



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

5/12/20

TO:
PROPERTY OWNER: Maria Levine
PROPERTY ADDRESS: 41 Grove St
SECTION/ BLOCK/ LOT: 21/118/1195

APPLICATION NO: 11949
APPLICATION REC'D: 5/11/2020
ZONE: Residence B

DESCRIPTION: The applicant is proposing to erect 236 linear feet of PVC fencing.

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

§ 64-1 Height of fences and walls.

[Amended 11-19-2019 by L.L. No. 7-2019]

- A. Except as otherwise permitted herein, no person shall be permitted to erect or maintain or cause to be erected or maintained any fence or wall, other than a wall which is an integral part of a structure.
- B. A new or replacement fence located not closer to a front property line than a front line of the principal building on the premises and a front line of the principal building on an adjoining premises made of natural wood, at a height of not more than five feet, together with an additional one foot high top portion containing open type fencing, including lattice, slats or similar open fencing, made of wrought or cast iron, at a height of not more than six feet, and/or made of open-wire material, at a height of not more than five feet, is permitted upon first applying for and obtaining a building permit from the Building Department.

The applicant is proposing to erect 80 linear feet of 6ft PVC fencing in the rear yard and 122 linear ft of PVC fencing on each side yard.

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.

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE IN NEW YORK STATE

State of New York, County of Nassau

ss:

State of New York, County of

ss:

On the **30** day of **June** in the year **2016**
before me, the undersigned, personally appeared
John Jacome

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

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

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.

(signature and office of individual taking acknowledgment)

(signature and office of individual taking acknowledgment)

TAMARA E. BROTTEN
Notary Public, State of New York
No. 01BR6076919
Qualified in Nassau County
Commission Expires July 1, 20**18**

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE OUTSIDE NEW YORK STATE

State (or District of Columbia, Territory, or Foreign Country) of _____

ss:

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

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

_____ in _____
(insert the City or other political subdivision) (and insert the State or Country or other place the acknowledgment was taken)

(signature and office of individual taking acknowledgment)

BARGAIN AND SALE DEED
WITHOUT COVENANT AGAINST GRANTOR'S ACTS
Title No. **AMB16-73305N**

DISTRICT
SECTION **21**
BLOCK **118**
LOT **1195**

JACOME

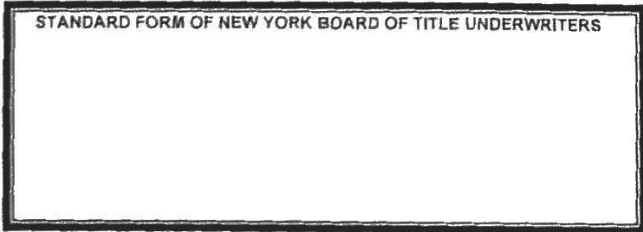
COUNTY OR TOWN **Oyster Bay**

TO

STREET ADDRESS **41 Grove Street**

LEVINE AND LEVINE

Recorded at Request of
RETURN BY MAIL TO:



Donna M. McNaughton PC
480 Forest Ave
Suite 512
Locust Valley, NY 11560

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

ZONING BOARD OF APPEALS _____
PLANNING BOARD (check one)

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

Maria Siwranza Levine

APPLICATION

Village of Sea Cliff.
-----x

Proposing to erect 236 linear feet of PVC fencing

1. Name of applicant: Maria Siwranza Levine
2. Applicant's address: 41 Grove St
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: 41 Grove St, Village of Sea Cliff, N. Y. and is also known as Section 21, Block _____, Lot(s) _____ 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:
David Levine
Maria S. Levine

-
6. The property is located in the Res B zoning district of the Village of Sea Cliff.
7. The subject property is located on the ~~other~~ South side of Grove (street).
8. The date on which the owner(s) acquired the property was June 30 2016.
9. The approximate dimensions of the property are 80 feet by 85 feet, and the total acreage of property is _____ acres.
10. The property is presently used for Residence
-
11. Are there existing buildings on the property? 1 of 1
12. Are there any outstanding village taxes on the property? No If so, for what years? _____
13. The applicant or owner(s) wish to make use of the property for the purpose of: Residence
14. The Building Department of the Village of Sea Cliff denied an application for a building permit on 5/12/20
15. The proposed construction use of the property does not comply with the following sections of the Village Code: 64-1
-
-
-

16. This is an application for:

an appeal

a variance

a special permit

other (describe): Fence


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)

Install fence to provide safety for our child

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

19. Has any previous application been made to the Zoning Board of Appeals or Planning Board for any other relief with respect to the property which is the subject of this application? No
If so, attach a description of each such prior application, including the date the application was made, the date of the determination by the Zoning Board of Appeals or Planning Board, and a summary of the determination of the Zoning Board of Appeals or Planning Board.
20. Are there any outstanding violation notices affecting the subject premises? No
21. Are there any pending court proceedings involving the subject premises? No
22. The undersigned applicant states under penalty of perjury that the foregoing statements and information, and all statements and information contained in papers submitted herewith, are true, correct and complete, to best of the signer's knowledge.

Name of applicant: Maria Siwaroa Levine
Signature of applicant: 
Title of signatory: Owner
Date: 6/15/2020

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.

Maria Sicranza Levine

Print Name

Maria Sicranza Levine

Signature

Sworn to before me this 15th
day of June 2022

Jennifer Gerry

JENNIFER GERRY
NOTARY PUBLIC, State of New York
No. 01GE6393557
Qualified in Nassau County
Commission Expires 08/17/2023

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)

Maria Siwranza Levine being duly sworn, deposes and says that (s)he is the owner of the property known as 41 Grove St 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.

Maria Siwranza Levine

Sworn to before me on this 15 day of June 2020.

Jennifer Gerrity

JENNIFER GERRITY
NOTARY PUBLIC, State of New York
No. 01GE6393557
Qualified in Nassau County
Commission Expires 08/17/2023

STATE OF NEW YORK) SS:

COUNTY OF NASSAU)

Dave Levine being duly sworn, deposes and says that (s)he is the owner of the property known as 41 Grove St. 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.

Dave Levine

Sworn to before me on this 15 day of June 2020.

Jennifer Gerrity

JENNIFER GERRITY
NOTARY PUBLIC, State of New York
No. 01GE6393557
Qualified in Nassau County
Commission Expires 08/17/2023

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

-----X

In the Matter of the Application of

Maria Swanza Levine

DISCLOSURE
AFFIDAVIT
General Municipal Law
Section 809

-----X

*Proposing to erect 236 linear
ft of PVC fencing*

STATE OF NEW YORK) COUNTY OF NASSAU)

ss: *Maria Swanza Levine*, 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>			

Maria Swanza Levine
Signature

Sworn to before me this *15th*
day of *June* *2020*.
Jennifer G

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: *[Signature]*
Date: 6/15/2020



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 # 11949 APPLICATION DATE 5/11/2020 PERMIT # _____

PROPERTY ADDRESS: 41 Grove Street SECT: 21 BLOCK 118 LOT 1195

Owner: Maria Sicuranza Levine
 Address: 41 Grove St City: Sea Cliff State: NY Zip: 11579
 Phone: Cell: (516)640-2906 Email: msicura@gmail.com

Applicant: (if applicant is different from owner state relationship to owner)
 Address: City: State: Zip:
 Phone: Cell: Email:

Architect:
 Address: City: State: Zip:
 Phone: Cell: Email:

Contractor: Ronald Quality Fence
 Address: 140 East Clinton Ave City: Roosevelt State: NY Zip: 11575
 Phone: (516)972-9446 Cell: Email: Ronnyr25@gmail.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.

I would like to have fencing installed on my property. I would like to install 6ft across the back of the property and 5ft across the sides of the property. The fence will be adjacent to the front of the house on both sides and run along the perimeter of the back of the property.



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

Cost of Improvement:

\$ 4800

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: [Signature]

Owner Signature: _____

Date: 6/15/2020 [Signature] Notary: **JENNIFER GERRITY**
NOTARY PUBLIC, State of New York
No. 01GE639357
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 \$100 pd 6/15/20

Application Fee

\$ 75⁰⁰ pd

Permit Fees

Building

Plumbing

Electrical

Mechanical

Certificate

Other

Total Permit Fees

\$

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 _____

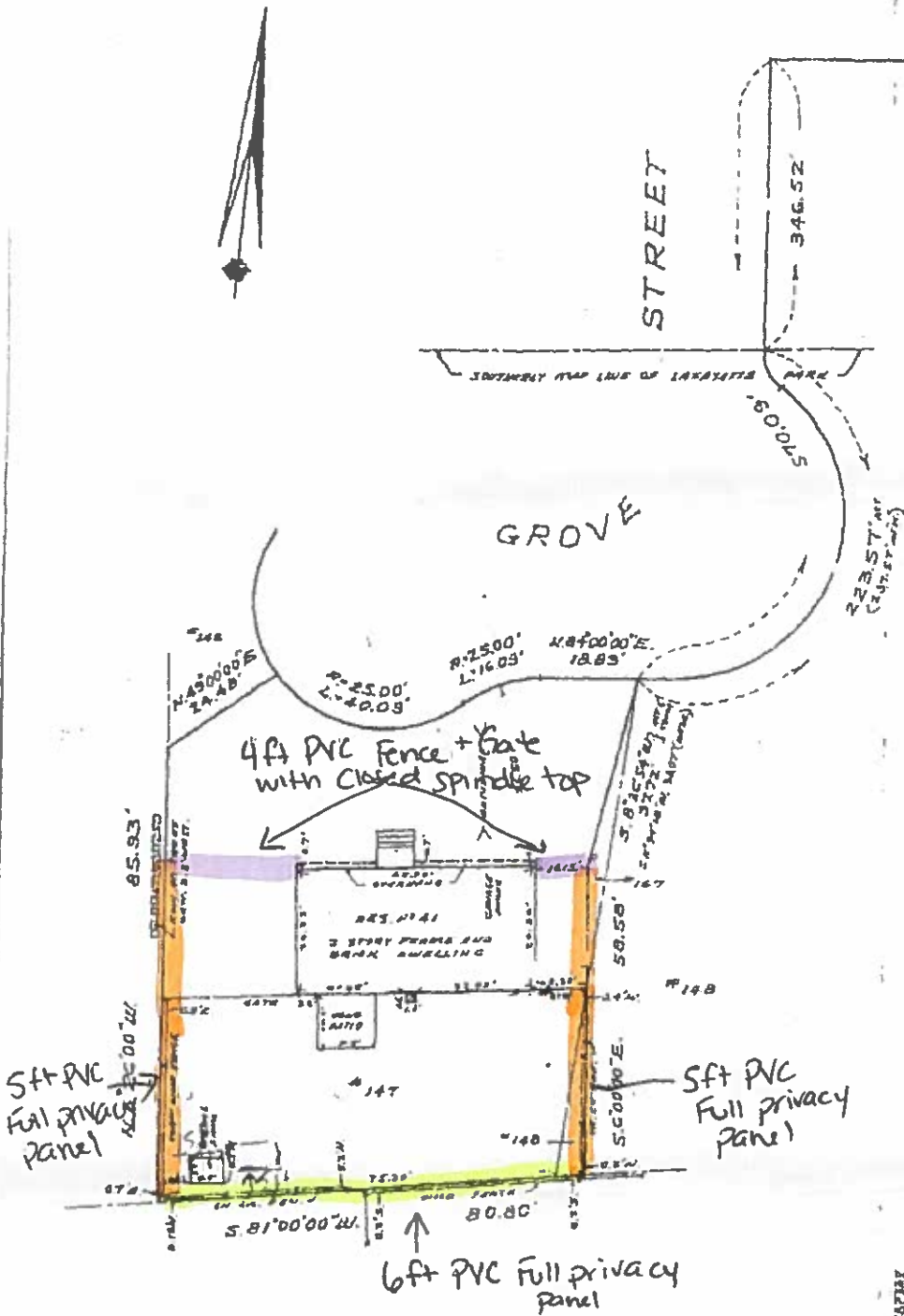
New State Law Requires: Site visits by the Building Department prior to the issuance of any permit. Changes in project elements or design shall not be made until such changes are approved and documented with the Building Department.

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)

REF NO 44806

APP NO CAS 10888 N.

LAFAYETTE AVENUE



UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION 1309 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY NOT BEARING THE LAND SURVEYORS EMBLEM SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. WARRANTIES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED THEREON, AND TO THE ASSUREES OF THE LENDING INSTITUTION. WARRANTIES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

TAX SECT. 21 TAX BLOCK 118 TAX LOT(S) 118

MAP OF PARADISE HILLS, 21160
 REV. TO JAN 21, 1982 AS SHOWN IN 1982
 INDICATED AS PART OF 1875 HIGHLAND A BLK. 118

CERTIFIED TO: **COLE ASSISTANT CORP.**
 LEASER'S TITLE INSURANCE COMPANY
 375 JEROME AND DULCE STS
 BALTIMORE INDUSTRIAL BLDG. 2A, 175 SURFERS
 BALTIMORE, MD 21202



MAP OF PROPERTY AT
SEA CLIFF
 WASHINGTON COUNTY, N.Y.

SURVEYED 1001 2003
KRAUSE LAND SURVEYORS, LLP
 499 JERICO TURNPIKE
 MINEOLA, N.Y. 11501
 516-333-0868

SCALE 1" = 20' DRAWN BY: M.J. CHECKED BY: PJ

OR CURRENT OWMER

NEW YORK

William Bryant

~~WEISS ADAM C & PATRICIA K~~
OR CURRENT OWMER
36 GROVE ST
SEA CLIFF, NEW YORK 11579

MARCO GEORGE A
OR CURRENT OWMER
6 HORACE PL
SEA CLIFF, NEW YORK 11579

PARK ANDY & MIKYUNG
OR CURRENT OWMER
38 GROVE ST
SEA CLIFF, NEW YORK 11579

BOBLEY A MARION & DOUGLAS
OR CURRENT OWMER
43 CLINTON ST
SEA CLIFF, NEW YORK 11579

Levine

41 Grove Street

~~JASOME JOHN~~
OR CURRENT OWMER
41 GROVE ST
SEA CLIFF, NEW YORK 11579

SEACOVE 2014 LLC
OR CURRENT OWMER
270-276 GLEN COVE AVE
SEA CLIFF, NEW YORK 11579

DISANTI MARK & SUSAN
OR CURRENT OWMER
33 GROVE ST
SEA CLIFF, NEW YORK 11579

SEACOVE 2014 LLC
OR CURRENT OWMER
275 GLEN COVE AVE
SEA CLIFF, NEW YORK 11579

SCARANGELLA FRANK & THERESA
OR CURRENT OWMER
33 CLINTON ST
SEA CLIFF, NEW YORK 11579

SHUSTER E FLICKER, CINDY
OR CURRENT OWMER
40 GROVE ST
SEA CLIFF, NEW YORK 11579

HOFFMAN JOHN F
OR CURRENT OWMER
39 GROVE ST
SEA CLIFF, NEW YORK 11579

DEPASQUALE SEAN T & MARYANN
OR CURRENT OWMER
39 CLINTON ST
SEA CLIFF, NEW YORK 11579

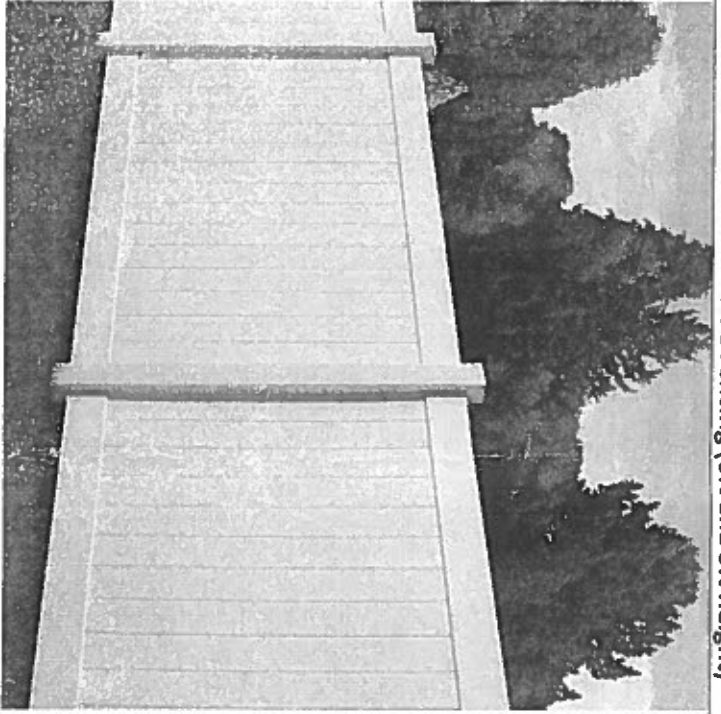
GRABILL SIDNEY & JANET
OR CURRENT OWMER
10 HORACE PL
SEA CLIFF, NEW YORK 11579

Sea Cliff Public Notification App

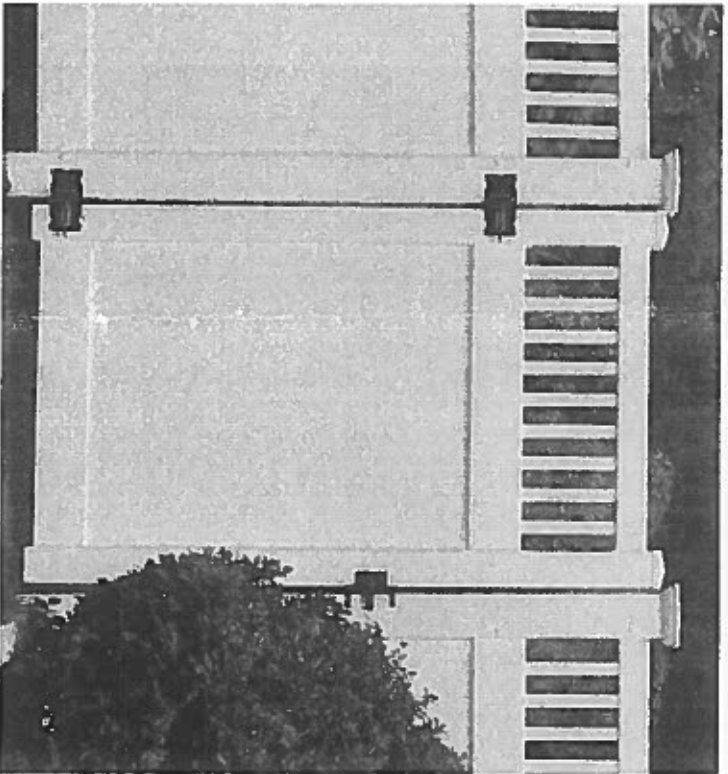
with Web AppBuilder for ArcGIS



Full Panel PVC Fencing (6ft and 5ft height)



Full Panel PVC Gate (4ft) with Closed Spindle Top





RONALD QUALITY FENCE CORP

140 East Clinton Avenue Roosevelt, NY 11575
www.RonaldQualityFences.com
Ronnyr25@gmail.com
516.972.9446

Nassau Lic# H-1304890000
City of Long Beach Lic.#8450
Suffolk Lic# 55360-H
& Insured

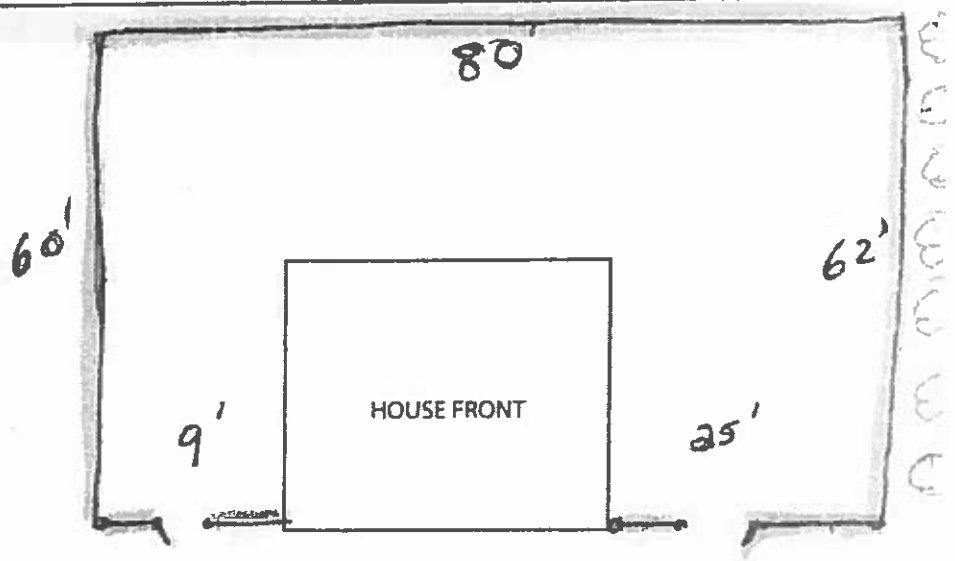
Estimate Final Contract

Name: Maria Levine
Address: 41 Ferove St
Sea Cliff NY 11579
Date: 03/19/20
Phone #: (516) 640-2906
Work #: msicura@gmail.com

PVC Rails Wood Chainlink Aluminum

JOB DESCRIPTION

Footage 236'
Height 6+5.4
Post 5x5
Caps N/E
Panel style Private Solid
Gate 2
Survey yes
Color white



REMOVE OLD FENCE yes

*Front side
close spindle
TOP*

Terms and Condition

10 Years Material Warranty
 5 Years Labor Warranty
 Gate Warranty

Total:	<u>4800</u>
Deposit:	
Balance:	

CUSTOMER SIGNATURE: _____ DATE: _____

SALESPERSON SIGNATURE _____ DATE: _____

20% DEPOSIT | 15 DAYS TO CANCEL THE CONTRACT | NO REFUND.
WEATHER CONDITION MAY DELAY INSTALLATION OF FENCE
Not Responsible For Damaging Sprinkle, Electric Lines, Gas Lines or Any Items Underground Not Buried To Code 18"
WE DO NOT REMOVE ANY SOIL, CEMENT OR ANY DEBRIS DUE TO FENCE INSTALLATION
We Are Not Responsible For Permits