



# 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

8/27/20

TO:

PROPERTY OWNER: GCA/Sea Cliff Realty

PROPERTY ADDRESS: 347 Glen Cove Ave

SECTION/ BLOCK/ LOT: 21/78/23

APPLICATION NO: 12068

APPLICATION REC'D: 8/25/2020

ZONE: Business B

**DESCRIPTION:** The applicant proposes to modify their Special Use Permit to add four tables and sixteen seats outside.

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

**§ 138-902 Uses permitted by special permit.**

*The following uses are permitted by special permit in the Business B District:*

*A. Any use permitted in the Business A District.*

*Any uses permitted in the Business A District by special permit, subject to the standards and restrictions set forth therein.*

The applicant proposes to modify their Special Use Permit to add four tables and sixteen seats outside.

**§ 138-1002 Parking space requirements.**

*The following minimum number of off-street parking spaces shall be provided and satisfactorily maintained by the owner of the property for each building hereafter erected or used, or the use of which is intensified, for any of the following purposes:*

*O. Restaurant, eating and drinking place: one space for each four seats or one space for each 100 square feet of gross floor area, whichever yields more spaces, plus one space for each employee on the maximum work shift.*

The applicant proposes to modify their Special Use Permit to add four tables and sixteen seats outside which requires four additional parking spaces.

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 # 12068 APPLICATION DATE 8/25/20 PERMIT # \_\_\_\_\_

PROPERTY ADDRESS: 347 Glen Cove Ave SECT 21 BLOCK 78 LOT 23

### Owner:

Address: 347 Glen Cove Ave City: Sea cliff State: NY Zip: 11579  
Phone: 516-637-2122 Cell: \_\_\_\_\_ Email: Laneco@optonline.net

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

Address: 347 Glen Cove Ave City: Sea cliff State: NY Zip: 11579  
Phone: 516-318-9968 Cell: \_\_\_\_\_ Email: Dgreenstan@vestsidedmd.com

### Architect:

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

### Contractor:

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

### Plumber:

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

### Electrician:

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

### Other/Mechanical:

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

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

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



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

4 tables with chairs placed in area next to store. will have umbrellas. NOTHING APPROVED.

INSTALL barriers at Drive way for safety



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(516) 671-0080 phone • (516) 671-6508 fax • [www.seacliff-ny.gov](http://www.seacliff-ny.gov)

## BUILDING PERMIT

Cost of Improvement: \$ 1000 approx.

**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: 

Owner Signature: \_\_\_\_\_

Date: 8/31/2020 Notary: \_\_\_\_\_

**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** \$250 DUE ZBA pd

### REQUIRED CERTIFICATES

**Application Fee** \$ 100 DUE pd 9/1/20

#### Permit Fees

Building \_\_\_\_\_

Plumbing \_\_\_\_\_

Electrical \_\_\_\_\_

Mechanical \_\_\_\_\_

Certificate \_\_\_\_\_

Other \_\_\_\_\_

Total Permit Fees \$  

- 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

Westside Donut Sea Cliff Ventures LLC AS <sup>TENANT</sup> APPLICATION

Village of Sea Cliff. GCA Sea Cliff Realty LLC as owner

-----x  
Proposing to modify special use permit to add 4 tables and  
16 seats outside

1. Name of applicant: Westside Donut Sea Cliff Ventures LLC

2. Applicant's address: 347 Glen Cove Avenue  
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):

Tenant

4. The property which is the subject of this application is  
located at: 347 Glen Cove Ave, Village of  
Sea Cliff, N. Y. and is also known as Section 21, Block 78,  
Lot(s) 23 on the Nassau County Land and Tax Map.

5. The full name and residence address of all owners of the  
property (if applicant is not the sole owner) is:

Steve Lane: GCA Sea Cliff Realty LLC  
898 Chicken Valley Road, Matinecock NY 11560

- 
6. The property is located in the B-2 zoning district of the Village of Sea Cliff.
7. The subject property is located on the West side of Glen Cove Ave (street).
8. The date on which the owner(s) acquired the property was 2/11/2011.
9. The approximate dimensions of the property are 239 feet by 198 feet, and the total acreage of property is 1.08 acres.
10. The property is presently used for Commercial. Dunkin'
- 
11. Are there existing buildings on the property? Yes of \_\_\_\_\_
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: Outdoor Dining For Dunkin'
14. The Building Department of the Village of Sea Cliff denied an application for a building permit on 8/27/20
15. The proposed construction use of the property does not comply with the following sections of the Village Code: 138-902  
138-1002
- 
- 
-

16. This is an application for:

\_\_\_\_\_ an appeal

\_\_\_\_\_ a variance

a special permit

\_\_\_\_\_ other (describe): \_\_\_\_\_


17. Description of the problem, or reasons for this application, that support the request for relief:

(Note to Applicant - this information is particularly important, and must constitute a complete statement of the grounds for the relief which you are seeking. You may use additional sheets of paper if necessary to provide a complete response)

Put 4 tables, each with 4 chairs, for outdoor dining.  
Install barrier at driveway for safety

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: Daniel Greenstein  
Signature of applicant:   
Title of signatory: Franchisee  
Date: 8/31/2020

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 MANAGER, Member, 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.

David Greenstein

Print Name

[Handwritten Signature]

Signature

Sworn to before me this 1  
day of September 2020.

[Handwritten Signature]

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

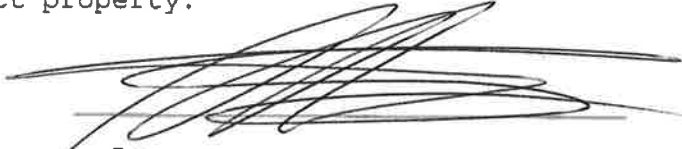


AFFIDAVIT OF OWNER(S)  
(To be completed only if the applicant is not the sole owner)  
(All owners must sign either as owner or applicant)

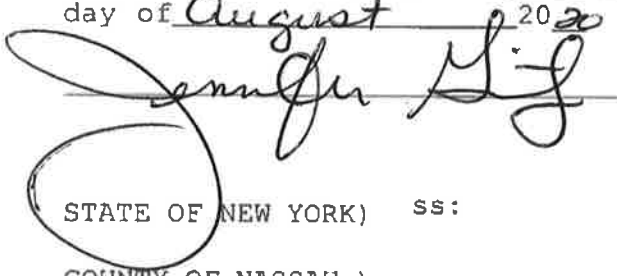
STATE OF NEW YORK) ss:

COUNTY OF NASSAU )

STEVEN CANE being duly sworn, deposes and says that (s)he is the owner of the property known as 347 GLEN COVE AVE., SEA CLIFF N.Y 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 31  
day of August 2020.



JENNIFER GERRITY  
NOTARY PUBLIC, State of New York  
No. 01GE639357  
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

-----X

In the Matter of the Application of  
Westside Danet Sea Cliff Ventures LLC As Tenant  
GCA Sea Cliff Realty LLC As Owner

DISCLOSURE  
AFFIDAVIT  
General Municipal Law  
Section 809


-----X

Proposing to modify special use permit to add 4 tables  
and 16 seats outside STATE OF NEW YORK) COUNTY OF NASSAU )

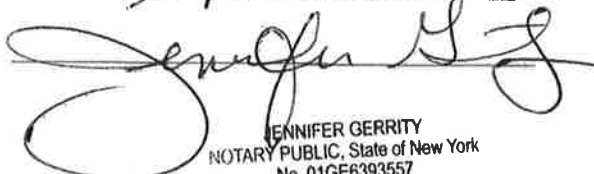
ss: Daniel Greenstein, being duly sworn, deposes and says:

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

Sworn to before me this 1  
day of September 2020.

  
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**

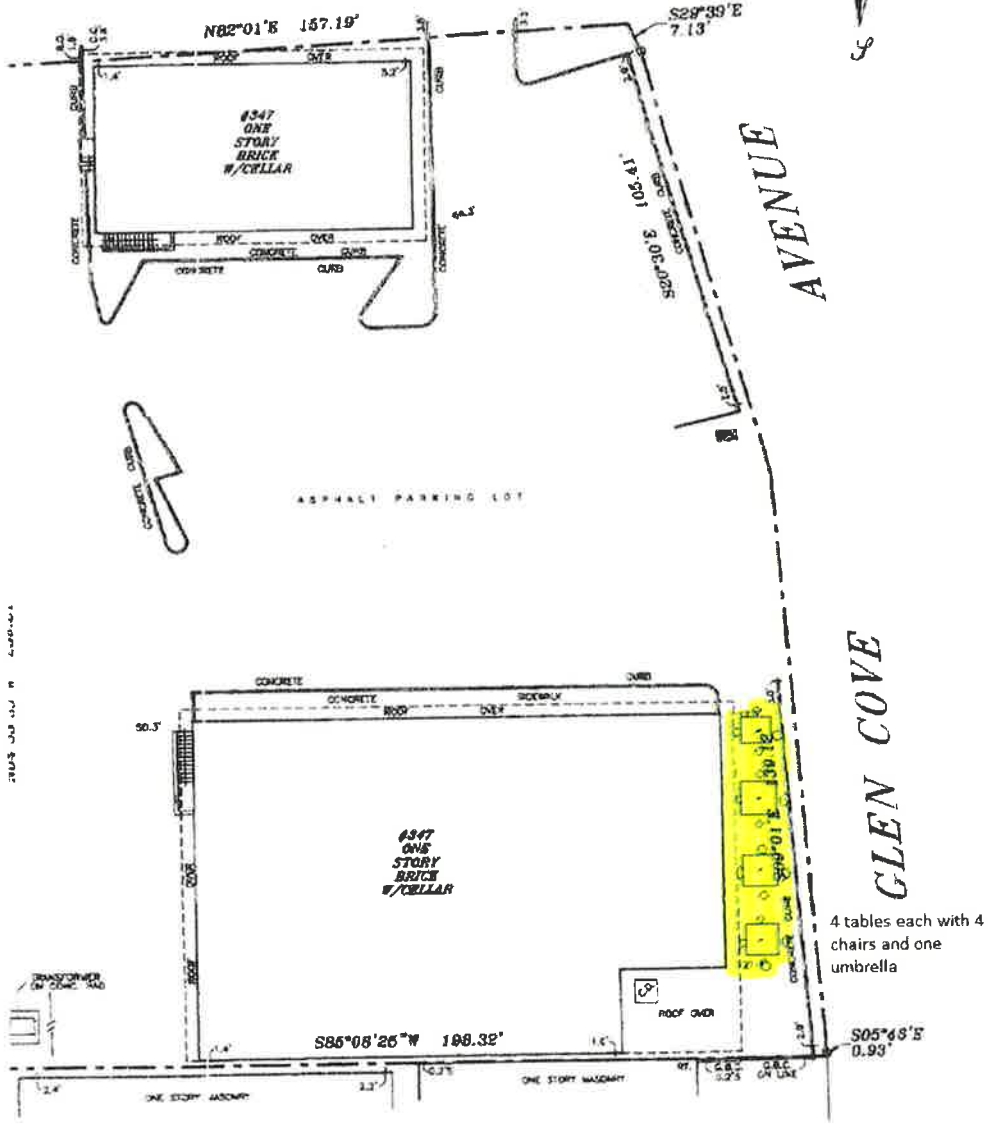
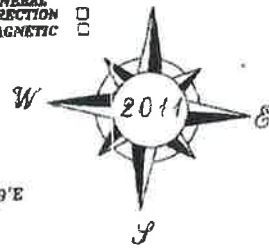
I hereby authorize the members of the Zoning Board and/or Planning Board, the Superintendent of Buildings, and Legal Counsel to the Zoning Board and/or Planning Board to enter upon and inspect my property prior to the Zoning Board and/or Planning Board rendering a determination on this application.

Homeowner: *Don M.*

Date: 9/1/20

OWNING AVENUE

DIRECTION  
MAGNETIC

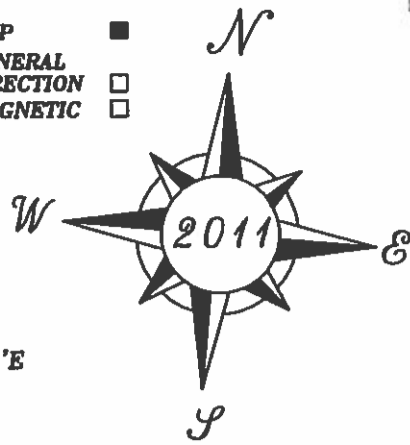


4 tables each with 4 chairs and one umbrella

CONCRETE CURB  
C.B.C. GRANITE BLOCK CURB C.C.  
C.O. CELLAR DOOR  
CONCRETE CURB

SCALE 1"=30'

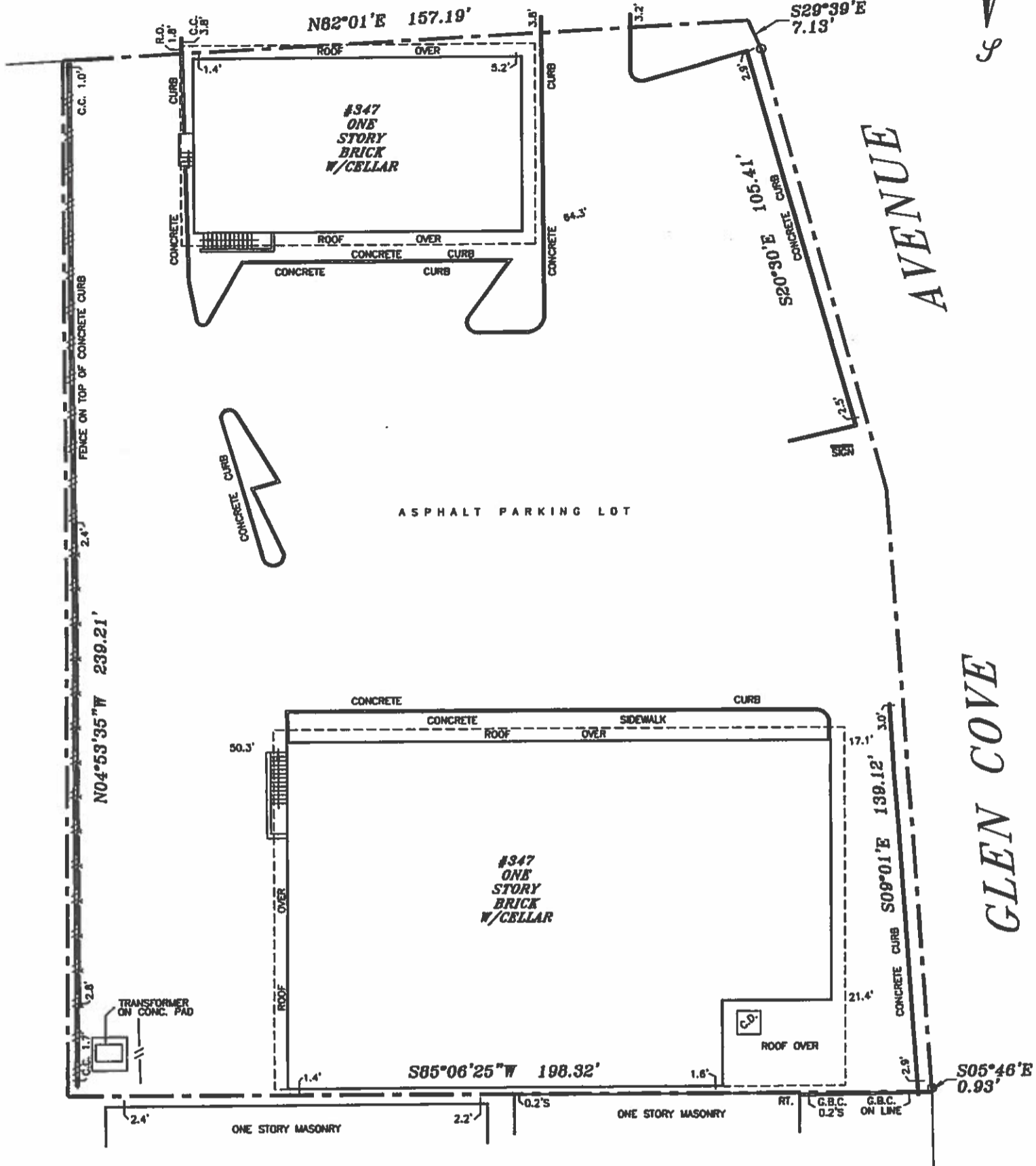
MAP  
GENERAL DIRECTION  
MAGNETIC



DOWNING AVENUE

CONCRETE CURB  
G.B.C. = GRANITE BLOCK CURB  
C.C. = CONCRETE CURB  
C.D. = CELLAR DOOR  
G.B.C. = GRANITE BLOCK CURB  
C.C. = CONCRETE CURB  
FILED MAP LOT  
TAX MAP LOT  
UTILITY POLE LOT  
LOT LINE

PROPERTY LINE  
AWNING OVER  
OVER HEAD  
S.W.  
SIDEWALK  
FENCES  
METAL  
WOOD  
POST & RAIL  
VINYL



SURVEYED UNDER COVER OF SNOW  
FEATURES MAY EXIST AND NOT BE SHOWN.

EASEMENTS, IF ANY, NOT SHOWN.

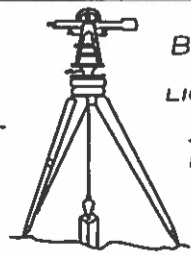
UNLESS OTHERWISE NOTED, PHYSICAL MONUMENTS HAVE NOT BEEN SET.  
This survey is intended to be used for title purposes only and is subject to whatever a more complete title search may reveal. Use of this survey for any other purpose may result in problems for which this surveyor will not be liable.  
Unauthorized reproduction of this map is a violation of the copyright law.  
Unauthorized alteration to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law  
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 true copies.  
Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey was prepared, and on his behalf to the title company, government agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.  
This map may not be used in connection with a "Survey Affidavit" or similar document, statement, or mechanism to obtain title insurance for any subsequent or future grantees.

COPYRIGHT © JANUARY 2011  
BARRY M. FAHRER L.S.  
ALL RIGHTS RESERVED

L.S.T. = LANDSCAPE TIE (G) = GATE R.O. = ROOF OVER W.O.F. = WIRES ON FACE

347GLENCOVEAVE

CERTIFIED TO:  
GCA SEA CLIFF REALTY LLC  
CHICAGO TITLE INSURANCE COMPANY



BARRY M. FAHRER  
NEW YORK STATE  
LICENSED LAND SURVEYOR  
No. 49851

BARRY M. FAHRER L.S. P.C.  
206 CHURCH STREET  
FREEPORT NEW YORK 11520  
(516) 623-2069  
FAX (516) 623-0628

STATE OF NEW YORK

JOB No. 20110014  
TITLE No.

SECTION No. 21  
TAX BLOCK No. 78

LOT No. 23

DATE SURVEYED 1/11/2011  
SEACLIFF  
COUNTY OF: NASSAU

*Barry M. Fahrer*





VILLAGE OF SEA CLIFF, NY  
SEP - 1 2020  
BUILDING DEPARTMENT





GO JOHN & OYHANE  
OR CURRENT OWMER  
386 A GLEN AVE  
GLEN HEAD, NEW YORK 11545

R LISENA REALTY CORP  
OR CURRENT OWMER  
111 PLYMOUTH DR  
GLEN HEAD, NEW YORK 11545

ROCKVIEW CORP  
OR CURRENT OWMER  
365 GLEN COVE AVE  
SEA CLIFF, NEW YORK 11579

MORAN GERARD M & SUSAN T  
OR CURRENT OWMER  
18 DARBY PL  
GLEN HEAD, NEW YORK 11545

RJR REALTY OF SEA CLIFF L L C  
OR CURRENT OWMER  
329 GLEN COVE AVE  
SEA CLIFF, NEW YORK 11579

SPEAL JOHN & ASHLEY L  
OR CURRENT OWMER  
107 PLYMOUTH DR N  
GLEN HEAD, NEW YORK 11545

STANCO ANTHONY V  
OR CURRENT OWMER  
2 GLENOLA AVE  
SEA CLIFF, NEW YORK 11579

MEADE BERTHA ADELE  
OR CURRENT OWMER  
110 PLYMOUTH DR  
GLEN HEAD, NEW YORK 11545

PRIORE BEATA G  
OR CURRENT OWMER  
388 GLEN COVE AVE  
GLEN HEAD, NEW YORK 11545

JACOB JR HERMAN & THERESA  
OR CURRENT OWMER  
386 B GLEN COVE AVE  
GLEN HEAD, NEW YORK 11545

R LISENA REALTY CORP  
OR CURRENT OWMER  
PLYMOUTH DR  
GLEN HEAD, NEW YORK 11545

GCA SEA CLIFF REALTY LLC  
OR CURRENT OWMER  
347 GLEN COVE AVE  
SEA CLIFF, NEW YORK 11579

MCAREE GERALD V & ANNIE  
OR CURRENT OWMER  
20 DARBY PL  
GLEN HEAD, NEW YORK 11545

369 GLEN COVE AVE CORP  
OR CURRENT OWMER  
369 GLEN COVE AVE  
SEA CLIFF, NEW YORK 11579

GCA/Sea Cliff Realty  
Westside Donut Ventures  
347 Glen Cove Ave



Sea Cliff Public Notification App

with Web Appbuilder for ArcGIS



50ft

-73.637 40.842 Degrees

**GCA SEA CLIFF REALTY, LLC SHORT FORM DECISION**  
**(adopted in accordance with Village Code §138-1302.1)**

At a meeting of the Board of Appeals of the Village of Sea Cliff, New York, on June 18, 2019, on motion duly made by the Chair, seconded by Mr. Kopczynski, 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 and the Board members having familiarized themselves with the application and the evidence, rendered the following determination:

1. GCA Sea Cliff Realty, LLC, 347 Glen Cove Avenue, Sea Cliff, New York, to use a portion of the premises as a restaurant, which use requires a special permit pursuant to Village Code §138-902. Premises are designated as Section 21, Block 78, Lot 409 on the Nassau County Land and Tax Map.
2. The applicant seeks to relocate the existing Dunkin Donuts from its existing location in the shopping center to the easternmost unit in the building at the premises. The requested relief is classified as a Type II action under SEQRA, which requires no environmental review.
3. 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, and no response was submitted by the Planning Commission.
4. The relief requested in the application is granted, subject to the following conditions: (a) the construction shall conform to the plans submitted with the application to the Board, (b) the hours of operation shall not exceed the hours of operation approved previously by the Board for the original location, which were set at 5:00am to 10:00pm, seven (7) days per week, (c) other than the signage depicted in the plans filed with this application, no additional signage shall be installed on the eastern side of the building or any portion of land between the existing building and Glen Cove Avenue, (d) no drive thru operation shall be permitted, except upon application to the Board for consideration based on plans depicting such drive thru, (e) any lighting shall be designed and installed so as to not encroach onto the public right-of-way or any other private properties, (f) applicant shall comply with all requirements of the Village Code and the Building Department, (g) all work is performed, and all approvals obtained, within the timeframe provided in Village Code §138-1304, and (h) this special permit shall expire five (5) years from the date of the filing of this determination with the Village Clerk.



NASSAU COUNTY CLERK'S OFFICE  
ENDORSEMENT COVER PAGE

Recorded Date: 02-11-2011  
Recorded Time: 11:03:58 a

Record and Return To:  
ROBERT SCHAUFELD ESQ  
85 GRACE AVENUE  
GREAT NECK, NY 11021

Liber Book: D 12693  
Pages From: 272  
To: 275

Control  
Number: 659  
Ref #: RE 010543  
Doc Type: D12 DEED COMMERCIAL/VACANT LAND

| Location:         | Section | Block    | Lot   | Unit |
|-------------------|---------|----------|-------|------|
| OYSTER BAY (2824) | 0021    | 00078-00 | 00023 |      |

Consideration Amount: 2,350,000.00

|        |                  |          |
|--------|------------------|----------|
|        | Taxes Total      | 9,400.00 |
|        | Recording Totals | 390.00   |
| TMS001 | Total Payment    | 9,790.00 |

THIS PAGE IS NOW PART OF THE INSTRUMENT AND SHOULD NOT BE REMOVED  
MAUREEN O'CONNELL  
COUNTY CLERK



2011021100659



PF 29 (11/85) Standard N.Y.B.T.U. Form 8002 Bargain and Sale Deed, with covenant against Grantor's Acts-Individual or Corporate (Single Sheet)  
**CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT--THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.**

This indenture, made the 1 day of February Two Thousand Eleven

Between

250 GLEN STREET, INC., A NEW YORK CORPORATION with address at 111 MUTTONTOWN ROAD, MUTTONTOWN, NEW YORK 11791

party of the first part, and

GCA SEA CLIFF REALTY, LLC, having an address at 15 DANTON LANE NORTH, LATTINGTOWN, NEW YORK 11560

party of the second part,

Witnesseth, that the party of the first part, in consideration of Ten and 00/XX (\$10.00) 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, Nassau County and the State of New York, known and designated on a certain map entitled, "Map of 44 Lots, The Property of William H. DuPuy, Sea Cliff, Long Island, I. Coles, Surveyor, Glen Cove, Long Island, September 1888" filed 2/18/89 in the Queens County Clerk's Office as Map No. 720 (also on file in the Nassau County Clerk's Office as Map No. 192) as and by Lot Numbers 9, 10 which lots when taken together are more particularly bounded and described as follows:

**BEGINNING** at the intersection of the southerly line of Downing Avenue with the westerly line of Glen Cove Avenue;

**THENCE** Southerly along the westerly line of Glen Cove Avenue the following 4 courses and distances:

- 1) South 29 degrees 39 minutes 00 seconds east, 7.13 feet;
- 2) South 20 degrees 30 minutes 00 seconds east, 105.41 feet;
- 3) South 9 degrees 01 minutes 00 seconds east, 139.12 feet;
- 4) South 5 degrees 46 minutes 00 seconds east, 0.93 feet to the northerly line of land constituting Lot No. 11 as shown on said map;

**THENCE** South 85 degrees 06 minutes 25 seconds west along said northerly line of said Lot Numbered 11, 198.32 feet to the easterly line of Lot Numbered 19 as shown on said map;

**THENCE** North 4 degrees 53 minutes 35 seconds west along easterly line of said Lot Numbered 19 and continuing along the easterly line of Lot Numbered 8 as shown on said map, 239.21 feet to the southerly line of Downing Avenue;

**THENCE** North 82 degrees 01 minutes 00 seconds east along said southerly line of Downing Avenue, 157.19 feet to the point or place of **BEGINNING**.

Said premises is identified as Section 21, Block 78 and Lot 23.

Sec:

21

Blk:

78

Lot:

23

This conveyance is made in compliance with section 909 of the New York Business Corporation Law, with the full consent of all of the Shareholders of 250 Glen Street, Inc.

Being and intended to be the same premises as conveyed to the Grantor herein by deed dated May 3, 1989 and recorded in the Nassau County Clerk's Office on May 18, 1989 in Liber 9992 page 883.

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 read "parties" whenever the sense of this indenture so requires.

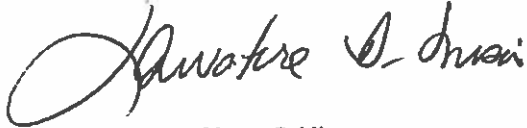
In Witness Whereof, the party of the first part has duly executed this deed the day and year first above writt

IN PRESENCE OF:

250 Glen Street, Inc.  
By: Sepp Meyer, Pres  
Sepp Meyer, President  
Sepp Meyer, Pres.  
Elizabeth Meyer, Sec.  
Elizabeth Meyer, Secretary

STATE OF New York, COUNTY OF NASSAU )SS.:  
On the 1 day of February in the year 2011, before me, the undersigned, personally appeared  
**SEPP MEYER**

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.



Notary Public

**SALVATORE DIMISA**  
Notary Public State of New York  
Qualified in Nassau County  
ID# 02DI4730999  
Commission Expires 02/16/11

STATE OF New York, COUNTY OF NASSAU )SS.:  
On the 1 day of February in the year 2011, before me, the undersigned, personally appeared  
**ELIZABETH MEYER**

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.

Notary Public

*Bargain and Sale Deed*  
With Covenant Against Grantor's Acts

Title No. 3516-00194

250 Glen Street, Inc.

TO

GCA SEA CLIFF REALTY, LLC

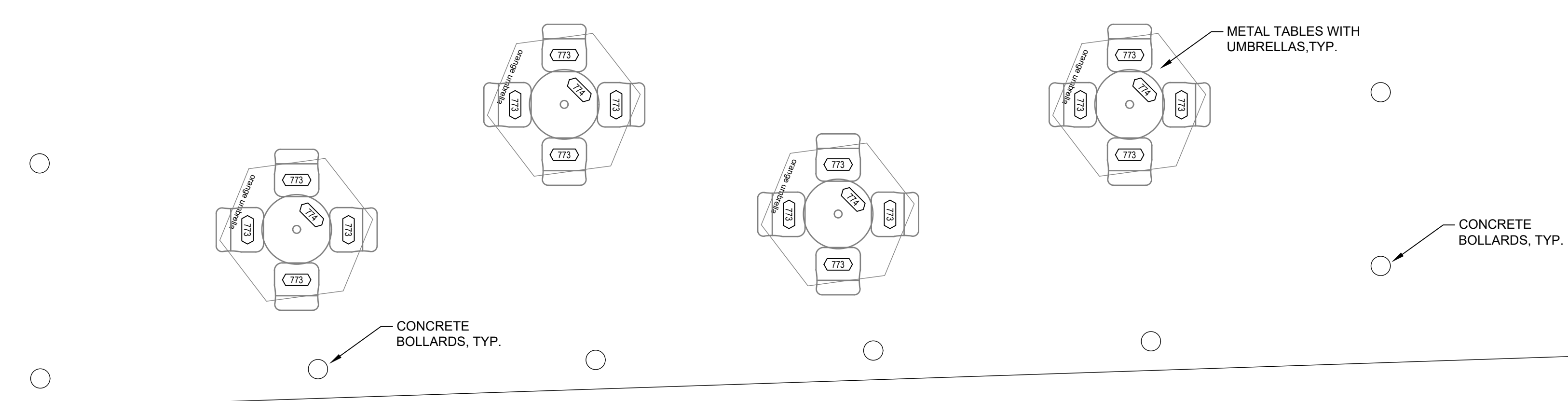
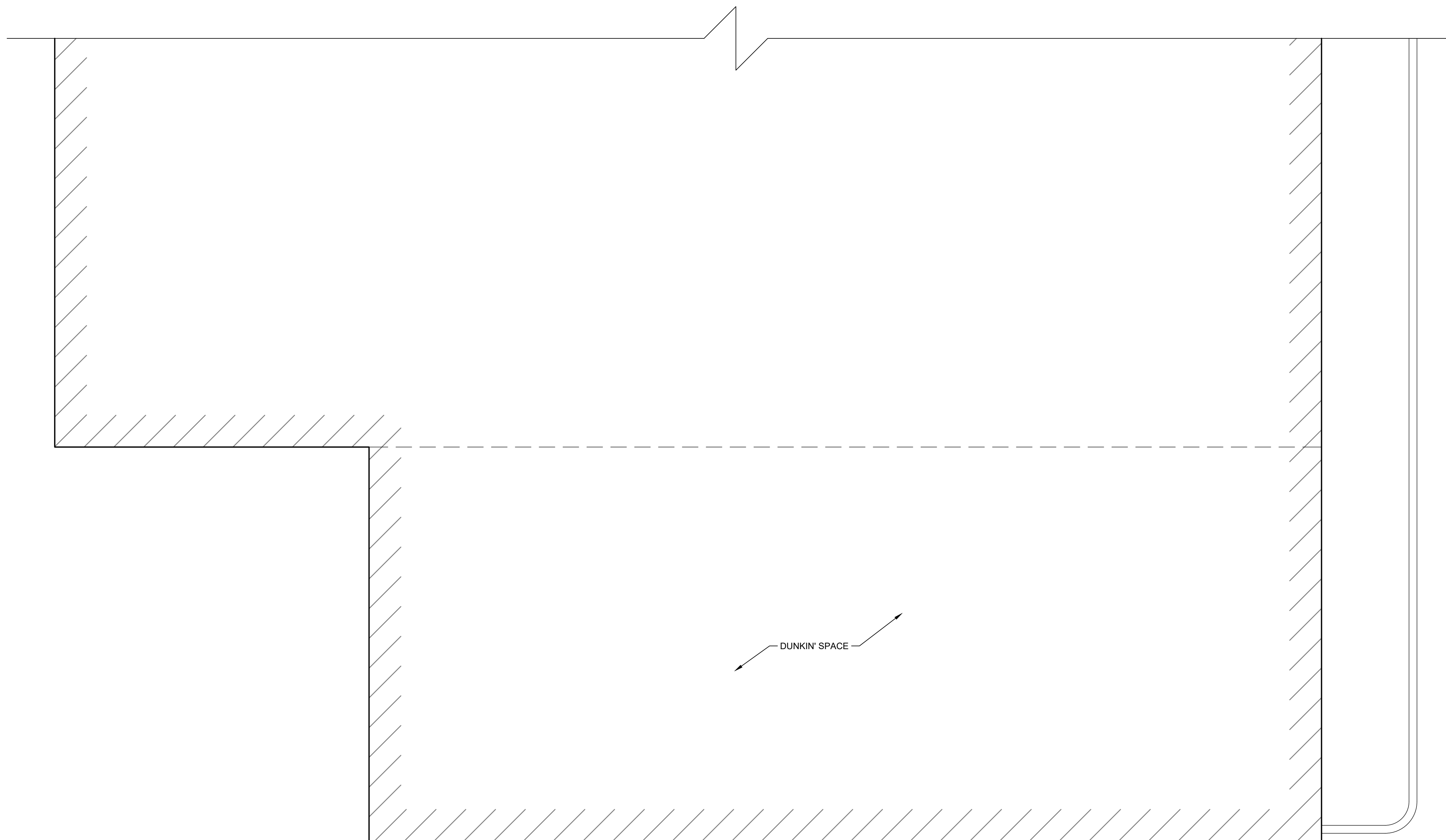
SECTION 21  
BLOCK 78  
LOT 23  
CITY OR TOWN: Oyster Bay  
COUNTY: Nassau  
Recorded at Request of

First American Title Insurance  
Company of New York

RETURN BY MAIL TO:

STANDARD FORM OF New York BOARD OF  
TITLE UNDERWRITERS  
DISTRIBUTED BY FIRST AMERICAN  
TITLE INSURANCE COMPANY OF New  
York

ROBERT SCHAUFELD, ESQ.  
85 GRACE AVENUE  
GREAT NECK, NY 11021



**GLEN COVE AVENUE**

Dunkin'

347 Glen Cove Avenue  
Sea Cliff, New York 11579

Outdoor Seating

Project No. W013-19

Date: 12/15/2020

Drawn By: EL

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

NY License No.  
029493

**A-1**

**From:** Summer Butindari <sbutindari@gmail.com>  
**Sent:** Wednesday, January 20, 2021 12:01 PM  
**To:** jgerrity@seacliff-ny.gov  
**Subject:** Tre Sorelle Ristorante Re: Dunkin Donuts Application  
**Attachments:** image0.png; Untitled attachment 00025.txt

To Whom It May Concern:

My name is Summer Butindari, the owner of Tre Sorelle Ristorante at 347 Glen Cove Avenue Sea Cliff, NY 11579 unit #3. It has been brought to my attention that Dunkin' Donuts has submitted an application to take over the south side of the building that is our common active driveway. Approving this Application would have a negative impact on my normal day-to-day business and my business all together.

We have been in business almost 9 years now and have utilized that common driveway for all our deliveries. The building is way too big to leave one entrance for all deliveries. If we have to share the north side of the building with all other businesses that occupy this shopping center, what would happen is delivery trucks would start piling up on the north side of the building, waiting to unload, directly impacting the flow of traffic and safety in the shopping center. There is also a concern that delivery trucks will be so used to accessing the south side of the building that they will unload on Glen Cove Avenue, which isn't safe for the general public and also hindering the entrance of Coco Confection parking lot.

The tables that Dunkin' Donuts are applying for would most likely be utilized from April- October at best. November- March it just creates havoc, inconvenience and liability for no good reason. I also want to add that during the warmer months there were very few customers occupying the tables and chairs they have now. The majority of their clientele is picking up and going, not sitting for a meal.

During the winter months there will be no effective way to remove snow on the south side of the building. During the snowstorm we had last month there was a huge issue for my business receiving deliveries because Dunkin' Donuts didn't remove their tables and chairs, leaving the plow company unable to access the south side of the building. I will insert a picture to show the nightmare of a week my business had to endure not being able to receive our deliveries normally.

During that week we had no choice but to receive our deliveries from the north side of the building. After waiting for The Fruit Market to unload their delivery, we were left having to make the long commute from the north to the south side of the building, losing product on the way to access the basement, where we have all our storage. The commute from the north side of the building was and is a definite nuisance for us.

I did speak to my landlord, Steven Lane this morning and he understands and agrees with not some but all of my concerns. He admittedly had not thought it out in depth prior to granting consent.

As a business owner and constant fixture within this town and community for almost a decade, I ask that you take my concerns seriously and hope to not make conducting business more difficult than it has been this past year. Thank you for your consideration.

Best Regards,  
Summer Butindari  
Tre Sorelle Ristorante  
516-676-2900  
516-659-0202 cell  
Sbutindari@gmail.com





**GO2s**  
**NOW WITH BREWS**

|  |  |
|--|--|
| <br>\$3 | <br>\$4 |
| <br>\$5 | <br>\$6 |

**jgerrity@seacliff-ny.gov**

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**From:** Terrence Kenniff <kenniff@coco-li.com>  
**Sent:** Friday, January 22, 2021 4:00 PM  
**To:** zba@seacliff-ny.gov  
**Subject:** Concerns about proposed outdoor seating at 347 Glen Cove Avenue

Ladies and Gentlemen of the Board,

I am writing to you today to voice my concerns over the proposed outdoor seating at 347 Glen Cove Avenue in Sea Cliff. As a business owner in the village of Sea Cliff, I strive to keep the charm and allure of our small village alive. Sea Cliff is a beautiful, small, walkable town. The area in question I know very well as my business abuts the area in question. We have many residents and students who walk past our shop on a daily basis. The proposed outdoor seating, in my professional opinion, would be detrimental to the area. Besides the unsightliness of the bollards that will need to be installed, the seating will be located in the loading zone for trucks that make daily deliveries to the businesses taht occupy the building. Since i opened I have complained about the 18 wheelers that make deliveries and stop on Glen Cove Avenue. The obscure the sightlines of other drivers and create immediate hazards to pedestrians. most of the smaller trucks still use the loading zone. If that os taken away there will be more trucks using the street to unload. I have called the village and was told this is a Nassau County road. The Pedestrians are everyone's responsibility. Please deny this motion.

Thank you,

Terrence Kenniff  
COCO Confections and Coffee  
365 Glen Cove Avenue  
Sea Cliff, N.Y. 11579  
(516) 277-2657

