



# INCORPORATED VILLAGE OF SEA CLIFF

OFFICE OF THE VILLAGE OF SEA CLIFF BUILDING DEPARTMENT  
300 SEA CLIFF AVE SEA CLIFF N.Y. 11579 PHONE (516) 671-0080

## Notice of Review

11/18/20

TO:

PROPERTY OWNER: Luke & Mary McAuliffe  
PROPERTY ADDRESS: 111 Downing Ave  
SECTION/ BLOCK/ LOT: 21/M/120

APPLICATION NO: 11963  
APPLICATION RECV'D: 6/5/2020  
ZONE: Residence C

**DESCRIPTION:** The applicant is proposing to enlarge existing driveway and add a curb cut.

**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]*

*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:*

*D. A change in access to a site or a change in circulation within a site that affects at least 20% of the paved and/or gravel area, increases the paved and/or gravel area by 10% or more, or relocates or increase the total linear width of any curb cut or cuts.*

*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, shall be considered a substantial change.*

The applicant is proposing to alter grade of hill and install boulder retaining wall.

  
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 # 11963 APPLICATION DATE 6/5/2020 PERMIT # \_\_\_\_\_

PROPERTY ADDRESS: 111 Downing Avenue SECT 21 BLOCK M LOT 120

Owner: Luke & Mary McAniff Sea Cliff NY 11579  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell: 917-623-9554 Email: luke-democrat@aol.com  
mary mary 212@hotmail.com

Applicant: (if applicant is different from owner state relationship to owner) same  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ Email: \_\_\_\_\_

Architect:  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ Email: \_\_\_\_\_

Contractor: Woody Tree Service - Joe Douse Glen Cove NY 11542  
Address: 1 Collins Rd City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: 516-493-7517 Cell: \_\_\_\_\_ Email: calljoe@woodytree.com

Plumber:  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ Email: \_\_\_\_\_

Electrician:  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

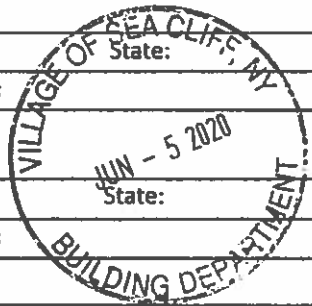
Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ Email: \_\_\_\_\_

Other/Mechanical:  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ Email: \_\_\_\_\_

A/C, Boiler, etc Model# \_\_\_\_\_

A/C, Boiler, etc Model# \_\_\_\_\_



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

- Rebuild small retaining wall in back that fell down - 20ft by 135ft roughly
- Build three foot wall with stones then flat area for plants then another 3 foot wall of stones in back yard.
- widen driveway from 9 feet to 21 feet. This will be gravel as is now.
- Build 2 new foldstone columns & put 3 foot gate across front lawn.
- Build half driveway (half circle) across lawn & will require a tree to be removed.



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## BUILDING PERMIT

Cost of Improvement: \$ 10,000

**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: Mary Medbury

MICHAEL JAGHAB  
Notary Public - State of New York  
NO. 01JA6401734  
Qualified in Nassau County  
My Commission Expires Dec 16, 2023

Date: 6/3/2020

Notary: [Signature]

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	\$
Permit Fees	_____
Building	_____
Plumbing	_____
Electrical	_____
Mechanical	_____
Certificate	_____
Other	_____
Total Permit Fees	\$ <span style="border: 1px solid black; padding: 2px 20px;"> </span>

#### 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

Luke McAuliffe

APPLICATION

Village of Sea Cliff.  
-----x

Proposing to enlarge existing Driveway & add curb cut.

1. Name of applicant: Luke McAuliffe
2. Applicant's address: 111 Downing Ave.  
Sea Cliff, NY 11579
3. If the applicant is not an owner of the property which is the subject of this application, state the relationship of the applicant to the owner(s):  
\_\_\_\_\_
4. The property which is the subject of this application is located at: 111 Downing Ave, Village of Sea Cliff, N. Y. and is also known as Section 21, Block M, Lot(s) 120 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:  
Luke McAuliffe  
Mary " "

- 
6. The property is located in the C zoning district of the Village of Sea Cliff.
  7. The subject property is located on the South side of Downing (street).
  8. The date on which the owner(s) acquired the property was 10/27/2019.
  9. The approximate dimensions of the property are 209 feet by 249 feet, and the total acreage of property is 1.19 acres.
  10. The property is presently used for Private Residence.
  11. Are there existing buildings on the property? 1 of 1
  12. Are there any outstanding village taxes on the property?  
No If so, for what years? \_\_\_\_\_
  13. The applicant or owner(s) wish to make use of the property for the purpose of: Residence
  14. The Building Department of the Village of Sea Cliff denied an application for a building permit on 11/18/20
  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)

Street is unsafe to drop off children.  
Need a place to drop them off so they can  
easily get out without crossing street  
in busy area.

18. Has any previous application been made to the Zoning Board of Appeals or Planning Board for the relief sought in this application, or relief similar to that sought in this application? No If so, attach a description of each such prior application, including the date the application was made, the date of the determination by the Zoning Board of Appeals or Planning Board, and a summary of the determination by the Zoning Board of Appeals or Planning Board.

19. Has any previous application been made to the Zoning Board of Appeals or Planning Board for any other relief with respect to the property which is the subject of this application? 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: Luke McAuliffe  
Signature of applicant:   
Title of signatory: Owner  
Date: 11/30/2020

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.

*Luke McArthur*

Print Name

*[Handwritten Signature]*

Signature

Sworn to before me this 30  
day of November 2020

*[Handwritten Signature]*

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



AFFIDAVIT OF OWNER(S)

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

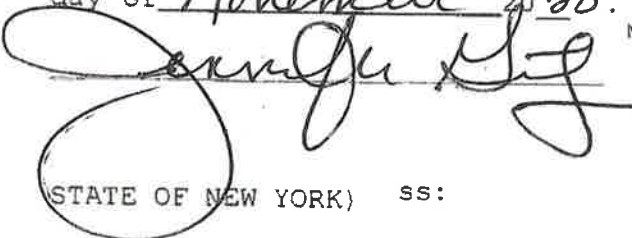
STATE OF NEW YORK) SS:

COUNTY OF NASSAU )

Luke McAuliffe  being duly sworn, deposes and says that (s)he is the owner of the property known as  111 Dunning Avenue  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  30  day of  November   2020 .

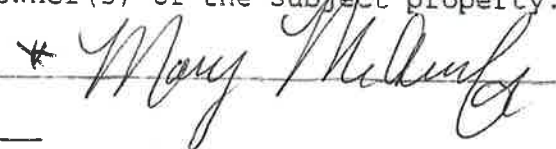


JENNIFER GERRITY  
NOTARY PUBLIC, State of New York  
No. 01GE6393557  
Qualified in Nassau County  
Commission Expires 06/17/2023

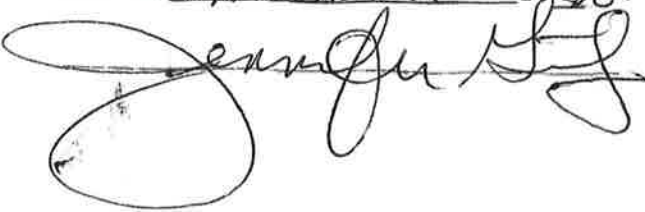
STATE OF NEW YORK) SS:

COUNTY OF NASSAU )

\*  Mary McAuliffe  being duly sworn, deposes and says that (s)he is the owner of the property known as  \* Mary McAuliffe  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  30  day of  November   2020 .



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

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

-----X

In the Matter of the Application of  
*Luke McAliffe*

DISCLOSURE  
AFFIDAVIT  
General Municipal Law  
Section 809

-----X

*Proposing to enlarge existing driveway,*

STATE OF NEW YORK) COUNTY OF NASSAU )  
*Add curb cut*

ss: *Luke McAliffe*, 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>
<i>None</i>			

*[Signature]*  
Signature

Sworn to before me this 30  
day of November 2020

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



**Incorporated Village of Sea Cliff**  
**Office of the Superintendent of Buildings**  
Sea Cliff Village Hall, 300 Sea Cliff Ave., Sea Cliff, New York 11579

**Inspection Authorization**

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

Homeowner: \_\_\_\_\_

Date: 11/30/2020



SKETCH OF AREA



PROPOSED 3 CAR GARAGE

DOWNING AVENUE

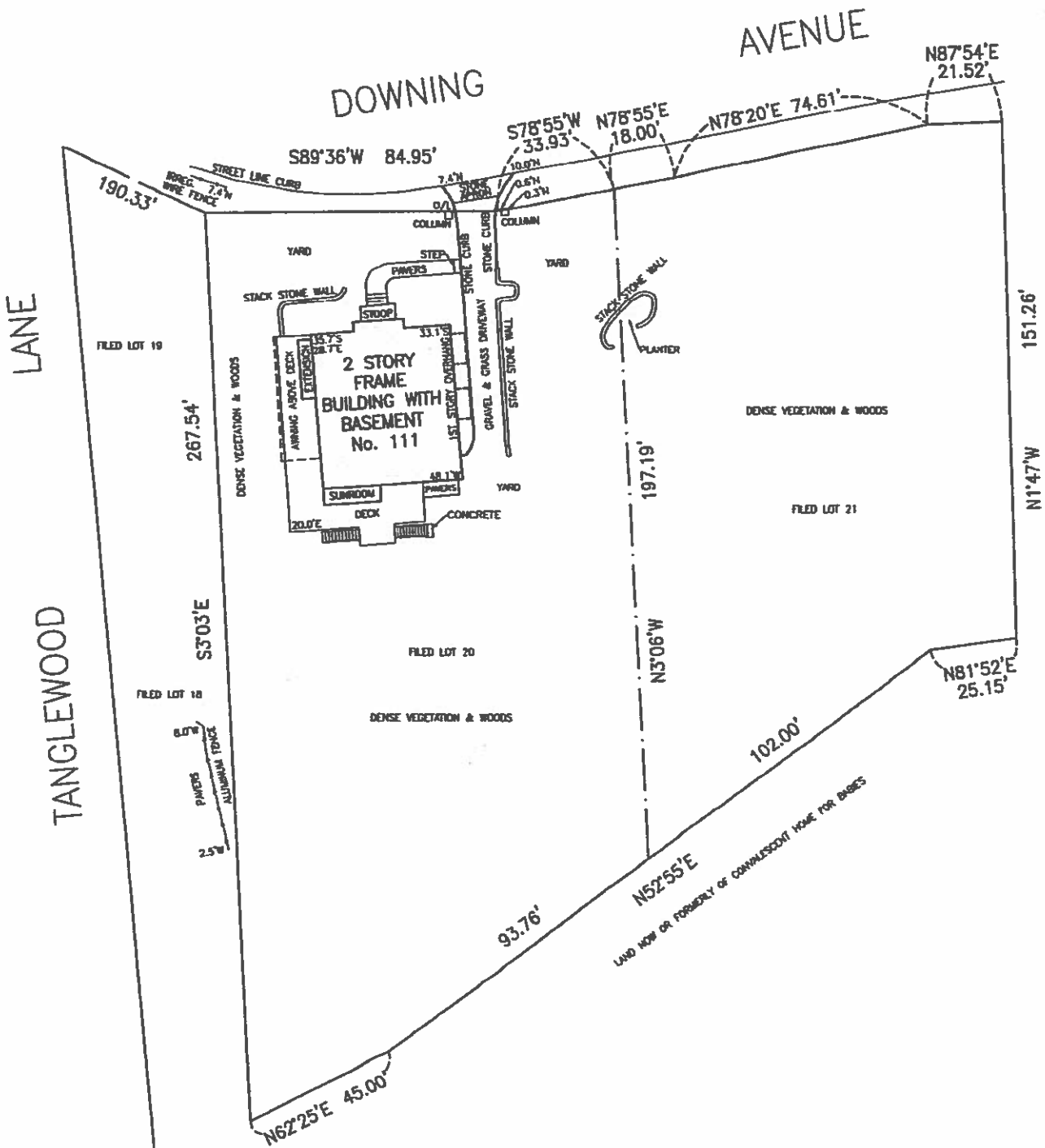
PROPOSED STRAIGHT AND CURVED WALKWAY PAVERS OR BRICK WITH METAL FENCE AND SQUARE STONE POSTS SAME AS 2 EXISTING POSTS  
 \*GATE WILL BE 2 1/2 - 3 1/2 TALL

PLANT LIST

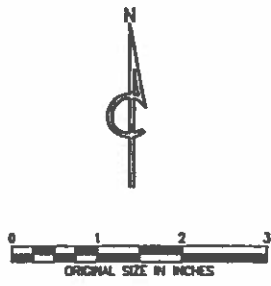
TREES		
SYMBOL	NAME	QTY
PG	KOYA DOGWOOD	3
SCRUBS		
HY	HYDRANGEA 'LACE CAPE'	12
HL	BLUE MAID HOLLY	2
CH	CHERRY LAUREL	6
P	PRUNELLA 'SWEET BERRY'	3
BX	BOXWOOD 'COMMON'	27
PERENNIALS		
ES	CRABAPPLE	28
LW	LAVENDER	28
HS	HOLTS	23
AS	ASTILBE	32
D	STELLA DOD DAVILY	44

PLAN VIEW  
 SCALE 1" = 20'

LANDSCAPE PLANS FOR:  
 111 DOWNING AVENUE  
 SEA CLIFF, NY



- NOTES:
1. THIS SURVEY WAS MADE FOR CONVERSESTONE LAND ABSTRACT, L.L.C. AND IS INTENDED TO BE USED FOR TITLE PURPOSES ONLY.
  2. NO WARRANTY IS IMPLIED BY THIS MAP AS TO THE ACCURACY OR INCORPORATION OF ANY EASEMENTS OF RECORD THAT WOULD AFFECT SUBJECT PROPERTY, UNLESS SURVEYOR HAS BEEN FURNISHED WITH A COMPLETE COPY OF TITLE RECORDS.
  3. THIS MAP WAS MADE AT A SCALE OF 1" = 20' WHEN ORIGINALLY DRAWN.
  4. PROPERTY CORNER MEASUREMENTS WERE NOT PLACED AS PART OF THIS SURVEY.
  5. IF IT IS A VIOLATION OF THE STATE ENGINEERING LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR TO ALTER AN ITEM ON THIS MAP.
  6. THIS IS TO CERTIFY THAT THERE ARE NO MOBILE SINKING HOLES OR SINKING HOLE COLLARS BY THE PROPERTY EXCEPT AS SHOWN ON THIS SURVEY.
  7. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL, SHALL BE CONSIDERED TO BE VALID FOR THIS PURPOSE.
  8. CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SHOW THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT CHARTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS INC. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHICH THE BOUNDARY SURVEY MAP IS PREPARED TO THE JOINTED/SHARED AGENCY, AND TO THE LINDING INFORMATION LISTED ON THIS BOUNDARY SURVEY MAP.
  9. THIS SURVEY IS NOT INTENDED TO BE USED FOR GPS COORDINATIONS.

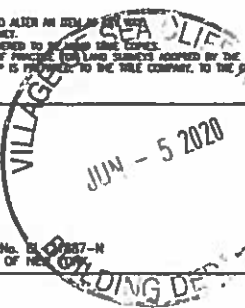


**CERTIFIED TO:**  
 LUKE MCALIFFE & MARY BRENNAN MCALIFFE  
 CORNERSTONE LAND ABSTRACT, LLC  
 STEWART TITLE INSURANCE COMPANY

TAX MAP  
 SECTION 21  
 BLOCK M  
 LOT 20 & 21

VILLAGE OF SEA CLIFF  
 TOWN OF OYSTER BAY  
 COUNTY OF NASSAU

TITLE No. 18-0187-N  
 STATE OF N.Y.



DATE SURVEYED: JULY 13, 2019  
**ALL COUNTY LAND SURVEYOR PC**  
 DONAL A. O'BUCKLEY PLS  
 167-17 45TH AVENUE  
 FLUSHING, NY 11358  
 TEL. 718-258-8114  
 FAX. 718-353-0938  
 EMAIL: DOBUCKLEY@ALLCSNY.COM

*Donal A. O'Buckley*  
 DONAL A. O'BUCKLEY, P.L.S.  
 NEW YORK LICENSE 08041



VILLAGE OF SEA CLIFF, NY  
JUN - 5 2020  
BUILDING DEPARTMENT

MINUTES  
PLANNING BOARD  
VILLAGE OF SEA CLIFF  
VILLAGE HALL (VIA ZOOM)  
300 SEA CLIFF AVENUE  
SEA CLIFF, NEW YORK 11579

June 24, 2020

Present:	Chair	Bruce Treiber
	Members	Timothy Driscoll, Cormac Brady and Allan Mitzner
	Village Attorney	Brian S. Stolar, Esq.

The meeting was called to order at 7:00 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 June 29, 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 Jason Stroot, 22 Arlington Place, Sea Cliff, New York, for site plan approval pursuant to Village Code Chapter 107, to construct a swimming pool and related improvements.

Premises are designated as Section 21, Block 61, Lot 138 on the Nassau County Land and Tax Map.

The application was presented by Jason and Stacy Stroot.

The hearing testimony was recorded and will be transcribed stenographically. On motion duly made by the Chair, seconded by Mr. Driscoll, and adopted unanimously, the Board closed the hearing, subject to submission of public comment by electronic mail no later than June 29, 2020, at 4:00pm, and reserved decision.

The Board noted that the application of 24 Cross Street LLC, 64 Glenlawn Avenue, Sea Cliff, New York, for site plan approval pursuant to Village Code Chapter 107, to construct a new single family dwelling with associated site improvements, requires variances and that the Zoning Board took no action on an application for variances, scheduled a new hearing on the application for its July meeting, and Board members indicated that the application, in its present form, was not likely to be approved. On motion duly made by the Chair, seconded by Mr. Mitzner, the Board adjourned the public hearing to July 8, 2020, at 7:00pm.

The Board opened the public hearing on the application of John and Laura Boukas, 52 Downing Avenue, Sea Cliff, New York, for a fence permit pursuant to Village Code Chapter 64, to permit a six (6) foot high solid PVC fence, where a six (6) foot high fence containing five (5) feet of solid fencing and one (1) foot of open type fencing on top would not require a permit. Premises are designated as Section 21, Block 95, Lot 323 on the Nassau County Land and Tax Map.

The application was presented by Laura Boukas.

The hearing testimony was recorded and will be transcribed stenographically. On motion duly made by the Chair, seconded by Mr. Brady, and adopted unanimously,



the Board closed the hearing, subject to submission of public comment by electronic mail no later than June 29, 2020, at 4:00pm., and reserved decision.

The Board opened the public hearing on the application of Anthony and Kristy Joseph, 69 Downing Avenue, Sea Cliff, New York, for site plan approval pursuant to Village Code Chapter 107, to construct a detached garage, enlarge a driveway and change site access. Premises are designated as Section 21, Block M, Lot 598 on the Nassau County Land and Tax Map.

The application was presented by Maximo Buschfrers.

The hearing testimony was recorded and will be transcribed stenographically. On motion duly made by the Chair, seconded by Mr. Mitzner, and adopted unanimously, the Board closed the hearing, subject to submission of public comment by electronic mail no later than June 29, 2020, at 4:00pm, and reserved decision.

The Board opened the public hearing on the application of Peter Primont and Cindy Ash, 290 Prospect Avenue, Sea Cliff, New York, for site plan approval pursuant to Village Code Chapter 107, to construct a swimming pool and related improvements, and for a wall permit pursuant to Chapter 64 to construct retaining walls in excess of four (4) feet in height. The property abuts Hempstead Harbor. Premises are designated as Section 21, Block F, Lot 1956 on the Nassau County Land and Tax Map.

The application was presented by Peter Primont.

The hearing testimony was recorded and will be transcribed stenographically. On motion duly made by the Chair, seconded by Mr. Driscoll, and adopted unanimously, the Board closed the hearing, subject to submission of public comment by electronic mail no later than June 29, 2020, at 4:00pm, and reserved decision.

The Board opened the public hearing on the application of Luke and Mary McAuliffe, 111 Downing Avenue, Sea Cliff, New York, for site plan approval pursuant to Village Code Chapter 107, to enlarge a driveway, add a curb cut, alter the grade and install a boulder wall, and for a wall permit pursuant to Chapter 64 pursuant to Village Code Chapter 64, to permit (a) walls that will be closer than 5 feet to each other, (b) fencing and pillars in a front yard, five (5) feet in height, where fencing, four (4) feet in height and made of wood or open-type fencing, is permitted as-of-right, and (c) fencing and pillars at a height of five (5) feet, within 15 feet of a curb cut, where such fencing made of wood or open-type fencing at a height of not more than three (3) feet, is permitted as-of-right. Premises are designated as Section 21, Block M, Lot 120 on the Nassau County Land and Tax Map.

The application was presented by Luke McAuliffe.

The hearing testimony was recorded and will be transcribed stenographically. On motion duly made by the Chair, seconded by Mr. Brady, and adopted unanimously, the Board closed the hearing, subject to submission of public comment by electronic mail no later than June 29, 2020, at 4:00pm, and reserved decision.

The Board determined that the next meeting date, via Zoom, will take place on July 1, 2020, at 10:00am.

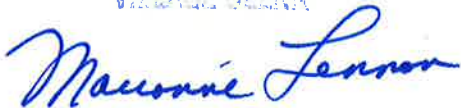
There being no further business, the Chair closed the meeting at 7:25 pm.

VILLAGE OF SEA CLIFF, NY

  
\_\_\_\_\_  
BRUCE TREIBER, CHAIR

JUL 10 2020

VILLAGE CLERK



MINUTES  
PLANNING BOARD  
VILLAGE OF SEA CLIFF  
VILLAGE HALL (VIA ZOOM)  
300 SEA CLIFF AVENUE  
SEA CLIFF, NEW YORK 11579

July 1, 2020

Present:	Chair	Bruce Treiber
	Members	Timothy Driscoll, Cormac Brady and Alan Mitzner
	Village Attorney	Brian S. Stolar, Esq.

The meeting was called to order at 10:08am.

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 on June 24, 2020. For each application, the Board considered the application documentation, testimony and all public comments received prior to 4:00pm on June 29, 2020.

The meeting date and time was stated at the Board's June 24, 2020 meeting, posted on the Village website and provided to the official Village newspaper. The Zoom sign in information was provided in the hearing notice.

Public participation and observation was made available via Zoom.

The Board discussed the application of Jason Stroot, 22 Arlington Place, Sea Cliff, New York, for site plan approval pursuant to Village Code Chapter 107,

to construct a swimming pool and related improvements. Premises are designated as Section 21, Block 61, Lot 138 on the Nassau County Land and Tax Map.

After such discussion, on motion duly made by the Chair, seconded by Mr. Driscoll, and adopted unanimously, the Board determined that it is the lead agency, the requested relief is a Type II matter under SEQRA that requires no environmental review, and granted the application for site plan approval, subject to the following conditions: (a) applicant shall construct the pool and associated site improvements in accordance with the plans submitted with the application, (b) applicant shall install drainage facilities in a location and size if determined to be required by the Building Department, to accommodate the impervious coverage and prevent any storm-water from running off the property, and (c) applicant shall obtain a building permit from the Building Department within six (6) months, and a certificate of completion within one (1) year, of the filing of this determination with the Village Clerk.

The Board discussed the application of John and Laura Boukas, 52 Downing Avenue, Sea Cliff, New York, for a fence permit pursuant to Village Code Chapter 64, to permit a six (6) foot high solid PVC fence, where a six (6) foot high fence containing five (5) feet of solid fencing and one (1) foot of open type fencing on top would not require a permit. Premises are designated as Section 21, Block 95, Lot 323 on the Nassau County Land and Tax Map.

After such discussion, on motion duly made by the Chair, seconded by Mr. Mitzner, and adopted unanimously, the Board determined that it is the lead agency, the requested relief is a Type II matter under SEQRA that requires no

environmental review, and granted the application for site plan approval, subject to the following conditions: (a) the fencing shall be made of the material and in the locations shown in the application, and no part of the 6 foot high fencing shall be installed forward of the front wall of the dwelling (b) if determined appropriate by the Building Department, applicant shall provide the Building Department with a final survey depicting the location of the fence, and (c) applicant shall obtain a building permit from the Building Department within six (6) months, and a certificate of completion within one (1) year, of the filing of this determination with the Village Clerk.

The Board discussed the application of Anthony and Kristy Joseph, 69 Downing Avenue, Sea Cliff, New York, for site plan approval pursuant to Village Code Chapter 107, to construct a detached garage, enlarge a driveway and change site access. Premises are designated as Section 21, Block M, Lot 598 on the Nassau County Land and Tax Map.

After such discussion, on motion duly made by the Chair, seconded by Mr. Brady, and adopted unanimously, the Board determined that it is the lead agency, the requested relief is a Type II matter under SEQRA that requires no environmental review, and granted the application for site plan approval, subject to the following conditions: (a) applicants shall construct the garage, driveway and related improvements in accordance with the plans submitted with the application, (b) applicants shall install drainage facilities in a location and size if determined to be required by the Building Department, to accommodate the impervious coverage and prevent any storm-water from running off the property, and (c) applicants shall

obtain a building permit from the Building Department within six (6) months, and a certificate of completion within one (1) year, of the filing of this determination with the Village Clerk.

The Board discussed the application of Peter Primont and Cindy Ash, 290 Prospect Avenue, Sea Cliff, New York, for site plan approval pursuant to Village Code Chapter 107, to construct a swimming pool and related improvements, and for a wall permit pursuant to Chapter 64 to construct retaining walls in excess of four (4) feet in height. The property abuts Hempstead Harbor. Premises are designated as Section 21, Block F, Lot 1956 on the Nassau County Land and Tax Map.

After such discussion, on motion duly made by the Chair, seconded by Mr. Driscoll, and adopted unanimously, the Board determined that it is the lead agency, the requested relief is a Type II matter under SEQRA that requires no environmental review, and granted the application for site plan approval, subject to the following conditions: (a) applicants shall construct the pool, the associated site improvements and the walls in accordance with the plans submitted with the application, (b) if determined appropriate by the Building Department, applicant shall provide the Building Department with a final survey depicting the location of the fence, (c) the work on the stairs leading down to the Harbor shall include repair work only, and if required, shall be subject to New York State Department of Environmental Conservation approval, and (d) applicant shall obtain a building permit from the Building Department within six (6) months, and a certificate of

completion within one (1) year, of the filing of this determination with the Village Clerk.

The Board discussed the application of Luke and Mary McAuliffe, 111 Downing Avenue, Sea Cliff, New York, for site plan approval pursuant to Village Code Chapter 107, to enlarge a driveway, add a curb cut, alter the grade and install a boulder wall, and for a wall permit pursuant to Chapter 64 pursuant to Village Code Chapter 64, to permit (a) walls that will be closer than 5 feet to each other, (b) fencing and pillars in a front yard, five (5) feet in height, where fencing, four (4) feet in height and made of wood or open-type fencing, is permitted as-of-right, and (c) fencing and pillars at a height of five (5) feet, within 15 feet of a curb cut, where such fencing made of wood or open-type fencing at a height of not more than three (3) feet, is permitted as-of-right. Premises are designated as Section 21, Block M, Lot 120 on the Nassau County Land and Tax Map.

After such discussion, on motion duly made by the Chair, seconded by Mr. Brady, and adopted unanimously, the Board determined that it is the lead agency, the requested relief is a Type II matter under SEQRA that requires no environmental review, and granted the application for site plan approval and fence permits, subject to the following conditions: (a) the curb cut was removed from the application, and is not part of this approval, (b) applicants shall construct the driveway, walls, and associated site improvements in accordance with the plans submitted with the application (except for the curb cut and associated driveway area), (c) applicants shall install drainage facilities in a location and size if determined to be required by the Building Department, to accommodate the impervious coverage and prevent any storm-water from running off the property,

(d) if determined appropriate by the Building Department, applicant shall provide the Building Department with a final survey depicting the location of the walls and fencing, and (e) applicants shall obtain a building permit from the Building Department within six (6) months, and a certificate of completion within one (1) year, of the filing of this determination with the Village Clerk.

There being no further business, the Chair closed the meeting at 10:22 am.

  
\_\_\_\_\_  
BRUCE TREIBER, CHAIR

VILLAGE OF CRAIGSBURG, NY

JUL 10 2020

VILLAGE CLERK





HALEY JAMES & GERALDINE  
OR CURRENT OWMER  
108 DOWNING AVE  
SEA CLIFF, NEW YORK 11579

GAUN CHRISTOPHER & E  
OR CURRENT OWMER  
3 TANGLEWOOD LN  
SEA CLIFF, NEW YORK 11579

WIDENOR MARCIA  
OR CURRENT OWMER  
DOWNING AVE  
SEA CLIFF, NEW YORK 11579

UNGER MARTIN & GAIL  
OR CURRENT OWMER  
1 TANGLEWOOD LN  
SEA CLIFF, NEW YORK 11579

WITTMAN LILYAN  
OR CURRENT OWMER  
112 DOWNING AVE  
SEA CLIFF, NEW YORK 11579

COHEN JARED & SUZANNE  
OR CURRENT OWMER  
2 FLORENCE AVE  
SEA CLIFF, NEW YORK 11579

BLUMSTEIN VALLI PUZIO & LARRY  
OR CURRENT OWMER  
1 RICHARDSON AVE  
SEA CLIFF, NEW YORK 11579

WIDENOR MARCIA  
OR CURRENT OWMER  
111 DOWNING AVE  
SEA CLIFF, NEW YORK 11579

SCO FAMILY OF SERVICES  
OR CURRENT OWMER  
101 DOWNING AVE  
SEA CLIFF, NEW YORK 11579

HINTON JR CHARLES H & FRANZISKA  
OR CURRENT OWMER  
210 DOWNING AVE  
SEA CLIFF, NEW YORK 11579

ILBERG NOEL & LENORE  
OR CURRENT OWMER  
110 DOWNING AVE  
SEA CLIFF, NEW YORK 11579

McAuliffe -

111 Downing Ave



THIS INDENTURE, made the 7 day of October, 2019  
BETWEEN

MARCIA WIDENOR, residing at 111 Downing Avenue, Sea Cliff, New York 11579  
party of the first part

LUKE McAULIFFE and MARY BRENNAN McAULIFFE, his wife, residing at 200 Littleworth Lane,  
Sea Cliff, New York 11579  
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

\*\*SEE SCHEDULE "A" ATTACHED HERETO\*\*

S-21  
B-M  
L-120 &  
121

AS to lot 120:

Also known as Section 21, Block M, Lot 120 on the Nassau County Land and Tax Map.

The premises herein described are the same and are intended to be the same as those conveyed to the party  
of the first part by deed dated August 9, 2010 and recorded on September 9, 2010 in Liber 12648 at page  
508.

AS to lot 121:

Also known as Section 21, Block M, Lot 121 on the Nassau County Land and Tax Map.

The premises herein described are the same and are intended to be the same as those conveyed to the party  
of the first part by deed dated August 9, 2010 and recorded on September 9, 2010 in Liber 12648 at page  
512.

Further known as 111 Downing Avenue, Sea Cliff, New York. The premises are improved by a one  
family dwelling.

TOGETHER with all right, title and interest, if any, of the party of the first part of 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:

Marcia Widenor  
MARCIA WIDENOR

undersigned, MARCIA WIDENOR, 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 same in his/her/their capacity (ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

MICHAEL R. SCHWEGER  
Notary Public, State of New York  
No. 01802249081

Acknowledgment Form Below Valid in New York State  
Notary Public, Nassau County  
Commission Expires October 05, 2012  
(New York Subscribing Witness Acknowledgment Certificate)

STATE OF NEW YORK, COUNTY OF

ss:

On the \_\_\_\_\_ day of \_\_\_\_\_ of year \_\_\_\_\_ before me, the undersigned, 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.

Notary Public

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 same in his/her/their capacity (ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

Acknowledgment Form Use Outside New York State Only  
(Out of State or Foreign General Acknowledgment Certificate)

[Complete Verue with State, Country, Province or Municipality]

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 same in his/her/their capacity (ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

[Insert the city or other political subdivision and the state or country or other place the acknowledgment was taken]

**Bargain and Sale Deed  
WITH COVENANT AGAINST  
GRANTOR'S ACTS**  
Title No. *CL-21587-N*

SECTION 21  
BLOCK M  
LOT 120 & 121  
COUNTY OR TOWN NASSAU  
Recorded at Request of

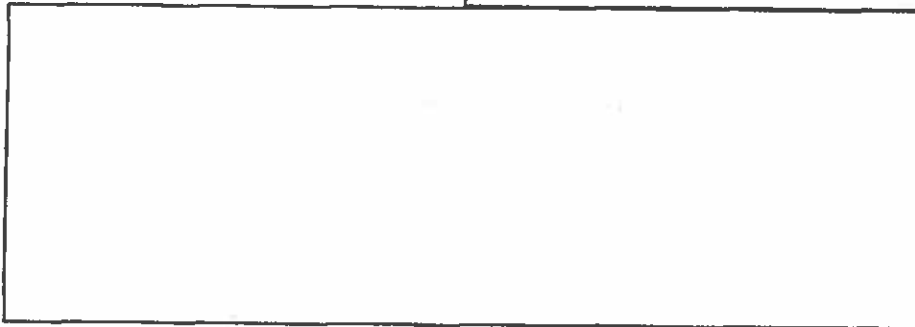
RETURN BY MAIL TO:

JAMES W. VERSOCKI, ESQ.  
1 Huntington Quadrangle - Suite 4C10  
Melville, New York 11747  
*ARCHER BYINGTON GILMANSON & LEUNG*

MARCIA WIDENOR

TO

LUKE McAULIFFE and MARY BRENNAN  
McAULIFFE



**SCHEDULE A DESCRIPTION - AMENDED**

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 20 on a certain map entitled "Map of Tanglewood at Sea Cliff, L.I., Nassau County, N.Y. Jan. 15, 1923 Wm. H. Seaman, C.E." and filed in the office of the Clerk of the County of Nassau February 26, 1923 as map No. 3237, bounded and described according to said map as follows:

**BEGINNING** at a point on the southerly side of Downing Avenue at the division line of lots 19 and 20, which point is also distant 190.33 feet easterly from the corner formed by the intersection of the southerly side of Downing Avenue and the easterly side of Tanglewood Lane;

**RUNNING THENCE** along said division line and the division line of lots 18 and 20, south 3 degrees 03 minutes east 267.54 feet to land now or formerly of Convalescent Home For Babies;

**THENCE** along said land the following courses and distances:

- (1) North 62 degrees 25 minutes east 45 feet
- (2) North 52 degrees 55 minutes east 93.78 feet to the easterly boundary of lot 20;
- (3) North 52 55 minutes degrees east 102.00 feet;
- (4) North 81 degrees 52 minutes east 25.15 feet;

**THENCE** north 1 degrees 47 minutes west 151.26 feet;

**THENCE** along said boundary, north 3 degrees 06 minutes west 197.19 feet to the southerly side of Downing Avenue;

**THENCE** along the southerly side of Downing Avenue the following courses and distances:

- (1) North 87 degrees 54 minutes east, 21.52 feet;
- (2) North 78 degrees 20 minutes east 74.61 feet;
- (3) North 78 degrees 55 minutes east 18.00 feet;
- (4) South 78 degrees 55 minutes west 33.93 feet,
- (5) South 89 degrees 36 minutes west 84.95 feet to the point or place of **BEGINNING**.

**FOR INFORMATION ONLY: SAID PREMISES BEING KNOWN AS AND BY 111 DOWNING AVENUE, SEA CLIFF, NY 11579**

**SECTION:** 21  
**BLOCK:** M  
**LOT:** 120 & 121  
**COUNTY:** NASSAU