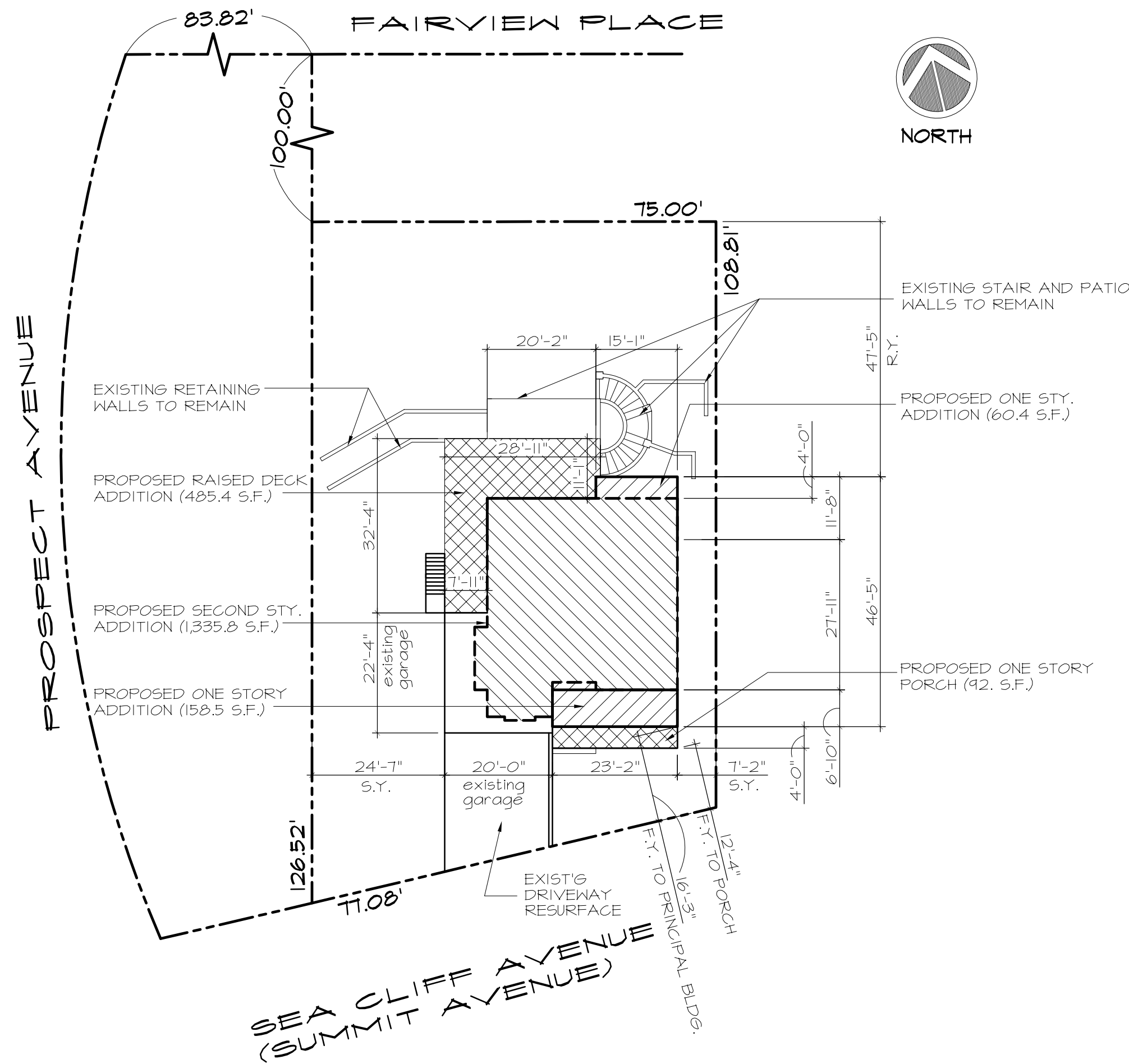
- A. General
- Windows in buildings located in wind-borne debris regions (120 mph wind zone or with-in one mile of the ocean, bay and sound) shall have glazed openings protected from wind-borne debris or the building shall be designed as a partially enclosed building in accordance with the Building Code of New York State. Glazed opening protection for wind-borne debris shall meet the requirements of the Large Missile Test ASTM E 1996 and of ASTM E 1886 Exception: Wood structural panels with a minimum thickness of 7/16 inch (11.1 mm) and a maximum span of 8 feet (2438 mm) shall be permitted for opening protection in one- and two-story buildings. Panels shall be pre-cut to cover the glazed openings with attachment hardware provided. Attachments shall be provided in accordance with Table R302.2.1.2 or shall be designed to resist the components and cladding loads determined in accordance with the provisions of the Building Code of New York State.
  - All windows shall have insulating glass, or single glass with storm windows or equal. Sizes indicated on plans are nominal only. Builder to consult with window manufacturer to determine exact sizes, rough opening, etc. At least one window from each bedroom area shall have a net clear opening area of 5.7 Sq. Ft. (grade floor 5.0 Sq. Ft.) with a net clear height of 24", a net clear opening width of 20", and a sill height of 44" or less above the floor for egress purposes. Glazing in doors and fixed glazed panels immediately adjacent to doors or windows within 18" of the floor, which may be subject to frequent and recurrent accidental human impact shall be tempered as per IBC, BOCA and CABO and state and local codes and ordinances.
- DIVISION 9 - FINISHES
- A. General
- All gypsum wallboard shall be installed in accordance with the provisions of the BOCA, CABO and state and local codes and ordinances (as applicable).
  - Gypsum wallboard shall not be installed until weather protection for the installation is provided. Storage should be in accordance with manufacturer's instructions.
  - All edges and ends of gypsum wallboard shall occur on the framing members except those edges which are perpendicular to the framing members. All edges of gypsum wallboard shall be in moderate contact except in concealed spaces where fire resistive construction is not required.
  - The sizes and spacing of fasteners shall comply with BOCA, CABO and state and local codes and ordinances (as applicable).
  - Provide moisture resistant drywall cement board at tubs and showers as shown on details in architectural drawings.
  - Fire-resistive construction: Garage ceilings and walls when adjacent to a dwelling unit shall be of rated construction according to the UL Design specified on the drawings when units are designed under BOCA standards as indicated on the drawings.

#### DIVISION 15 - MECHANICAL

- A. Heating Ventilation and Air Conditioning:
- All work shall be in full accordance with all current codes and regulations of the governing agencies.
  - Mechanical subcontractor to submit shop drawings indicating duct layouts, condenser location, duct sizes, etc. to Architect prior to installation. Mechanical subcontractor to review structural shop drawings and notify the Architect of any mechanical and structural design intent conflicts prior to construction.
  - All work shall be done in a neat and workmanlike manner and so as to not needlessly hamper that portion of the work performed by others.
- B. Plumbing:
- All work shall be in full accordance with all current codes and regulations of governing agencies.
  - All work shall be done in a neat and workmanlike manner and so as to not needlessly hamper that portion of the work performed by others.
  - Plumbing subcontractor to review structural and mechanical drawings and notify the Architect of any plumbing, HVAC, structural and design intent conflicts prior to construction.

#### DIVISION 16 - ELECTRICAL

- All work shall be in full accordance with all current codes and shall comply with the requirements of the serving power and telephone companies.
- All work shall be done in a neat and workmanlike manner and so as to not needlessly hamper that portion of the work performed by others.
- Installation:
  - All equipment installed outdoor and exposed to weather shall be weatherproof.
  - Bottom of receptacles and switches shall be located 5" above counter top unless otherwise noted on drawings.
  - Receptacles shall be installed vertically at 12" above finish floor and 12'-0" o.c. horizontally. All receptacles within 6'-0" horizontally of a sink lavatory or tub shall be wired to a ground fault interrupted circuit.
  - Wall switches to be 48" above floor.
  - All smoke detectors to be wired in a manner such that the activation of one by means of metal hangers will activate all.



SITE DATA: SECTION: 21, BLOCK: 127, LOTS: 315 ZONE: RES-A

	ACTUAL	REQUIRED
LOT AREA	8,824.87 S.F.	1,500 S.F. MIN.
BUILDING COVERAGE	2,481 S.F.	2,647.46 S.F. MAX.
% OF LOT COVERAGE	28.1%	30% MAX.
GROSS FLOOR AREA	34.9% (3,084 S.F.)	31% MAX.
FRONT YARD	16'-3" (NEW PRINCIPAL BLDG.)	20'-0" MIN.
FRONT YARD	12'-4" (NEW TO FRONT PORCH)	
REAR YARD	47'-5" (NEW)	20'-0" MIN.
SIDE YARD	7'-2" (MIN), 31'-9" = AGG. (EXISTING)	10' MIN., 20' AGG.
BUILDING HEIGHT	29'-8"	2 STORIES / 30'-0" MAX. RIDGE HEIGHT

### ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

SITE LOCATION :  
**LEROUX RESIDENCE**  
 358 SEA CLIFF AVENUE  
 SEA CLIFF, NY



DRAWING TITLE :  
**TITLE SHEET**

**Emilio SUSA Architect**

25 South Service Road, Suite 200  
 Jericho, N.Y. 11753  
 PHONE: 516\_354\_5609  
 FAX: 516\_776\_9591  
 E-MAIL: esusa@esarchitectpc.com  
 website: esarchitectpc.com

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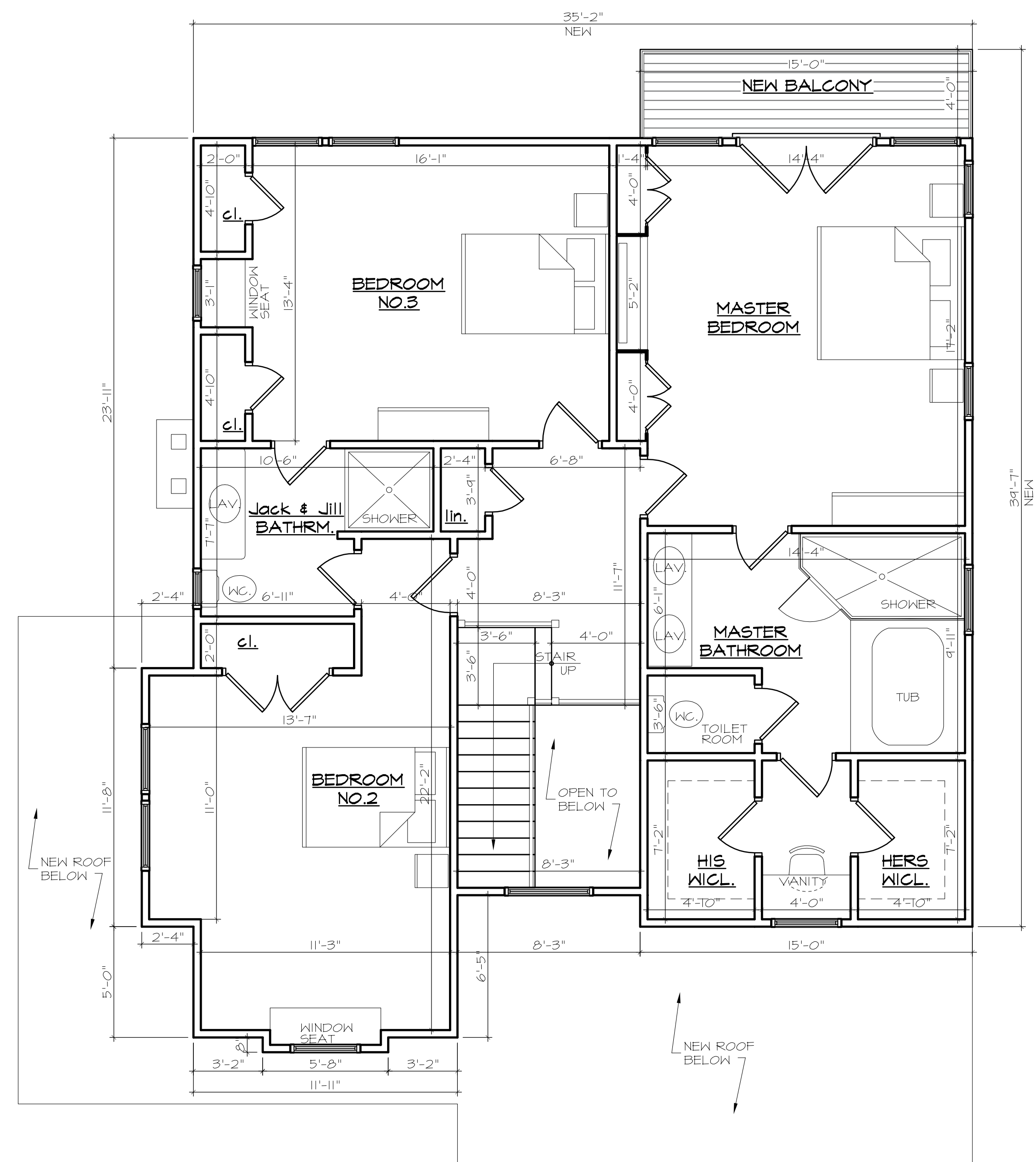
**T-1**





**WALL LEGEND**

-----	EXISTING WALL TO BE REMOVED
=====	EXISTING WALL TO REMAIN
=====	2x4 WOOD STUDS @ 16" o.c. (COORDINATE FINISHES W/ SECTIONS)
-----	8" THICK POURED CONCRETE FOUNDATION WALL ON 20" WIDE x 8" DEEP CONTINUOUS POURED CONCRETE FOOTING w/CONTINUOUS 2"x4" KEYWAY AND (2) CONTINUOUS #5 REINFORCING BARS IN FOOTING 36" MIN. DEPTH BELOW GRADE (3" COVER MIN.)



**SECOND FLOOR PLAN** SCALE: 1/4" = 1'-0"

SITE LOCATION :  
**LEROUX RESIDENCE**  
358 SEA CLIFF AVENUE  
SEA CLIFF, NY



DRAWING TITLE :  
**SECOND FLOOR PLAN,  
DETAILS, NOTES, AND LEGEND**

**Emilio SUSA Architect**  
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Jericho, N.Y. 11753  
PHONE: 516\_354\_5609  
FAX: 516\_776\_9591  
E-MAIL: esusa@esarchitectpc.com  
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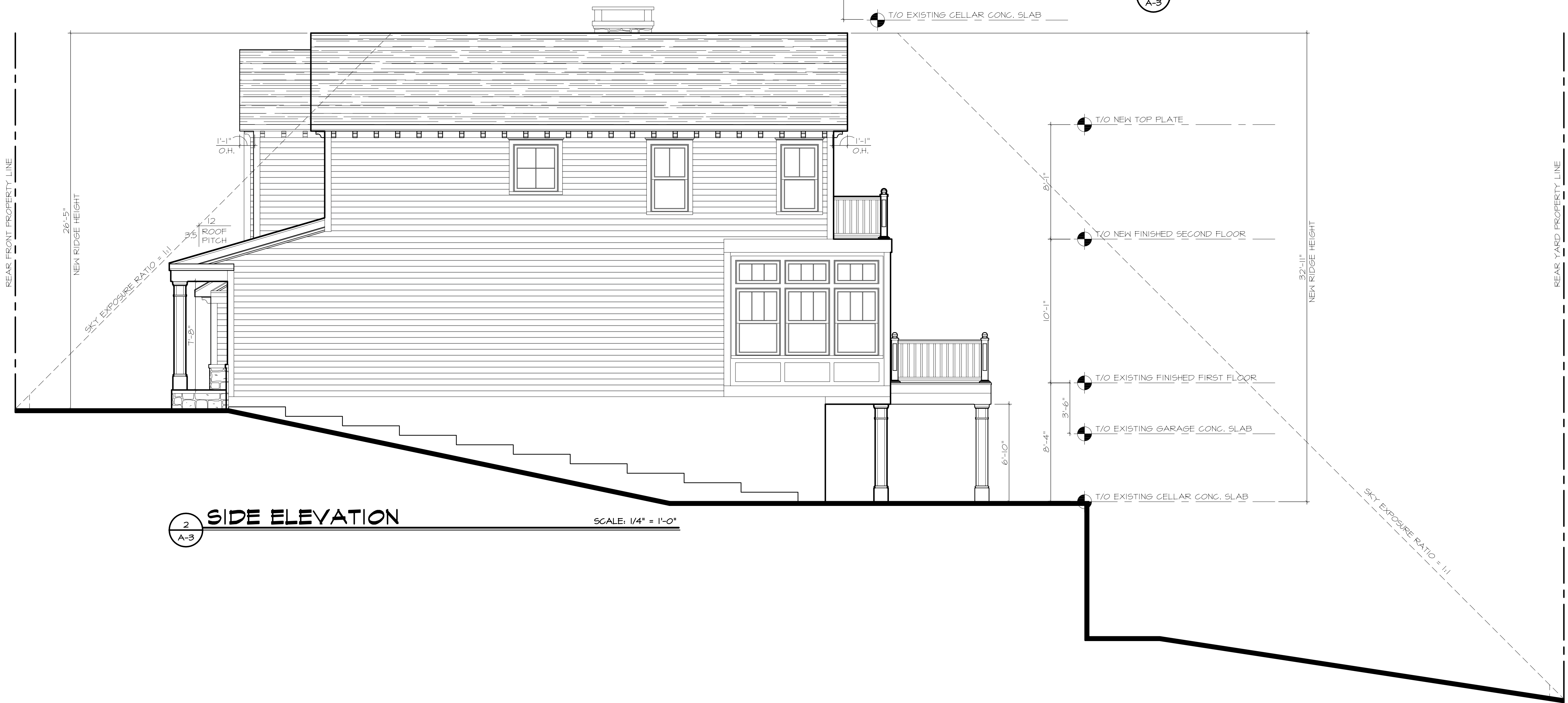
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SHEET NO. :  
**A-2**



**1**  
A-3  
**FRONT ELEVATION** SCALE: 1/4" = 1'-0"



**2**  
A-3  
**SIDE ELEVATION** SCALE: 1/4" = 1'-0"

SITE LOCATION :  
**LEROUX RESIDENCE**  
358 SEA CLIFF AVENUE  
SEA CLIFF, NY



DRAWING TITLE :  
**BUILDING ELEVATIONS**

**Emilio Susa Architect**  
25 South Service Road, Suite 200  
Jericho, N.Y. 11753  
PHONE: 516\_354\_5609  
FAX: 516\_776\_9591  
E-MAIL: esusa@esarchitectpc.com  
website: esarchitectpc.com

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DRAWN BY :	JB
SCALE :	AS NOTED
DATE :	

SHEET NO. :  
**A-3**





1 REAR ELEVATION

SCALE: 1/4" = 1'-0"



2 SIDE ELEVATION

SCALE: 1/4" = 1'-0"

SITE LOCATION :  
**LEROUX RESIDENCE**  
 358 SEA CLIFF AVENUE  
 SEA CLIFF, NY



DRAWING TITLE :  
**EXTERIOR ELEVATIONS**

**Emilio Susa Architect**

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 Jericho, N.Y. 11753  
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PROJECT NO. :	
DRAWN BY :	JB
SCALE :	AS NOTED
DATE :	

SHEET NO. :  
**A-4**





# Work and Phasing Plan

February 3, 2021

358 Sea Cliff Ave  
Sea Cliff, New York  
11579

Home Owners:  
Jeremy and Bianca LeRoux

Architect:  
Emilio Susa

General Contractor:  
Essix Framing

## General Project Description

The project is to include interior alteration of existing first floor with front addition and porch, rear addition and deck. Removal of existing second floor adding a new second floor addition with three bedrooms two bathrooms and a terrace off the rear of the master bedroom. The project will create a nicer more welcoming curb appeal and create a better layout for our family with two children. A reasonable effort will be made to limit traffic interruption on Sea Cliff Ave.

## Work Plan

### 1. Site Preparation

- 30 Yard Dumpster to be placed on front yard of property as not to take up public street parking
- Install 6 foot chain link construction fence with black mesh across the front of the property line
- Obtain Demo permit and shut off gas and water utilities
- Put a porta-potty in the front yard behind existing hedges so it is not visible from the street
- No trees or shrubbery are to be removed for this project
- Home Owner and General Contractor to perform a pre-construction survey of the neighboring homes

### 2. House Demo

- Demo of the wood frame house will be done manually from the roof down to the foundation
- Debris from the house will be loaded in an organized fashion with minimal dust and airborne debris
- Demo will be done with hand tools only, no machinery will be used
- Front and rear first floor walls to be removed as per approved plans. Side walls to be braced and stay in tact

### 3. Excavation to the front and rear foundation walls

- Rear foundation walls to be removed using partner saw with concrete diamond blade
- Excavator only used to load heavy concrete blocks into the dumpster and to dig down to the footing
- Front foundation to remain until new front foundation walls are poured for the extension
- Foundation footing formed for inspection
- Footing inspected
- Concrete footing poured (weather permitting)
- Foundation walls formed with forming walls and rebar installed for inspection
- Foundation wall forms with rebar inspected
- Pour foundation walls (weather permitting)
- Remove old front foundation wall
- Waterproof new foundation walls
- Backfill foundation in front and rear

### 4. Steel I-beam

- Two steel I-beams on the cellar plan will be delivered
- A crane will be used to install the steel in the proper locations on the foundation

### 5. Framing and Roofing

- Frame house and roof
- Rough framing built as per approved plans, house sheeted, blocked to code, strapped to code and fascia completed. The house will be ready to be roofed, sheet rocked, sided, and ready for windows and doors. Framing will include everything from basement to roof including steel instillation and all decorative eyebrow roofing and fascia returns
- Front porch and rear deck to be framed and finished with Trex decking
- Install windows and doors
- Roofing shingles installed

## 6. Siding and Trim

- Siding and trim work completed

## 7. Plumbing and HVAC

- All plumbing to be completed as per plans and roughed for fixtures
- Install radiant heat for the floors
- Install HVAC for forced air heat and central AC
- Install piping for natural gas appliances

## 8. Electric

- All Electric to be run and roughed for fixtures

## 9. Insulation

- Spray foam insulation throughout entire house

## 10. Sheet Rock

- House to be sheet rocked, taped, spackled, primed and painted
- Ship lap, crown moldings and board and batten decorative work completed

## 11. Electrical Fixtures Installed

- All lights, fans and electrical fixtures installed

## 12. Flooring and trim

- Hardwood floors installed on first and second floor
- Tile floors done in the basement and bathrooms
- Moldings and trim installed

## 13. Cabinetry

- Install kitchen cabinets, island and counter tops
- Install vanities in bathrooms and master closets
- Install cabinetry in Mud Room

#### 14. Plumbing fixtures

- Showers tiled and bath tubs installed
- Sinks installed in Kitchen and Bathrooms
- Sink and shower/tub fixtures installed

#### 15. Paint

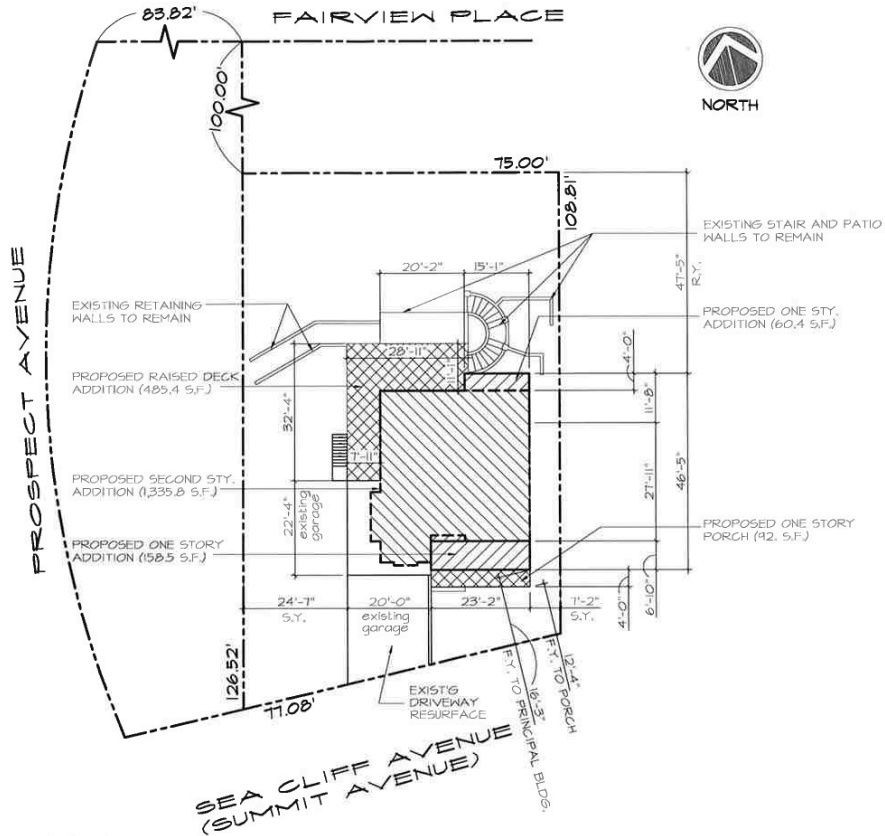
- All walls and trim to be painted with final colors





## Safety Plan

- No Smoking shall be permitted on the property
- All workers will wear a mask at all times
- All workers will practice social distancing
- Hand sanitizer will be available on site and used often
- In the event of emergency Call 911 and Jeremy LeRoux
- Workers will also wear work gloves



SITE DATA: SECTION: 21, BLOCK: 127, LOTS: 315

ZONE: RES-A

	EXISTING	PROPOSED	REQUIRED
LOT AREA	8,824.87 S.F.	8,824.87 S.F.	1500 S.F. MIN.
BUILDING COVERAGE	1,761.03 S.F.	2,481 S.F.	2,847.46 S.F. MAX.
% OF LOT COVERAGE	19.96%	28.1%	30% MAX.
GROSS FLOOR AREA	2,577.96 S.F. (29.21%)	3,498 (39.84 S.F.)	31% MAX.
FRONT YARD	18'-8" PRINCIPAL BLDG.	16'-3" PRINCIPAL BLDG. 12'-4" TO FRONT PORCH	20'-0" MIN.
REAR YARD	51'-5"	47'-5"	20'-0" MIN.
SIDE YARD	7'-2"(MIN), 31'-9"=AGG.	7'-2"(MIN), 31'-9"=AGG.	10' MIN, 20' AGG.
BUILDING HEIGHT	27'-6"	29'-8"	2 STORIES / 30'-0" MAX. RIDGE HEIGHT



## ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

MINUTES  
BOARD OF APPEALS  
VILLAGE OF SEA CLIFF  
300 SEA CLIFF AVENUE  
SEA CLIFF, NEW YORK 11579

October 27, 2020

Present: Chair	Noel Griffin
Members	Tim O'Donnell and Jim Mozer
Alternate Member	Frank D'Errico
Village Attorney	Brian Stolar, Esq.

The meeting was called to order at 6:02 pm.

Due to public health and safety concerns related to COVID-19, and pursuant to the Governor's Executive Orders, the meeting was held by videoconferencing, through Zoom. The meeting was recorded and a transcription will be provided at a later date.

The meeting was held for the purpose of discussing applications on which the Board held hearings previously.

The meeting date and time was stated at the Board's October 20, 2020 meeting, posted on the Village website and provided to the official Village newspaper.

Public participation and observation was made available via Zoom.

The Board discussed the application of Jeremy LeRoux, 358 Sea Cliff Avenue, Sea Cliff, New York, to construct additions, which construction requires variances of the following Village Code sections: (a) 138-408, in that the front yard setback is 16.3 feet, where a minimum of 20 feet is required; (b) 138-411, in that a side yard setback will be 7.2 feet, where a minimum of 10 feet is required;

(c) 138-413, in that the height will be 32.92 feet, where a maximum of 30 feet is permitted; (d) 138-413.1, in that the height setback ratio on the east and south sides will exceed the permitted height setback ratio; and (e) 138-414.1, in that the floor area ratio will be 34.9%, where a maximum of 31% is permitted.

After such discussion, on motion duly made by Mr. O'Donnell, seconded by Mr. D'Errico, and adopted unanimously, the Board determined that it is the lead agency with respect to environmental review, the action is a Type II matter under SEQRA that requires no further environmental review, and granted the LaRoux application in accordance with the short form decision annexed hereto.

The Board discussed the application of Fusion Architecture, 1 Fairchild Court, Suite 130, Plainview, New York, as agent for Community Services for the Mentally Retarded, Inc., to construct a new curb cut and driveway, where such construction requires a variance of Village Code §A153-2, in that the curb cut exceeds 25% of the length of the front property line.

After such discussion, on motion duly made by Mr. Mozer, seconded by the Chair, and adopted unanimously, the Board determined that it is the lead agency with respect to environmental review, the action is a Type II matter under SEQRA that requires no further environmental review, and denied the Fusion Architecture application in accordance with the short form decision annexed hereto.

The Board discussed its meeting procedure under the current pandemic circumstances.

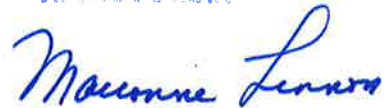
There being no further business, the Board adjourned the meeting at  
6:40pm.

  
NOEL GRIFFIN, CHAIR

VILLAGE OF GRIFFIN, NY

NOV 12 2020

VILLAGE CLERK



**FUSION ARCHITECTURE 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 October 27, 2020, on motion duly made by Mr. Mozer, seconded by the Chair, and adopted unanimously, the Board, having duly considered the matters brought forth at the public hearing and other matters properly within the consideration of this Board and discussed the subject application, rendered the following short-form determination:

1. Fusion Architecture, 1 Fairchild Court, Suite 130, Plainview, New York, as agent for Community Services for the Mentally Retarded, Inc., to construct a new curb cut and driveway, where such construction requires a variance of Village Code §A153-2, in that the curb cut exceeds 25% of the length of the front property line. Premises are located at 63 Highland Avenue, and are designated as Section 21, Block 131, Lot 6 on the Nassau County Land and Tax Map.
2. The applicant is the architect for 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.

**LEROUX 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 October 27, 2020, on motion duly made by Mr. O'Donnell, seconded by Mr. D'Errico, and adopted unanimously, the Board, having duly considered the matters brought forth at the public hearing and other matters properly within the consideration of this Board and discussed the subject application, rendered the following short-form determination:

1. Jeremy LeRoux, 358 Sea Cliff Avenue, Sea Cliff, New York, to construct additions, which construction requires variances of the following Village Code sections: (a) 138-408, in that the front yard setback is 16.3 feet, where a minimum of 20 feet is required; (b) 138-411, in that a side yard setback will be 7.2 feet, where a minimum of 10 feet is required; (c) 138-413, in that the height will be 32.92 feet, where a maximum of 30 feet is permitted; (d) 138-413.1, in that the height setback ratio on the east and south sides will exceed the permitted height setback ratio; and (e) 138-414.1, in that the floor area ratio will be 34.9%, where a maximum of 31% is permitted. Premises are designated as Section 21, Block 127, Lot 315 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 granted provided that (a) the construction shall conform to the plans submitted with the application, (b) applicant shall comply with all requirements of the Village Code and the Building Department, and (c) all work is performed, and all approvals obtained, within the timeframe provided in Village Code §138-1304.



MINUTES  
BOARD OF APPEALS  
VILLAGE OF SEA CLIFF  
300 SEA CLIFF AVENUE  
SEA CLIFF, NEW YORK 11579

October 30, 2020

Present:Chair	Noel Griffin
Members	Tim O'Donnell, James Versocki and Jim Mozer
Alternate Member	Frank D'Errico
Village Attorney	Brian Stolar, Esq.

The meeting was called to order at 5:04 pm.

Due to public health and safety concerns related to COVID-19, and pursuant to was held by videoconferencing, through Zoom. The meeting was recorded and a transcription will be provided at a later date.

The Board discussed the LeRoux application, on which a public hearing had been held on October 20, 2020, and the Board granted the variances on October 27, 2020. In accordance with the noticed procedure, an interested neighbor submitted a letter to the Village by email on October 22, 2020. However, the email was misdirected to spam, and the Board was not aware of the letter or its potential probative value until after rendering a determination on the application on October 27, 2020.

After discussing this matter, by motion duly made the Chair, seconded by Mr. O'Donnell, and adopted unanimously, the Board reopened the application and the public hearing, and determined to hold a public hearing, subject to required notice, on November 17, 2020, at 7:00pm.

The Board discussed its rules adopted in May relating to meetings by videoconference. As the rules only permit videoconference meetings, and the Board intends to meet in person where doing so can be done safely and in compliance with CDC and New York State health guidelines, the Board considered a change to the rules that permits in person meetings for its deliberation meetings. After such discussion, on motion duly made by the Chair, seconded by Mr. D'Errico, and adopted unanimously, the Board determined to change its rules to provide for such opportunity for in person meetings, and a copy of the amended rules, which changes are subject to approval by the Board of Trustees, are attached. The rules will become effective upon approval by the Board of Trustees.

There being no further business, the Board adjourned the meeting, at 5:10pm.

  
NOEL GRIFFIN, CHAIR

VERIFIED COPY

NOV 12 2020

VERIFIED CLERK



## **ZONING BOARD OF APPEALS TEMPORARY AMENDMENTS TO RULES**

As provided by Village Code §A150-12, the Board may amend its rules, subject to certain requirements. Accordingly, the Board amends its rules, as follows:

### **Meetings to be held by Videoconference**

Due to public health and safety concerns related to COVID-19, and pursuant to the Governor's Executive Orders, including, without limitation, Orders 202.1, 202.10 and 202.15, the Zoning Board of Appeals may continue to hold its meetings that include public hearings utilizing videoconferencing. Deliberation meetings may be held in person, or if determined appropriate by the Board, may be held by videoconference.

The videoconference meetings and hearings will be recorded and a transcription will be provided at a later date. The public will have an opportunity to see and hear the videoconference meetings and hearings live. Any required legal notices shall provide the method to be used, and shall contain instructions on how the public may view the meeting.

### **Application Documents**

Application documents must be submitted in paper **and electronic** format.

Applicants may submit supplemental information, as follows. Not less than 7 days prior to the scheduled public hearing, all applicants must submit any documentation supplementing the application, in paper **and electronic** format, to the Village. Documents submitted after such date may not be considered by the Board.

In advance of the public hearing, the Village will post, on the Village website, all application documents timely submitted.

### **Applicant Presentations**

Upon being recognized by the Chair during the videoconference hearing, an applicant, or his representative, may present to the Board a statement in relation to the application. No documents may be provided by the applicant at this time, either by screen sharing or similar application. The Board will only consider documents timely submitted by the applicant.

### **Public Comments**

The public will have the opportunity to see and hear the meetings 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 no later than 4:00pm on the third (3<sup>rd</sup>) business day after the meeting at which the application is discussed. Public comments are to be submitted by email to an address, as stated on the Village website and/or in any required legal notice. Public comments must identify the application to which the comments apply.

### **Decisions**

The Board will consider applications and may make final decisions at a meeting held not less than one (1) week after the conclusion of a public hearing on an application.

MINUTES  
BOARD OF APPEALS  
VILLAGE OF SEA CLIFF  
VIA ZOOM VIDEOCONFERENCE

November 17, 2020

Present:Chair	Noel Griffin
Members	Tim O'Donnell, James Versocki and Jim Mozer
Alternate Member	Frank D'Errico
Village Attorney	Brian Stolar, Esq.

The meeting was called to order at 7:02 pm.

Due to public health and safety concerns related to COVID-19, and pursuant to the Governor's Executive Orders, the meeting and public hearings were held by videoconferencing, through Zoom. The meeting was recorded and a transcription will be provided at a later date.

The hearing notices for the applications provided the method for public participation, including the opportunity to submit comments through electronic mail before, during and after the hearings, through and including November 20, 2020, at 4:00pm. The Zoom sign in information was provided in the hearing notices. The applicants presented their applications through Zoom videoconference. As provided in the hearing notices, public comment could be made only by submitting comments by email before or during the meeting.

The application materials were made available for viewing and downloading, on the Village website, before and during the hearing.

The Board opened the public hearing on the application of Kevin and Jen O'Hare, 302 Franklin Avenue, Sea Cliff, New York, to construct a new garage,

which requires a variance of Village Code §138-416 in that the garage will be located 5 feet from the side property line, where a minimum of 10 feet is required. Premises are designated as Section 21, Block 179, Lot 84 on the Nassau County Land and Tax Map.

The hearing testimony was recorded and will be transcribed stenographically. The Board closed the hearing, subject to submission of public comment by electronic mail no later than November 20, 2020, at 4:00pm, and reserved decision.

The Board opened the reopened hearing on the application of Jeremy LeRoux, 358 Sea Cliff Avenue, Sea Cliff, New York, to construct additions, which construction requires variances of the following Village Code sections: (a) 138-408, in that the front yard setback is 16.3 feet, where a minimum of 20 feet is required; (b) 138-411, in that a side yard setback will be 7.2 feet, where a minimum of 10 feet is required; (c) 138-413, in that the height will be 32.92 feet, where a maximum of 30 feet is permitted; (d) 138-413.1, in that the height setback ratio on the east and south sides will exceed the permitted height setback ratio; and (e) 138-414.1, in that the floor area ratio will be 34.9%, where a maximum of 31% is permitted. Premises are designated as Section 21, Block 127, Lot 315 on the Nassau County Land and Tax Map.

The hearing testimony was recorded and will be transcribed stenographically. The Board closed the hearing, and reserved decision.

The Board opened the public hearing on the application of Joyce Poturica, 200 Prospect Avenue, Sea Cliff, New York, to construct a one story rear yard

addition, which construction requires variances of the following Village Code sections: (a) 138-412, in that the rear yard setback will be 7 feet, where a minimum setback of 20 feet is required, and (b) 138-413.1, in that the addition will encroach into the west side height setback ratio, where no such encroachment is permitted. Premises are designated as Section 21, Block 153, Lot 50 on the Nassau County Land and Tax Map.

The hearing testimony was recorded and will be transcribed stenographically. The Board closed the hearing, subject to submission of public comment by electronic mail no later than November 20, 2020, at 4:00pm, and reserved decision.

The Board opened the public hearing on the application of John D'Agate, as contract vendee, and Paul Shavelson, as owner, 170 Franklin Avenue, Sea Cliff, New York, to construct a second floor addition, which construction requires variances of the following Village Code sections: (a) 138-411, in that the side yard setback will be 5 feet, where a minimum of 10 feet is required; (b) 138-413.1, in that the addition encroaches into the height-setback ratio, where no such encroachment is permitted; and (c) 138-414.1, in that the floor area ratio will be 51%, where a maximum of 50% is permitted. Premises are designated as Section 21, Block 178, Lot 318 on the Nassau County Land and Tax Map.

The Chair recused himself from participation in this application. On motion duly made by Mr. D'Errico, seconded by Mr. Mozer, and adopted four votes in favor and the Chair abstaining, the Board appointed Mr. O'Donnell to serve as Acting Chair for the D'Agate hearing.

The hearing testimony was recorded and will be transcribed stenographically. The Board closed the hearing, subject to submission of public comment by electronic mail no later than November 20, 2020, at 4:00pm, and reserved decision.

The Chair returned to his position as Chair.

The Board opened the public hearing on the application of Matthew Lippert and Courtney Chambers, 41 14<sup>th</sup> Avenue, Sea Cliff, New York, to construct a second story addition, which construction requires variances of the following Village Code sections: (a) 138-411, in that the side yard setback will be 8.7 feet, where a minimum of 10 feet is required; (b) 138-412, in that the rear yard setback will be 11.42 feet, where a minimum of 20 feet is required; and (c) 138-413.1, in that the addition will encroach into the west side height setback ratio, where no such encroachment is permitted. Premises are designated as Section 21, Block 149, Lot 735 on the Nassau County Land and Tax Map.

The hearing testimony was recorded and will be transcribed stenographically. The Board closed the hearing, subject to submission of public comment by electronic mail no later than November 20, 2020, at 4:00pm, and reserved decision.

The Board opened the public hearing on the application of Westside Donut Sea Cliff Ventures LLC, as tenant, and GCA Sea Cliff Realty LLC, as owner, 347 Glen Cove Avenue, Sea Cliff, New York, to permit operation of a restaurant with outdoor seating, which restaurant requires a special use permit pursuant to Village Code §138-902, and a variance of Village Code §138-1002,



in that the proposed use increases the required off-street parking by four (4) parking spaces without providing for additional parking on-site. Premises are designated as Section 21, Block 78, Lot 23 on the Nassau County Land and Tax Map.

The hearing testimony was recorded and will be transcribed stenographically. The Board identified various items that required additional document submission and information from the property owner. The Board continued the public hearing to December 15, 2020, at 7:00pm.

The Board indicated that it had received no correspondence from applicants relating to the Reardon (19 Winding Way) or the PMG Northeast (700 Glen Cove Avenue) applications. On motion duly made by Mr. Versocki, seconded by Mr. D'Errico, and adopted unanimously, the Board adjourned these hearings without date, requiring that new notices be provided upon a further continuation of the hearings.

The Board noted that the 101 Brown Street (Davidow) application was adjourned to December 15, 2020, at 7:00pm.

The Board determined that the next meeting date would be November 24, at 5:00pm, to be held by videoconference.

The Board discussed the LaRoux application. After such discussion, on motion duly made by Mr. O'Donnell, seconded by Mr. D'Errico, and adopted unanimously, the Board determined that it is the lead agency with respect to environmental review, the action is a Type II matter under SEQRA that requires

no further environmental review, and granted the LaRoux application in accordance with the short form decision annexed hereto.

The Board discussed the long form format decision regarding the 14 Bay Avenue application, which decision had been requested timely by a resident. After such discussion, on motion duly made by the Chair, seconded by Mr. Mozer, and adopted four votes in favor and Mr. D'Errico abstaining, the Board adopted the 14 Bay Avenue long form decision attached to these minutes.

There being no further business, on motion duly made by Mr. O'Donnell, seconded by Mr. D'Errico, and adopted unanimously, the Board adjourned the meeting, at 8:36pm.

  
NOEL GRIFFIN, CHAIR

VILLAGE OF CLAYTON, NY

DEC 10 2020

VILLAGE CLERK



**LEROUX 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 November 17, 2020, on motion duly made by Mr. O'Donnell, seconded by Mr. D'Errico, and adopted unanimously, the Board, having duly considered the matters brought forth at the original public hearing and the reopened public hearing, documentation 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. Jeremy LeRoux, 358 Sea Cliff Avenue, Sea Cliff, New York, to construct additions, which construction requires variances of the following Village Code sections: (a) 138-408, in that the front yard setback is 16.3 feet, where a minimum of 20 feet is required; (b) 138-411, in that a side yard setback will be 7.2 feet, where a minimum of 10 feet is required; (c) 138-413, in that the height will be 32.92 feet, where a maximum of 30 feet is permitted; (d) 138-413.1, in that the height setback ratio on the east and south sides will exceed the permitted height setback ratio; and (e) 138-414.1, in that the floor area ratio will be 34.9%, where a maximum of 31% is permitted. Premises are designated as Section 21, Block 127, Lot 315 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 granted provided that (a) the construction shall conform to the plans submitted with the application, (b) applicant shall comply with all requirements of the Village Code and the Building Department, and (c) all work is performed, and all approvals obtained, within the timeframe provided in Village Code §138-1304.

GUALTIERI MARIA ELENA & MANGO VINCENT P  
OR CURRENT OWMER  
168 12TH AVE  
SEA CLIFF, NEW YORK 11579

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

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

PETERSON JEANETTE  
OR CURRENT OWMER  
85 FAIRVIEW PL  
SEA CLIFF, NEW YORK 11579

ORAZIO BENCIVENNI TRUST  
OR CURRENT OWMER  
82-84 FAIRVIEW PL  
SEA CLIFF, NEW YORK 11579

DIBELLA REALTY HOLDINGS LLC  
OR CURRENT OWMER  
357 /359 SEA CLIFF AVE  
SEA CLIFF, NEW YORK 11579

BENNETT JAMES & DOROTHY  
OR CURRENT OWMER  
368 SEA CLIFF AVE  
SEA CLIFF, NEW YORK 11579

CREAVIN FREDERICK M & CREAVIN REBECCA W  
OR CURRENT OWMER  
373 SEA CLIFF AVE  
SEA CLIFF, NEW YORK 11579

MCGHEE MONIQUE TRUST  
OR CURRENT OWMER  
170 12TH AVE  
SEA CLIFF, NEW YORK 11579

KRUMLOLZ WALTER  
OR CURRENT OWMER  
83 FAIRVIEW PL  
SEA CLIFF, NEW YORK 11579

BIANCHI PAUL  
OR CURRENT OWMER  
362 SEA CLIFF AVE  
SEA CLIFF, NEW YORK 11579

SCAVONE FRANK  
OR CURRENT OWMER  
FAIRVIEW PL  
SEA CLIFF, NEW YORK 11579

REAGAN THOMAS & GUNNING NANCY  
OR CURRENT OWMER  
327 SEA CLIFF AVE  
SEA CLIFF, NEW YORK 11579

FISCHER HERBERT C LIFE ESTATE  
OR CURRENT OWMER  
87 SUMMIT AVE  
SEA CLIFF, NEW YORK 11579

WOLF ASSOCIATES  
OR CURRENT OWMER  
358 SEA CLIFF AVE  
SEA CLIFF, NEW YORK 11579

T & N IZZO REALTY INC  
OR CURRENT OWMER  
343 SEA CLIFF AVE  
SEA CLIFF, NEW YORK 11579

ERICKSON PROPERTY MANAGEMENT INC  
OR CURRENT OWMER  
331-333 SEA CLIFF AVE  
SEA CLIFF, NEW YORK 11579

GORDON LAWRENCE & NANCY  
OR CURRENT OWMER  
89 SUMMIT AVE  
SEA CLIFF, NEW YORK 11579

HAN BEOM & MEE  
OR CURRENT OWMER  
75 PROSPECT AVE  
SEA CLIFF, NEW YORK 11579

BELL BARBARA  
OR CURRENT OWMER  
372 SEA CLIFF AVE  
SEA CLIFF, NEW YORK 11579

LeRoux -  
358 Sea Cliff Ave



60ft  
-73.648 40.850 Degrees

NYSS.  
\$3540

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

copy

THIS INDENTURE, made the 30<sup>th</sup> day of September, in the year 2020

BETWEEN Wolf Associates, having an address at 358 Sea Cliff Avenue, Sea Cliff NY 11579

party of the first part, and Jeremy Leroux and Bianca Lerouxas husband & wife, having an address at 510 7<sup>th</sup> Ave New Hyde Park, NY 11040

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

Ten ----- (\$10.00) dollars

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

Schedule A annexed hereto and made a part hereof.

ADDRESS: 358 Sea Cliff Avenue, Sea Cliff NY 11579

SAID PREMISES BEING AND INTENDED TO BE THE SAME PREMISES CONVEYED TO THE GRANTOR IN DEED DATED 12/27/2005 RECORDED 1/12/2006 LIBER 12065 CP 115 IN NASSAU COUNTY

Tax Map Designation: Scton/Block/Lot 21-127-315 County of Nassau

Sec  
21  
Block  
127  
lot  
315

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:

\_\_\_\_\_  
\_\_\_\_\_

  
Wolf Associates  
By Peter J Goodman, ESQ as attorney

\_\_\_\_\_



**ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE**

State of New York, County of Nassau ss:

On the 29 day of September in the year 2020, before me, the undersigned, personally appeared

Peter Goodman

, 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.



HEATH S. BERGER  
Notary Public, State of New York  
No. 02BE5008879  
Qualified in Suffolk County  
Commission Expires March 1, 2023

**ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE**

State of New York, County of \_\_\_\_\_, ss:

On the \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_, before me, the undersigned, a Notary Public in and for said State, personally appeared \_\_\_\_\_, the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in

(if the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto

**Bargain and Sale Deed  
With Covenants**

**Title No. MKM-N-34685**

**Wolf Associates**

**TO**

**Jeremy Leroux and Bianca Leroux**



SECTION: 21

BLOCK: 127

LOT: 315

COUNTY OR TOWN: Nassau

**ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE**

State of New York, County of \_\_\_\_\_, ss:

On the \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_, before me, the undersigned, personally appeared

\_\_\_\_\_, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

**ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE**

\*State of \_\_\_\_\_, County of \_\_\_\_\_, ss:

\*(Or insert District of Columbia, Territory, Possession or Foreign County)

On the \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_, before me \_\_\_\_\_ the undersigned personally appeared

Personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual make such appearance before the undersigned in the

(add the city or political subdivision and the state or country or other place the acknowledgement was taken).

**RETURN BY MAIL TO:**

WILLIAM P. NOLAN, ESQ.  
1103 Stewart Avenue, Suite 200  
Garden City, New York 11530

ALL that certain plot, piece or parcel of land, situate, lying and being in the Incorporated Village of Sea Cliff, Town of Oyster Bay, County of Nassau and State of New York, known and designated as Lot 1357 and part of Lots 1421, 1358 and 1422 on "Map of the North Park of Sea Cliff Grove", and filed in the Queens County Clerk's Office on 8/31/1880 and filed in the Nassau County Clerk's Office as Map Number 99, Case Number 1073, said lot and part of lots are more particularly bounded and described as follows:

BEGINNING at a point on the northerly side of Summit Avenue, where the same is intersected by the division line between Lots 1356 and 1357 as shown on said map;

RUNNING THENCE North 13 degrees 14 minutes 00 seconds east along said line 126.52 feet to land now or formerly of Barbieri;

THENCE South 76 degrees 49 minutes 00 seconds east along said land, 75.00 feet;

THENCE South 13 degrees 14 minutes 00 seconds west, 108.81 feet to the northerly side of Summit Avenue; and

THENCE South 89 degrees 54 minutes 00 seconds west along the northerly side of Summit Avenue, 77.08 feet to the point or place of BEGINNING.

*None*