



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

12/31/20

TO:
PROPERTY OWNER: Nino Luciano
PROPERTY ADDRESS: 354 Carpenter Ave
SECTION/ BLOCK/ LOT: 21/48/8

APPLICATION NO: 12230
APPLICATION RECV'D: 12/31/2020
ZONE: Residence B

DESCRIPTION: The applicant is proposing to construct a pool, patio and outdoor kitchen.

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:

E. Any substantial change in topography. For purposes of this section, any change in topography in excess of one foot in height or elevation, at any point or over any ten-foot linear area, in any direction, shall be considered a substantial change.

The applicant is proposing to construct a pool, patio and outdoor kitchen.


Shane Dommin
Village of Sea Cliff Building Department

Note; If the proposed construction does not comply with the Village Code, applicant may apply to the Zoning Board of Appeals for relief, within 60 days hereof. If the proposed construction requires Planning Board approval, an application to the Planning Board may be made. All plans are subject to the Building Codes of New York State.



INCORPORATED VILLAGE OF SEA CLIFF

OFFICE OF THE VILLAGE OF SEA CLIFF BUILDING DEPARTMENT

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

BUILDING PERMIT

APPLICATION ID # 12230 APPLICATION DATE 2/29/2020 PERMIT # _____

PROPERTY ADDRESS: 354 Carpenter Ave Sea Cliff SECT: 21 BLOCK 48 LOT 8.9, 10, 11

Owner: Nino Luciano Sea Cliff NY 11579
 Address: 354 Carpenter Ave City: State: Zip:
 Phone: 516-526-5681 Cell: Email: Nluciano@financialguide.com

Applicant: (if applicant is different from owner state relationship to owner) JS Masonry & Landscaping
 Address: PO Box 1006 City: Levittown State: NY Zip: 11756
 Phone: 516-732-5133 Cell: Email: JSmasonry9@gmail.com

Architect: Max Busch Giers
 Address: 2 Finchway City: Sea Cliff State: NY Zip: 11579
 Phone: 516-551-8678 Cell: Email: mbf@maxbusch.com

Contractor: JS Masonry & Landscaping
 Address: PO Box 1006 City: Levittown State: NY Zip: 11756
 Phone: 516-732-5133 Cell: Email: JSmasonry9@gmail.com

Plumber: Mr. Pipe
 Address: 147 Sunrise Hwy City: Amitville State: NY Zip: 11701
 Phone: 800-631-667-7473 Cell: Email: MrPipeNY@gmail.com

Electrician: AAA Standard Electric Corp
 Address: 938 Port Washington Blvd Suite 2 City: Port Washington State: NY Zip: 11050
 Phone: Cell: 917-327-2405 Email: Adam@standtechelectric.com

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.

new 16x32 in-ground Pool Concrete walls w/ body liner
attached. Approx 1,500 sq Patio w/ outdoor kitchen



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BUILDING PERMIT

Cost of Improvement: \$

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

Owner Signature: *[Handwritten Signature]*

Owner Signature: _____

Date: 12/29/2020 *[Handwritten Signature]* Notary: JENNIFER GERRITY
NOTARY PUBLIC, State of New York
No. 01GE6393557
Qualified in Nassau County
Commission Expires 06/17/2023

Contractors must submit proof of current insurance (C-105.2 or U-26.3 for compensation and DB-120.1 for disability or DB-155 for disability) as required by NY State. Form CE-200 may be submitted if exempted. Nassau County requires licensing and liability insurance for residential work. Proof of these are also required of contractors prior to the issuance of the permit

OFFICIAL USE

FEES

Application Fee	\$ 75 PAID
Permit Fees	
Building	_____
Plumbing	_____
Electrical	_____
Mechanical	_____
Certificate	_____
Other	_____
Total Permit Fees	\$ <input type="text"/>

REQUIRED CERTIFICATES

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

Approved by _____

Examined for approval on _____

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

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

ZONING BOARD OF APPEALS _____
PLANNING BOARD (check one)

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

NINO Luciano . 354 Carpenter St . APPLICATION

Village of Sea Cliff.
-----x

Proposing to construct a pad, patio & outdoor kitchen

1. Name of applicant: Maximo Buschfrees

2. Applicant's address: 2 Finch way
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):

Architect.

4. The property which is the subject of this application is located at: 354 Carpenter St ., Village of Sea Cliff, N. Y. and is also known as Section 21, Block 48, Lot(s) 8 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:

NINO Luciano .

6. The property is located in the B zoning district of the Village of Sea Cliff.
7. The subject property is located on the west side of Carpenter Ave. (street).
8. The date on which the owner(s) acquired the property was _____.
9. The approximate dimensions of the property are 113.90 feet by 171.7 feet, and the total acreage of property is _____ acres.
10. The property is presently used for Residential.
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: Residential.
14. The Building Department of the Village of Sea Cliff denied an application for a building permit on 12.31.2020
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): Planning board

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)

Proposing to construct pad, patio & outdoor kitchen as of right.

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? 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?
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?
21. Are there any pending court proceedings involving the subject premises?
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: Maxing Buschfies
Signature of applicant: [Signature]
Title of signatory: rectifect.
Date: 01.20.2021

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.

Maximo Buschfuer
Print Name

[Signature]
Signature

Sworn to before me this 20
day of January 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)

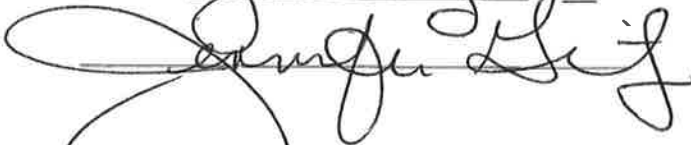
STATE OF NEW YORK) ss:

COUNTY OF NASSAU)

Nino V. Luciano being duly sworn, deposes and says that (s)he is the owner of the property known as 354 CHAPELTON 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.



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
Nino Loelano.

DISCLOSURE
AFFIDAVIT
General Municipal Law
Section 809

STATE OF NEW YORK) COUNTY OF NASSAU)

Proposing to construct a pool, patio & outdoor kitchen

ss: Maximo Buschfens 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>			

[Signature]
Signature

Sworn to before me this 20
day of January 2021.

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



Incorporated Village of Sea Cliff
Office of the Superintendent of Buildings

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

Inspection Authorization

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

Homeowner: _____

Date: _____

[Handwritten Signature] as owners
agent.

01.20.2021

Proposed New Swimming Pool

354 Carpenter Avenue

Sea Cliff, NY 11579

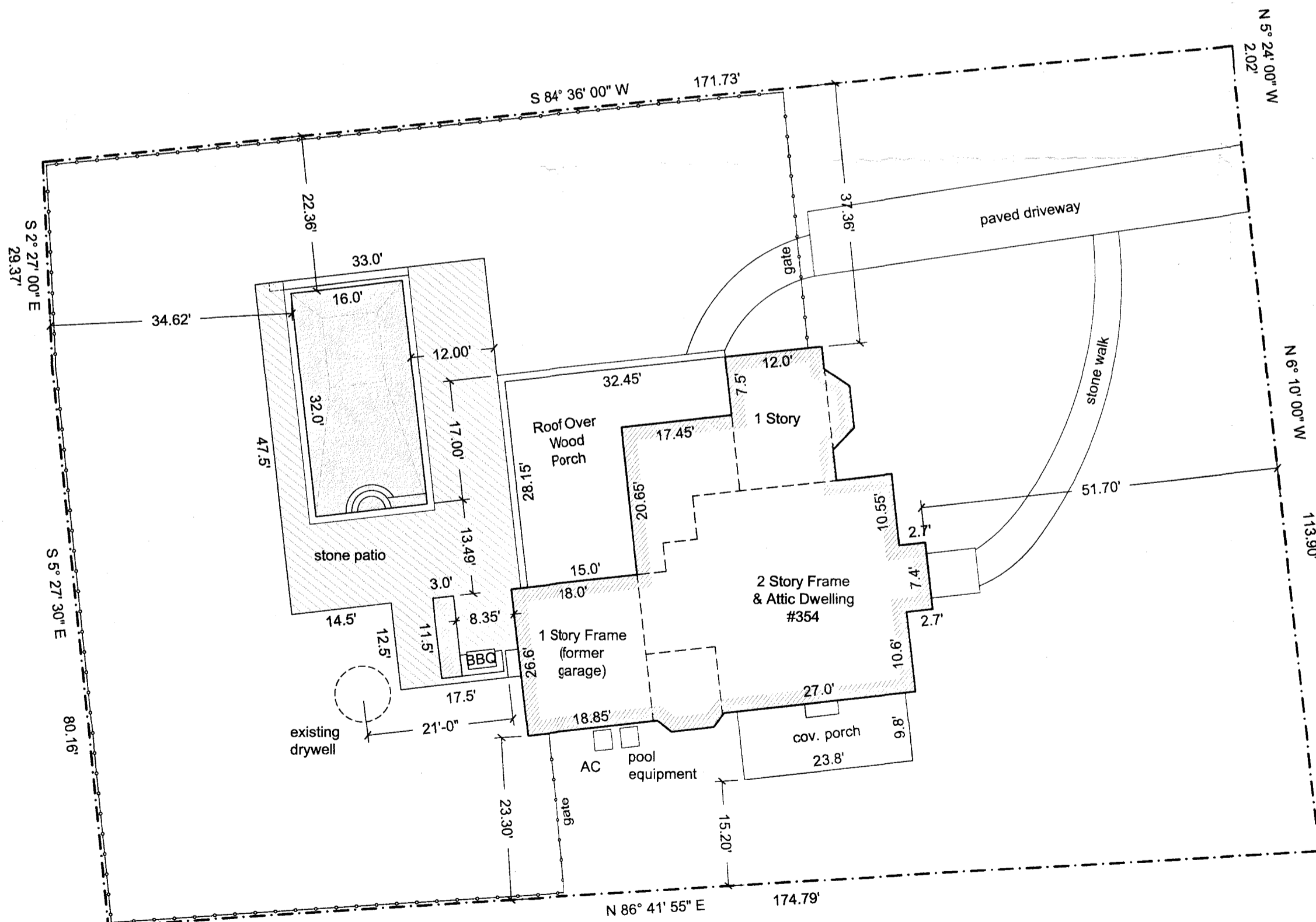
Project Scope of Work	Energy Statement
New In-ground Swimming Pool	To the best of my knowledge the proposed work complies with the requirements of the Energy Conservation Construction Code of New York State

General Notes

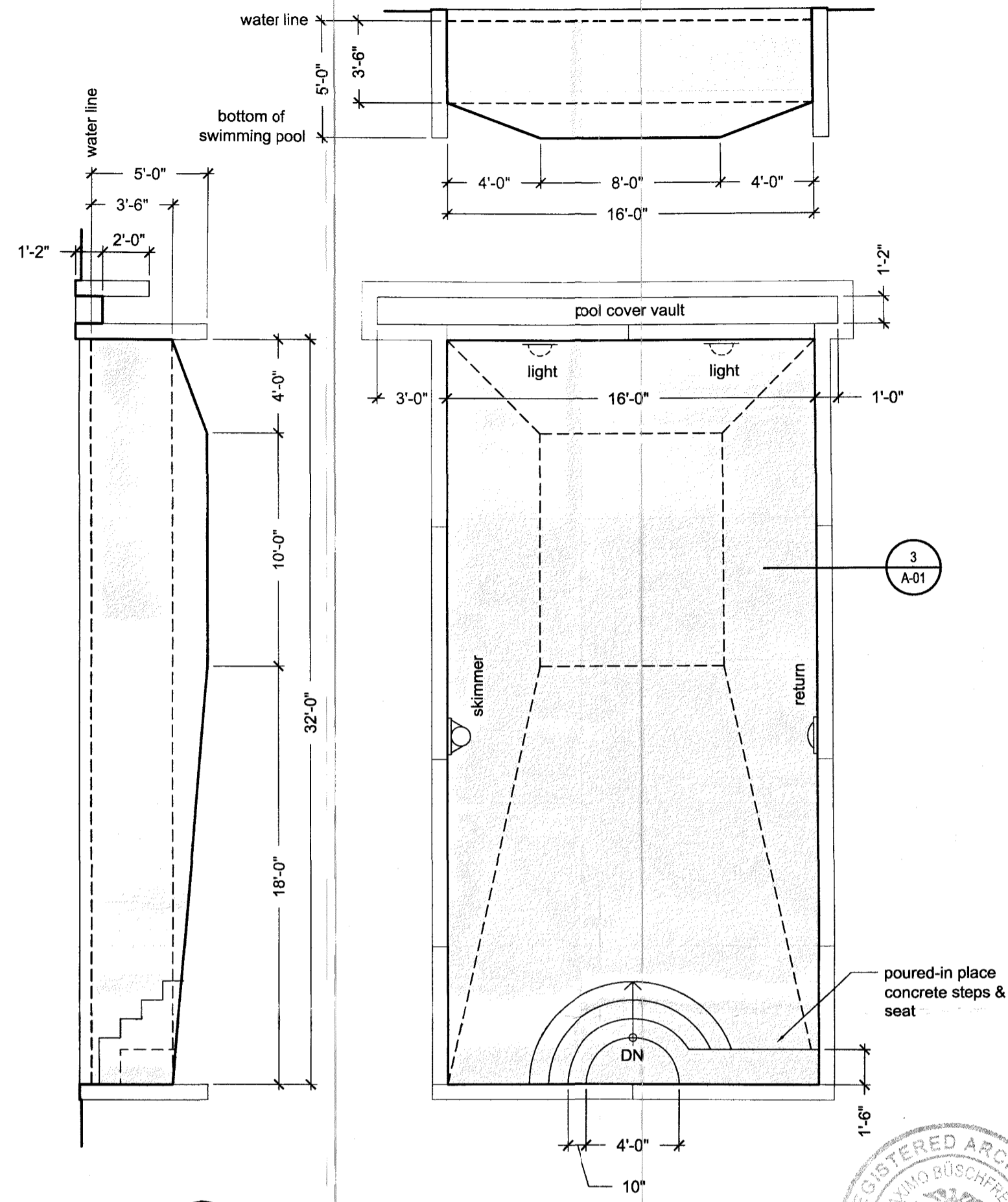
All materials, assemblies, forms and methods of construction and service equipment shall comply with the requirements of the 2020 Residential Code of New York State

List of Drawings

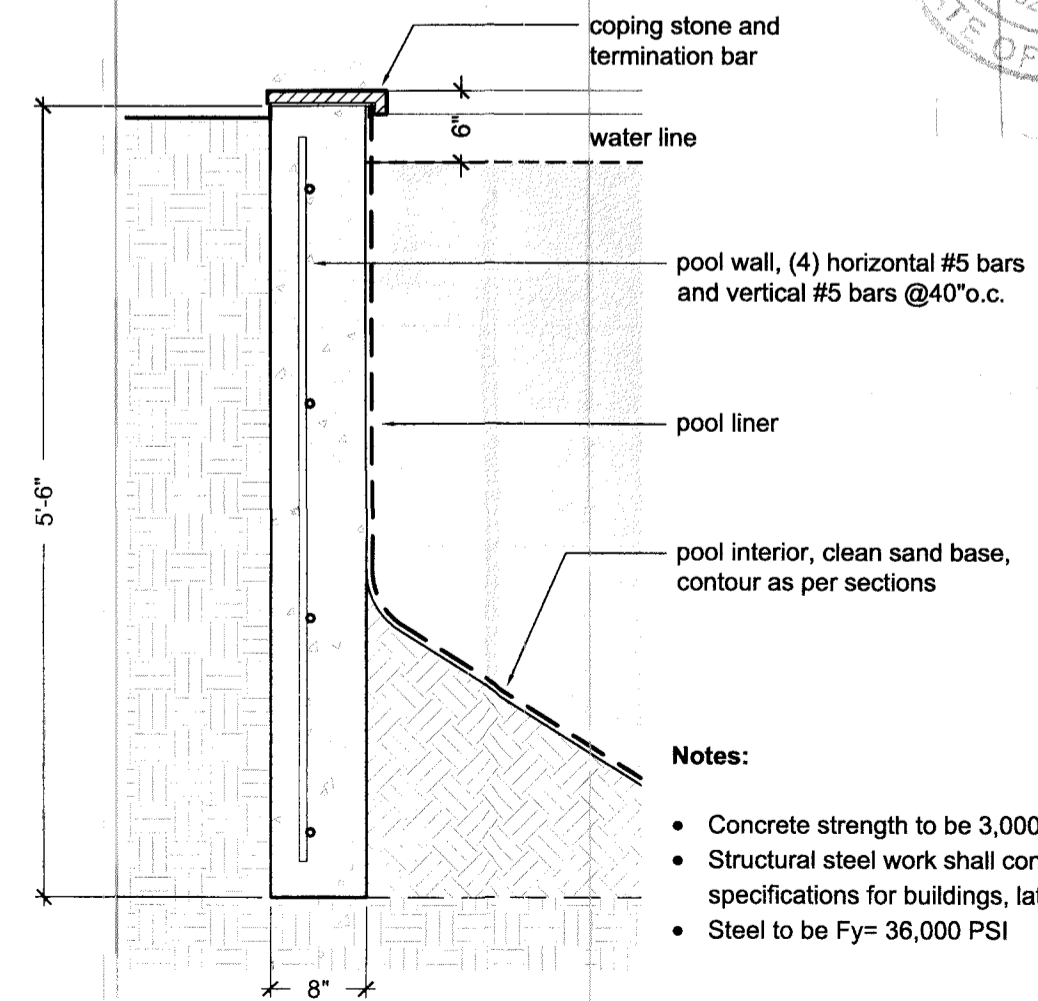
A-01 Title, Notes, Site Plan & Proposed Swimming Pool



1 Site Plan
SCALE: 1/16" = 1'-0"



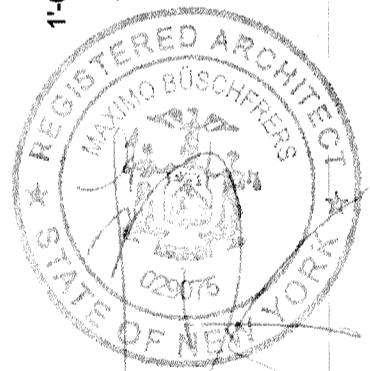
2 Swimming Pool
SCALE: 3/16" = 1'-0"



3 Detail
SCALE: 3/4" = 1'-0"

Notes:

- Concrete strength to be 3,000 psi at 28 days
- Structural steel work shall conform to ASIC specifications for buildings, latest edition
- Steel to be Fy= 36,000 PSI



M. BÜSCHFRERS Architect P.C.
2 Finch Way
Sea Cliff, NY 11579
(516) 551-8678
mbf@maxbusch.com



REVISIONS
1. 12.29.2020 Issued for building permit

PROJECT:
Proposed New Swimming Pool
354 Carpenter Avenue
Sea Cliff, NY 11579

DRAWING TITLE:
Title, Notes, Site Plan &
Proposed Swimming Pool

SCALE:
REVISIONS:

DRAWN BY:
PROJECT NO:
ISSUED:

DRAWING NUMBER

A-01









JANUSAS SAULIUS & ANGELA
OR CURRENT OWMER
1 HIGHLAND PL
SEA CLIFF, NEW YORK 11579

GUY LE D J GUY, JOHN F
OR CURRENT OWMER
358 CARPENTER AVE
SEA CLIFF, NEW YORK 11579

BERT JOHN & KATHARINE
OR CURRENT OWMER
370 CARPENTER AVE
SEA CLIFF, NEW YORK 11579

LUCIANO NINO
OR CURRENT OWMER
354 CARPENTER AVE
SEA CLIFF, NEW YORK 11579

ERTEL RICHARD C & GERALDINE A
OR CURRENT OWMER
15 HIGHLAND PL
SEA CLIFF, NEW YORK 11579

Alexander Indrikova

~~BUSCHFRERS MAXIMO & KAREN~~
OR CURRENT OWMER
7 HIGHLAND PL
SEA CLIFF, NEW YORK 11579

Luciano -

JANUSAS ANDREW & KRISTINE
OR CURRENT OWMER
357 CARPENTER AVE
SEA CLIFF, NEW YORK 11579

354 Carpenter Ave

Sean Duffy

~~SEHRING DAVID & ELIZABETH~~
OR CURRENT OWMER
345 CARPENTER AVE
SEA CLIFF, NEW YORK 11579

Ann Kronik
~~HENDRICKSON JON & ANN~~
OR CURRENT OWMER
23 HAWTHORNE RD
SEA CLIFF, NEW YORK 11579

HEALY MARC & LAUREN
OR CURRENT OWMER
9 HIGHLAND PL
SEA CLIFF, NEW YORK 11579

BUSCHFRERS MAXIMO & KAREN
OR CURRENT OWMER
7 HIGHLAND RD
SEA CLIFF, NEW YORK 11579

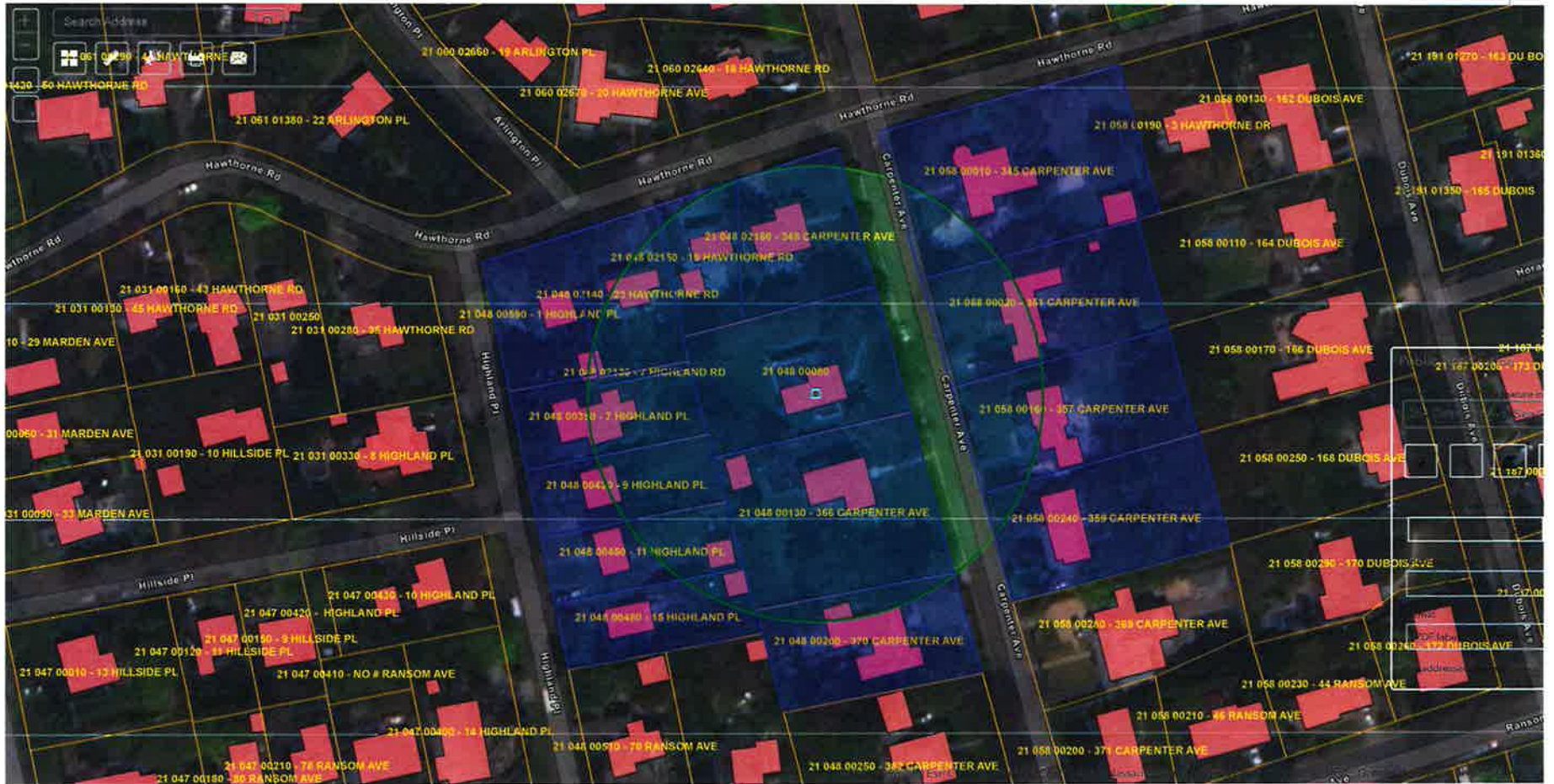
VOLLMER KAREN LANNIG & P
OR CURRENT OWMER
19 HAWTHORNE RD
OCEANSIDE, NEW YORK 11572

RUDERMAN MATTHEW & SCHNEIDER LORI
OR CURRENT OWMER
11 HIGHLAND PL
SEA CLIFF, NEW YORK 11579

BRIEFEL JEANINE & DENNIS
OR CURRENT OWMER
351 CARPENTER AVE
SEA CLIFF, NEW YORK 11579

MURPHY ROBERT
OR CURRENT OWMER
348 CARPENTER AVE
SEA CLIFF, NEW YORK 11579

SAKRY MARY-JO VETRANO
OR CURRENT OWMER
366 CARPENTER AVE
SEA CLIFF, NEW YORK 11579





NASSAU COUNTY CLERK
RECORDS OFFICE
RECORDING PAGE

RECORDED: 11/09/1992

TYPE OF INSTRUMENT: DEED

AT: 2:14:15 PM

IN LIBER: 10220
OF: DEED BOOK (D)

CONTROL NO: 0363298

FROM PAGE: 381
THROUGH PAGE: 382

EXAMINED AND CHARGED AS FOLLOWS:

CONSIDERATION AMOUNT 385,000.00

RECEIVED FOLLOWING FEES FOR ABOVE INSTRUMENT

RECORDINGS	
DEED	19.00
STATE EDUCATION	5.00
SURCHARGE	25.00
CAPITAL GAIN TAX AFD	1.00
EA-5217	5.00

TOTAL RECORDING FEES	55.00

TAXES	
TRANSFER TAXES	1,540.00

TOTAL TAX FEES	1,540.00

TOTAL FEES DUE	=====	1,595.00
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DEED NUMBER (RETT): 0007046

THIS PAGE IS A PART OF THE INSTRUMENT

PROPERTY FOR ABOVE INSTRUMENT

TWN	SECT	BLCK	SPL	LOT	UNIT	REMARKS
03	21	0048-000		0008-0011		
03	21	0048-000		0207		
03	21	0048-000		0212		

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

363298

Stamps
1540-
✓
✓

THIS INDENTURE, made the 10th day of June nineteen hundred and ninety-two as surviving tenant by entirety of Robert H. French, Jr. BETWEEN LOUISE FRENCH, residing at 354 Carpenter Avenue, Sea Cliff, New York

party of the first part, and NINO LUCIANO, residing at 39 Clinton Street, Sea Cliff, New York

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Incorporated Village of Sea Cliff, Town of Oyster Bay, County of Nassau, State of New York, known and designated as parts of Lots 7 and 12 and all of lots 8 to 11 inclusive in Block A, on a certain map entitled, "Map of Hillside Park, Greenlawn Realty Co., Inc., Sea Cliff, Nassau County, New York, William H. Bowne, Civil Engineer and Surveyor, Glen Cove, New York and filed in the Office of the Clerk of the County of Nassau on August 25, 1920 as file no. 48m in Case No., 348, and being more particularly bounded and described as follows:

BEGINNING at a point on the westerly side of Carpenter Avenue, distant 127.68 feet southerly from the corner formed by the intersection of the westerly side of Carpenter Avenue and the southerly side of Hawthorne Road;

RUNNING THENCE southerly 84 degrees 36 minutes 00 seconds west 171.73 feet; THENCE southerly 2 degrees 27 minutes east 29.37 feet to the northwest corner of lot 9 on the aforesaid map;

THENCE along the westerly side of lots 9 and 12 both inclusive in the aforesaid map south 5 degrees 27 minutes 30 seconds east, 90.16 feet;

THENCE northerly 86 degrees 41 minutes 55 seconds east 174.79 feet to the westerly side of Carpenter Avenue;

THENCE along the westerly side of Carpenter Avenue the following two courses and distances:

- 1) northerly 6 degrees 10 minutes 00 seconds west, 113.90 feet;
- 2) northerly 5 degrees 24 minutes 00 seconds west 2.02 feet to the point and place of BEGINNING.

BEING the same premises conveyed to grantors herein by deed dated April 29, 1983 recorded May 14, 1983 in deed liber 9472, page 105.

BEING and intended to be the same premises described in Liber/Reel 9519 page 209 as conveyed to the grantors herein.

SAID premises being known as and by 354 Carpenter Avenue, Sea Cliff, New York.

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.

S: 21 B.48 L: 8-11, 207+212

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.

CONVEYANCE TO TRUST FUND

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:

John Blund

Louise French
LOUISE FRENCH

DEED10220PAGE381A

STATE OF NEW YORK, COUNTY OF NASSAU

On the 10th day of June 1992, before me personally came

LOUISE FRENCH

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that she executed the same.

Notary Public

GAIL B. ZUCKER
Notary Public, State of New York
No. 488-7397
Qualified in Nassau County
Commission Expires March 18, 1993

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the of

the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such, corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came 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 resides at No.

that he knows

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

Bargain and Sale Deed
WITH COVENANT AGAINST GRANOR'S ACTS
TITLE No. FAS2608N

LOUISE FRENCH

TO

NINO LUCIANO

REC-55
T1540

SECTION 21
BLOCK 48
LOT 8 to 11, 207 & 212
COUNTY OR TOWN Oyster Bay

Recorded At Request of
First American Title Insurance Company of New York
RETURN BY MAIL TO:



SCHEFFLER, KING & CASPER
40 Radio Circle
P.O. Box 117
Mount Kisco, NY 10549-0117
ATT: J. RAY HARRIS, ESQ.

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

RECEIVED
MAILED W. HARRIS
NASSAU COUNTY CLERK
92 JUN 17 PM 1:45
SUBJECT TO APPROVAL

DEED10220PAGE382

303500