



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

6/12/20

TO:

PROPERTY OWNER: David & Lindsay Cheng

PROPERTY ADDRESS: 44 Cromwell Place

SECTION/ BLOCK/ LOT: 21/110/25

APPLICATION NO: 11955

APPLICATION RECV'D: 5/29/2020

ZONE: Residence B

DESCRIPTION: The applicant is proposing to erect 139 linear feet of 6ft. 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.*
- C. A new or replacement fence in a front yard and located between the principal building on the premises and a front property line, made of natural wood, wrought or cast iron or open-wire material at a height of not more than four feet, and located at least 15 feet from curb cut or intersection, and/or at a height of not more than three feet, and located within 15 feet of a curb cut or intersection, is permitted upon first applying for and obtaining a building permit from the Building Department.*

The applicant is proposing to erect 139 linear feet of 6ft. PVC fencing, 10ft. of 5ft tall PVC fencing and 84 linear feet of 3ft PVC fencing in the front 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.



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The applicant is proposing to erect 139 linear feet of 6ft. PVC fencing, 10ft. of 5ft tall PVC fencing and 84 linear feet of 3ft PVC fencing in the front yard.

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ZONING BOARD OF APPEALS _____
PLANNING BOARD X (check one)

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

Lindsay Cheng
Village of Sea Cliff.

APPLICATION

-----x
Proposing to erect ~~283~~
139 linear feet of 6 ft PVC fencing

1. Name of applicant: Lindsay Cheng
2. Applicant's address: 44 Cromwell Place

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: 44 Cromwell Place, Village of Sea Cliff, N. Y. and is also known as Section 21, Block 110, Lot(s) 25 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 Cheng

6. The property is located in the B zoning district of the Village of Sea Cliff.

7. The subject property is located on the north side of Cromwell (street).

8. The date on which the owner(s) acquired the property was 01/06/16.

9. The approximate dimensions of the property are 50 feet by 100 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? 2 of 2

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 6/12/20

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)

Looking to increase safety for our 1 yr. old

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: Lindsay Cheng

Signature of applicant: Liz Cheng

Title of signatory: owner

Date: 6/15/20

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.

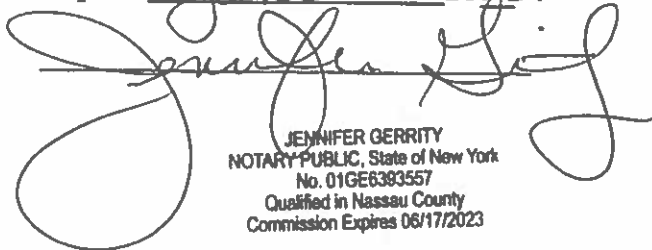
If the applicant is a partnership, the deponent is a general partner thereof, and has authority to execute this application in the name of the partnership.

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.

Lindsay Cheng
Print Name


Signature

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


JENNIFER GERRITY
NOTARY PUBLIC, State of New York
No. 01GE6383557
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)

Lindsay Cheng being duly sworn, deposes and says that (s)he is the owner of the property known as 44 Cromwell Place 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.

Liz Cheng

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

Jennifer Gerty

JENNIFER GERTY
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)

DAVID CHENG being duly sworn, deposes and says that (s)he is the owner of the property known as 44 Cromwell Place 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.

David Cheng

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

Jennifer Gerty

JENNIFER GERTY
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

DISCLOSURE
AFFIDAVIT
General Municipal Law
Section 809

Lindsay Cheng-----X

Proposing to erect a 139 linear ^{Feet of} 6 foot fence. STATE OF NEW YORK) COUNTY OF NASSAU)

ss: Lindsay Cheng, 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>			

Liz Cheng
Signature

Sworn to before me this 15th
day of June 2020.
Jennifer [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: Lij Ching

Date: 06/15/20



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

BUILDING PERMIT

APPLICATION ID # 11955 APPLICATION DATE 05/27/20 PERMIT # _____

PROPERTY ADDRESS: 44 Cromwell Place SECT 21 BLOCK 110 LOT 25 and 26

Owner: David Cheng/Lindsay Cheng

Address: 44 Cromwell Place

City: Sea Cliff State: NY Zip: 11579

Phone: _____ Cell: 631-335-0626

Email: davidolcheng@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: All Island Fence and Railing

Address: 659 Grand Blvd

City: Deer Park State: NY Zip: 11729

Phone: 516-442-0012 Cell: 516-659-7832

Email: michellefence@yahoo.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.

Fence - see attached survey for details



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

BUILDING PERMIT

Cost of Improvement: \$ 12,000

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: 

Owner Signature: 

Date: 5/27/2020  Notary: **JENNIFER GERRITY
NOTARY PUBLIC, State of New York
No. 01GE6393557
Qualified in Nassau County
Commission Expires 06/1/2021**

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

<u>OFFICIAL USE</u>		<u>REQUIRED CERTIFICATES</u>
	FEES \$100 PB pd	
Application Fee	\$ <u>75</u> Paid 5/29/20	<input type="checkbox"/> Cert of Occupancy
Permit Fees		<input type="checkbox"/> Cert of Approval
Building	_____	<input type="checkbox"/> Cert of Completion
Plumbing	_____	<input type="checkbox"/> Cert of Compliance
Electrical	_____	<input type="checkbox"/> Cert of Tenancy
Mechanical	_____	<input type="checkbox"/> Letter in Lieu
Certificate	_____	
Other	_____	
Total Permit Fees	\$ 	
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)

Cheng

44 Cromwell Place









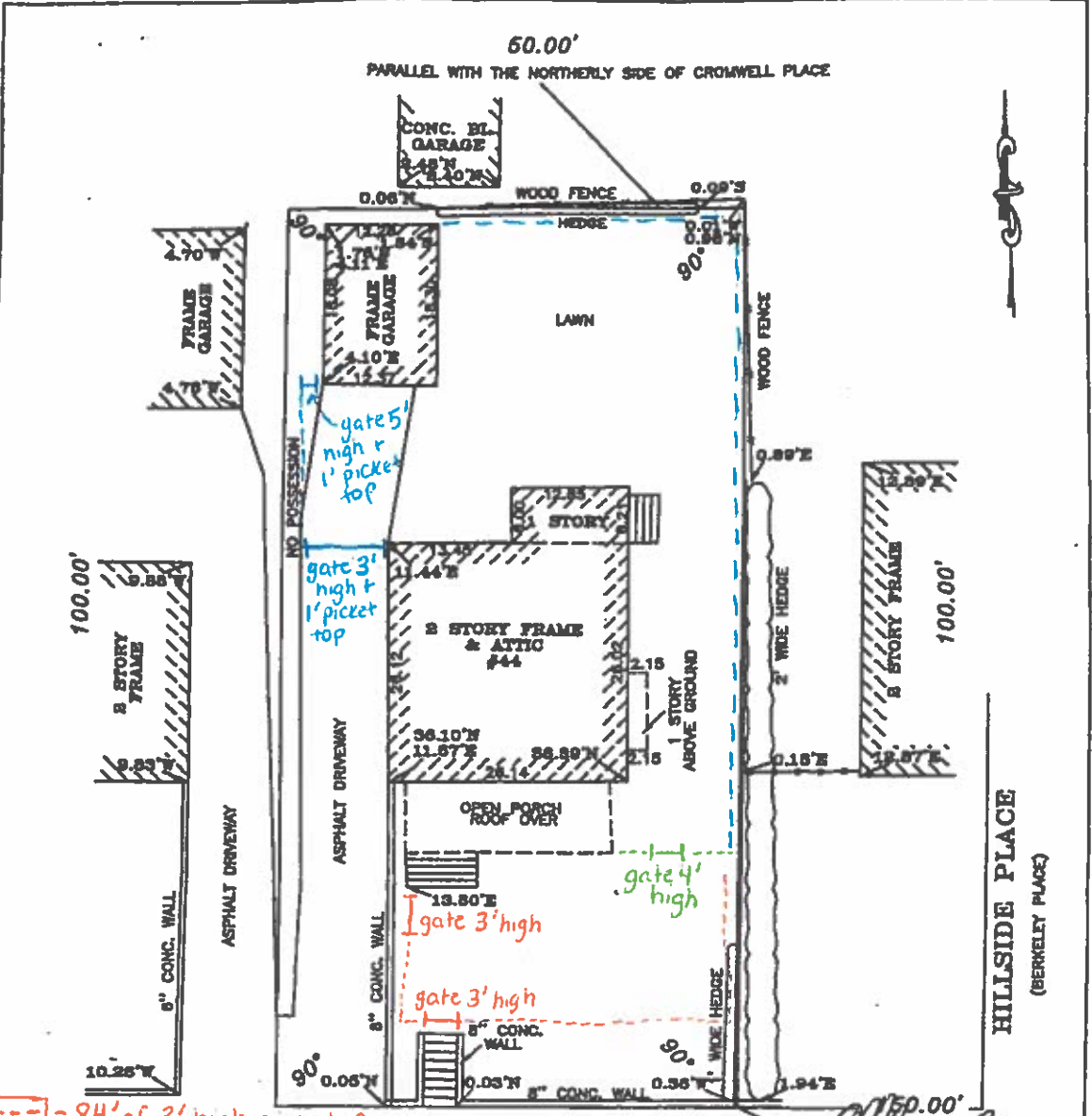
East side of backyard



North side of backyard



West side of backyard



 = 84' of 3' high picket fence
 = 10' of 4' high plus 1' picket top fence
 = 139' of 5' high plus 1' picket top fence

FILED MAP:

THE LOT NUMBERS 25 AND 26 IN BLOCK NO. 8 ON THE MAP ENTITLED "MAP OF THE NORTHERN PART OF CROMWELL FARM, SEA CLIFF, L.I., THE PROPERTY OF WILLIAM L. PRESTON, MADE BY ISAAC COLES, SURVEYOR DATED SEPTEMBER 25, 1885 AND FILED IN THE OFFICE OF THE CLERK OF THE COUNTY OF QUEENS NOW THE NASSAU COUNTY CLERK'S OFFICE IN THE STATE OF NEW YORK ON APRIL 28, 1890 AS AND BY THE MAP NUMBER 832, CASE NO. 1323

THE OFFSETS OR DIMENSIONS SHOWN FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PLANTING AREAS, ADDITIONS TO STRUCTURES AND ANY OTHER CONSTRUCTION.

THE EXISTENCE OF RIGHT OF WAY AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN ARE NOT CERTIFIED.



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PRECISION SURVEYS
 TITLE • ARCHITECTURAL • BOUNDARY • CONSTRUCTION
 40 FRANKLIN AVE. FRANKLIN SQUARE, N.Y. 11010
 Ph. • (718) 472-1571 • (516) 488-1608
CHRISTOPHER M. BUCKLEY
 PROFESSIONAL LAND SURVEYOR

SURVEY OF: Described Property
LOCATED AT:
 44 Cromwell Place, Sea Cliff,
 County of Nassau
 City and State of New York

CERTIFIED TO:
 Paragon Abstract Inc.
 Lawyers Title Insurance Corporation
 JP Morgan Chase Bank
 Caryn Horstmann and Christian Horstmann

TAX DESIG: Sec. 21, Block 110, Lot 25&26

TITLE No.: 36275LT
DATE: March 17, 2003
SCALE: 1"=15'
JOB NO: 6586
DRAWN BY: MP

CRABB S & SANDBERG-CRABB ERIKA
OR CURRENT OWMER
50 CROMWELL PL
SEA CLIFF, NEW YORK 11579

DEL FAVERO LE HARRY & E.DOROTHY
OR CURRENT OWMER
44 EIGHTH AVE
SEA CLIFF, NEW YORK 11579

Graziosi Family Trust
OR CURRENT OWMER
61 ALTAMONT AVE
SEA CLIFF, NEW YORK 11579

MAHNIEN KEVIN & MADELEINE STEPHAN
OR CURRENT OWMER
28 EIGHTH AVE
SEA CLIFF, NEW YORK 11579

UBINAS HENRY & CLAUDIA
OR CURRENT OWMER
46 8TH AVE
SEA CLIFF, NEW YORK 11579

DARNE AIDEN J & JILLIAN E
OR CURRENT OWMER
34 8TH AVE
SEA CLIFF, NEW YORK 11579

DARNE AIDEN J & JILLIAN E
OR CURRENT OWMER
34 EIGHTH AVE
SEA CLIFF, NEW YORK 11579

WHITE PHILIP & SUSAN
OR CURRENT OWMER
51 CROMWELL PL
SEA CLIFF, NEW YORK 11579

DIGIOVANNI PHILIP & MARY
OR CURRENT OWMER
46 CROMWELL PL
SEA CLIFF, NEW YORK 11579

PASCUCCI LE D PORTNOY JOSEPH & GRACE
OR CURRENT OWMER
40 CROMWELL PL
SEA CLIFF, NEW YORK 11579

CRABB S & SANDBERG-CRABB E
OR CURRENT OWMER
50 CROMWELL PL
SEA CLIFF, NEW YORK 11579

SEIDEN LOUIS & KATHERINE
OR CURRENT OWMER
52 CROMWELL PLACE AVE
SEA CLIFF, NEW YORK 11579

GOSLIN JOHN R & HONGLING S
OR CURRENT OWMER
63 ALTAMONT AVE
SEA CLIFF, NEW YORK 11579

FESSLER ROBERT J & FESSLER ELSIE &
OR CURRENT OWMER
24 8TH AVE
SEA CLIFF, NEW YORK 11579

WNOROSKI THERESA LIFE ESTATE
OR CURRENT OWMER
45 CROMWELL PL
SEA CLIFF, NEW YORK 11579

TOMBACHER JUDY
OR CURRENT OWMER
41 CROMWELL PL
SEA CLIFF, NEW YORK 11579

Graziosi Family Trust
OR CURRENT OWMER
61 ALTAMONT AVE
SEA CLIFF, NEW YORK 11579

HINER GERARD & MARIA
OR CURRENT OWMER
49 CROMWELL PL
SEA CLIFF, NEW YORK 11579

MARTONE ANDREW A
OR CURRENT OWMER
53 CROMWELL PL
SEA CLIFF, NEW YORK 11579

VESSIO NICHOLAS P
OR CURRENT OWMER
48 CROMWELL PL
SEA CLIFF, NEW YORK 11579

CROMWELL PLACE HOLDINGS LLC
OR CURRENT OWMER
39 CROMWELL PL
SEA CLIFF, NEW YORK 11579

Graziosi Family Trust
OR CURRENT OWMER
61 ALTAMONT AVE
SEA CLIFF, NEW YORK 11579

JACKSON JEFFREY D & MESERVE SHANNON C
OR CURRENT OWMER
42 CROMWELL PL
SEA CLIFF, NEW YORK 11579

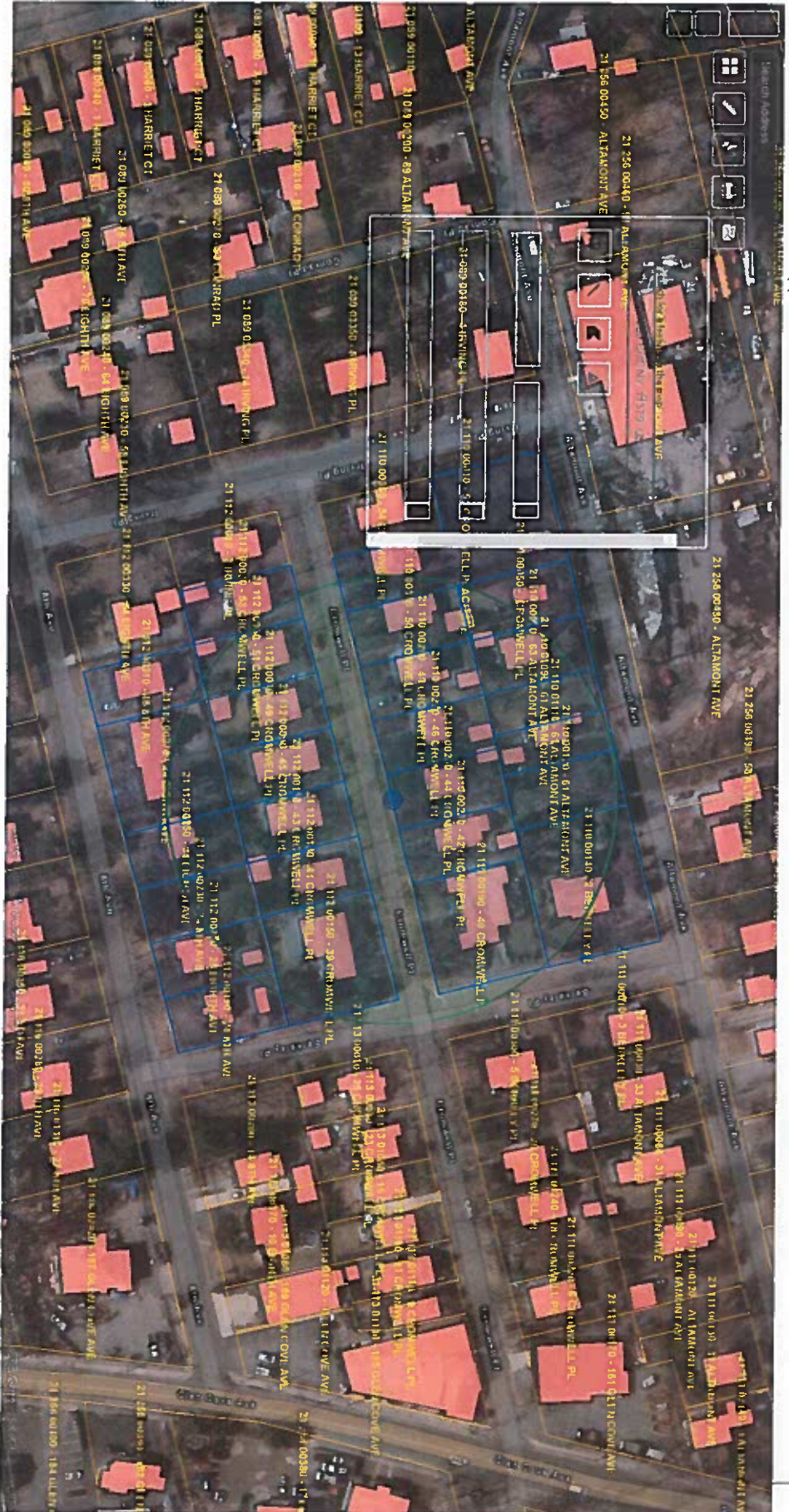
SCHNEIDER MATTHEW & JUDITH RIVERA
OR CURRENT OWMER
43 CROMWELL PL
SEA CLIFF, NEW YORK 11579

~~HORSTMANN CHRISTIAN & CARYN
OR CURRENT OWMER
44 CROMWELL PL
SEA CLIFF, NEW YORK 11579~~

KUTI STEVEN & AUDREY
OR CURRENT OWMER
2 BERKELEY PL
SEA CLIFF, NEW YORK 11579

Cheng

44 Cromwell Pl.



Style of fence for backyard



Style of fence for front yard

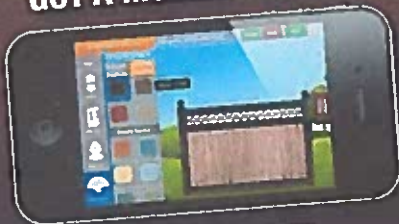
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W101

Cherry
W102

Walnut
W103

Rosewood
W104

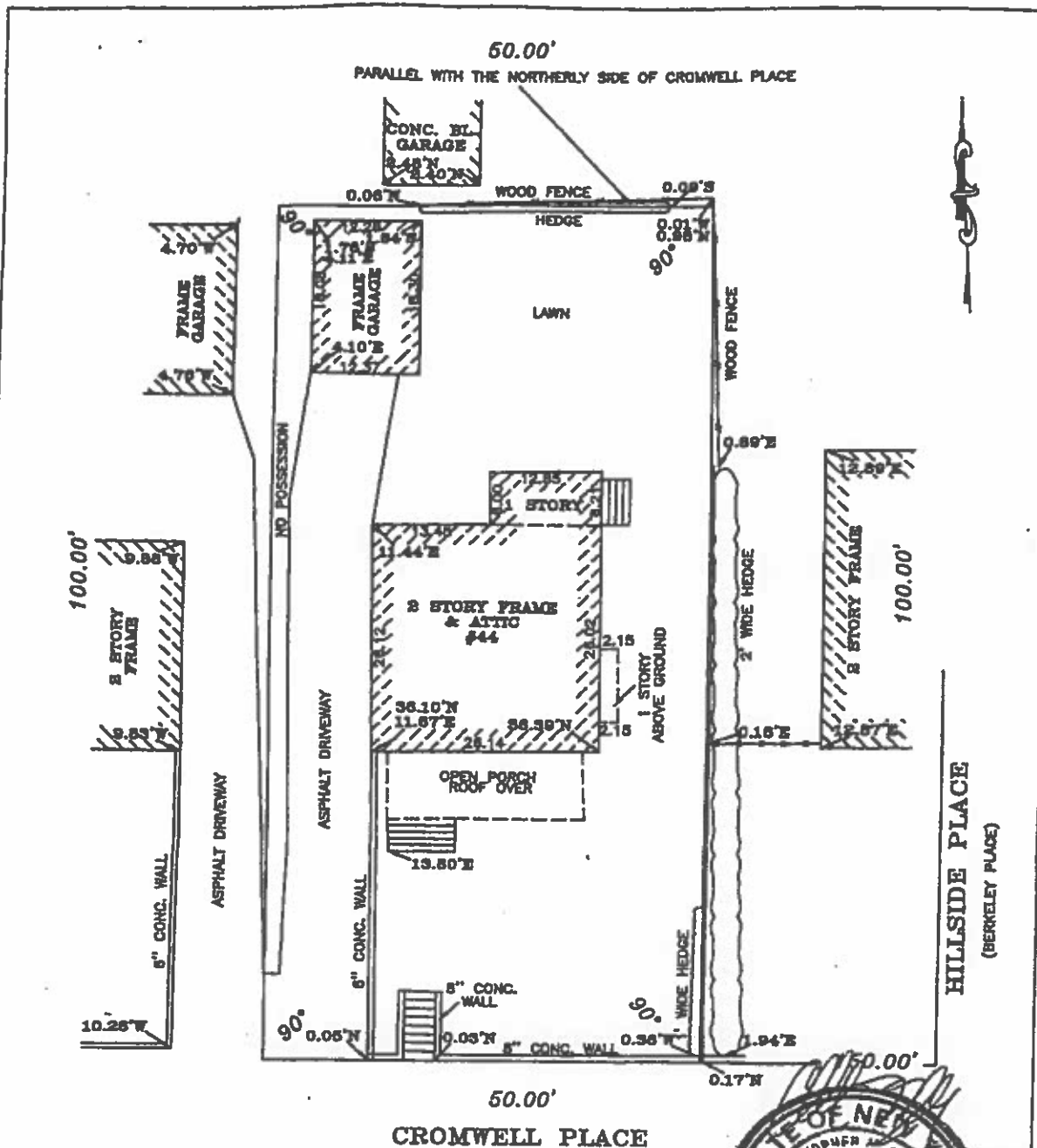
Eastern White
Cedar - W105

Professional Fence Dealer

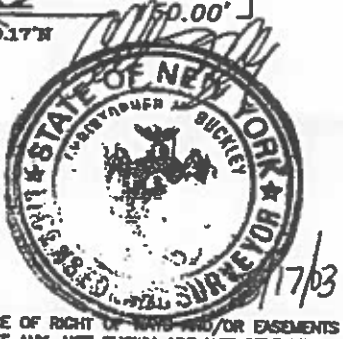


★ Timber finish (looks like wood) in white color for all fences ★

Illusions
 Vinyl Fence
www.illusionsfence.com



50.00'
CROMWELL PLACE



FILED MAP:

THE LOT NUMBERS 25 AND 28 IN BLOCK NO. 8 ON THE MAP ENTITLED "MAP OF THE NORTHERN PART OF CROMWELL FARM, SEA CLIFF, L.I., THE PROPERTY OF WILLIAM L. PRESTON, MADE BY ISAAC COLES, SURVEYOR DATED SEPTEMBER 25, 1885 AND FILED IN THE OFFICE OF THE CLERK OF THE COUNTY OF QUEENS NOW THE MASSAU COUNTY CLERK'S OFFICE IN THE STATE OF NEW YORK ON APRIL 28, 1890 AS AND BY THE MAP NUMBER 832, CASE NO. 1323

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PRECISION SURVEYS

TITLE • ARCHITECTURAL • BOUNDARY • CONSTRUCTION

40 FRANKLIN AVE. FRANKLIN SQUARE, N.Y. 11010
Ph. • (718)472-1571 • (516)488-1808

CHRISTOPHER M. BUCKLEY
PROFESSIONAL LAND SURVEYOR

SURVEY OF: Described Property

LOCATED AT:

44 Cromwell Place, Sea Cliff,
County of Nassau
City and State of New York

TAX DESIG: Sec. 21, Block 110, Lot 25&26

CERTIFIED TO:
Paragon Abstract Inc.
Lawyers Title Insurance Corporation
JP Morgan Chase Bank
Caryn Horstmann and Christian Horstmann

TITLE No.: 36275LT
DATE: March 17, 2003
SCALE: 1"=15'

JOB NO: 6568
DRAWN BY: MP