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

6/18/20
TO:
PROPERTY OWNER: Heather Shrader & Todd Fichtl
PROPERTY ADDRESS: 70 Ransom Ave.
APPLICATION NO: 11979
APPLICATION RECV'D: 6/16/2020
SECTION/ BLOCK/ LOT: 21/48/51
ZONE: Residence B

DESCRIPTION: The applicant is proposing to construct a 15x30 pool and install a drywell

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:
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 construct a 15x30 pool

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.

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of Nassau
, ss.

On the 24 day of May in the year 2012, before me, the undersigned, personally appeared JOHN RZNEZIK
John Rzeznik
, 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.

RONALD M. BEIGEL
Notary Public, State of New York
No. 01BE4661461
Qualified in Nassau County
Commission Expires June 9, 2014

ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE

State of New York, County of , ss:
On the day of in the year , before me, the undersigned, a Notary Public in and for said State, 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

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of , ss:

On the day of in the year 2 , 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.

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

*State of , County of , ss:
*(Or insert District of Columbia, Territory, Possession or Foreign County)

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), 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 make such appearance before the undersigned in the

(add the city or political subdivision and the state or country or other place the acknowledgement was taken).

Bargain and Sale Deed
With Covenants

SECTION 21
BLOCK 48
LOT 51-54
COUNTY OR TOWN NASSAU

Title No.

JOHN RZEZNIK, as Sole Trustee
of the IDC Trust
TO
TODD J. FICHTL and
HEATHER L. SHRADER FICHTL

RETURN BY MAIL TO:

JAMES DUNNE, ESQ.
215 SEA CLIFF AVENUE
SEA CLIFF, NY 11579

DISTRIBUTED BY
YOUR TITLE EXPERTS
The Judicial Title Insurance Agency LLC
800-281-TITLE (8485) FAX: 800-FAX-9396

— Bargain and Sale Deed, with Covenant against Grantor's Acts — Individual or Corporation (Single Sheet)

NSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 24 day of May in the year 2012

BETWEEN JOHN RZEZNIK, Sole Trustee of the IDC Trust, 70 Ransom Avenue, Sea Cliff, NY 11579

party of the first part, and **TODD FICHTL and HEATHER L. ~~SHRYVER~~ FICHTL, His Wife, residing at 63 Old Tappan Road, Lattingtown, NY 11560**

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

dollars

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

Sec. 21
Blk. 68
Lot 51-54

SEE ATTACHED SCHEDULE "A"

Said premises known as and by 70 Ransom Avenue, Sea Cliff, NY 11579

Grantor is the same person as Grantee in deed recorded February 18, 2011 in Liber 12695, Page 869

It is intention of the deed recorded in Nassau County Clerk's Office, Liber 12695, Page 869, that John Rzeznik was acting as a sole Trustee of the IDC Trust and was the Grantee of said Trust.

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

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

JOHN RZEZNIK, TRUSTEE

NTN-42742

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

----------x

IN THE MATTER OF THE APPLICATION OF

Heather Sheader

APPLICATION

Village of Sea Cliff.

----------x

Proposing to Install 15' x 30' inground pool

1. Name of applicant: Heather Sheader
2. Applicant's address: 70 Ransom Avenue

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: 70 Ransom Avenue, Village of Sea Cliff, N. Y. and is also known as Section 21, Block 48, Lot(s) 51, 52, 53, 57 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:

Todd Fichtl

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 Ransom (street).

8. The date on which the owner(s) acquired the property was 5/24/2012.

9. The approximate dimensions of the property are 86 feet by 150 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 6/17/2020

15. The proposed construction use of the property does not comply with the following sections of the Village Code: 107-4 (E)

16. This is an application for:

_____an appeal

_____a variance

_____a special permit

✓ other(describe): pool

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)

installing inground pool

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: Heather Shrader

Signature of applicant: Heather L Shrader

Title of signatory: Owner

Date: June 17, 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.

Heather Shrader
Print Name

Signature

Sworn to before me this 17th
day of June 2020.

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)

Heather Sheadle being duly sworn, deposes and says that (s)he is the owner of the property known as 70 Ransom 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 17 day of June 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)

Todd Fichtl being duly sworn, deposes and says that (s)he is the owner of the property known as 70 Ransom Ave, Sea Cliff NY 11579 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 19th day of June 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

Heather Shrader
----------X

DISCLOSURE AFFIDAVIT
General Municipal Law
Section 809

STATE OF NEW YORK) COUNTY OF NASSAU)

Proposing to install 15' x 30' inground pool

ss: Heather Shrader, 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"):

Name	Address	Position	Nature of Interest
None			

Signature

Sworn to before me this 17th
day of June 2023.

JENNIFER BERRITY
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: June 17, 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 # 11979 APPLICATION DATE 6/16/20 PERMIT # _____

PROPERTY ADDRESS: 70 RANSOM AVENUE SECT: 21 BLOCK 48 LOT 51,

Owner: TODD FICHTL / HEATHER SHRADER

Address: 70 RANSOM AVENUE City: SEA CLIFF State: NY Zip: 11579

Phone: 516 801 6373 Cell: 516 286 5221 H 516 946 4902 T Email: heddie1ny@gmail.com

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

Address: City: State: Zip:

Phone: Cell: Email:

Architect: ENGINEER'S PLAN - THROUGH CONTRACTOR

Address: City: State: Zip:

Phone: Cell: Email:

Contractor: CUSTOM POOLS LONG ISLAND INC

Address: 200 HAWKINS AVE SUITE 1511 City: RONKONKOMA State: NY Zip: 11779

Phone: 631 580 6090 Cell: Email:

Plumber: THROUGH CONTRACTOR

Address: City: State: Zip:

Phone: Cell: Email:

Electrician: THROUGH CONTRACTOR

Address: City: State: Zip:

Phone: Cell: Email:

Other/Mechanical: THROUGH CONTRACTOR

Address: City: State: Zip:

Phone: Cell: Email:

A/C, Boiler, etc Model#

A/C, Boiler, etc Model#

VILLAGE OF SEA CLIFF, NY JUN 16 2020 BUILDING DEPARTMENT

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.

Add 15 x 30 vinyl lined pool, 3 ft - 6 ft depth, with auto safety cover

Relocate and reinstall drywell to handle storm water run off, pool and concrete pad.

Move existing shed. Replace wooden section of fence with chain link

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: $ 65,000

Owner: *Deposes 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: ~~June 16, 2020~~ 6/16/2020

Notary: _____

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

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

OFFICIAL USE

FEES $100 PB pd 6/17/2020

Application Fee	$ 75.00 pd 6/17/2020
Permit Fees	
Building	
Plumbing	
Electrical	
Mechanical	
Certificate	
Other	
Total Permit Fees	$

REQUIRED CERTIFICATES

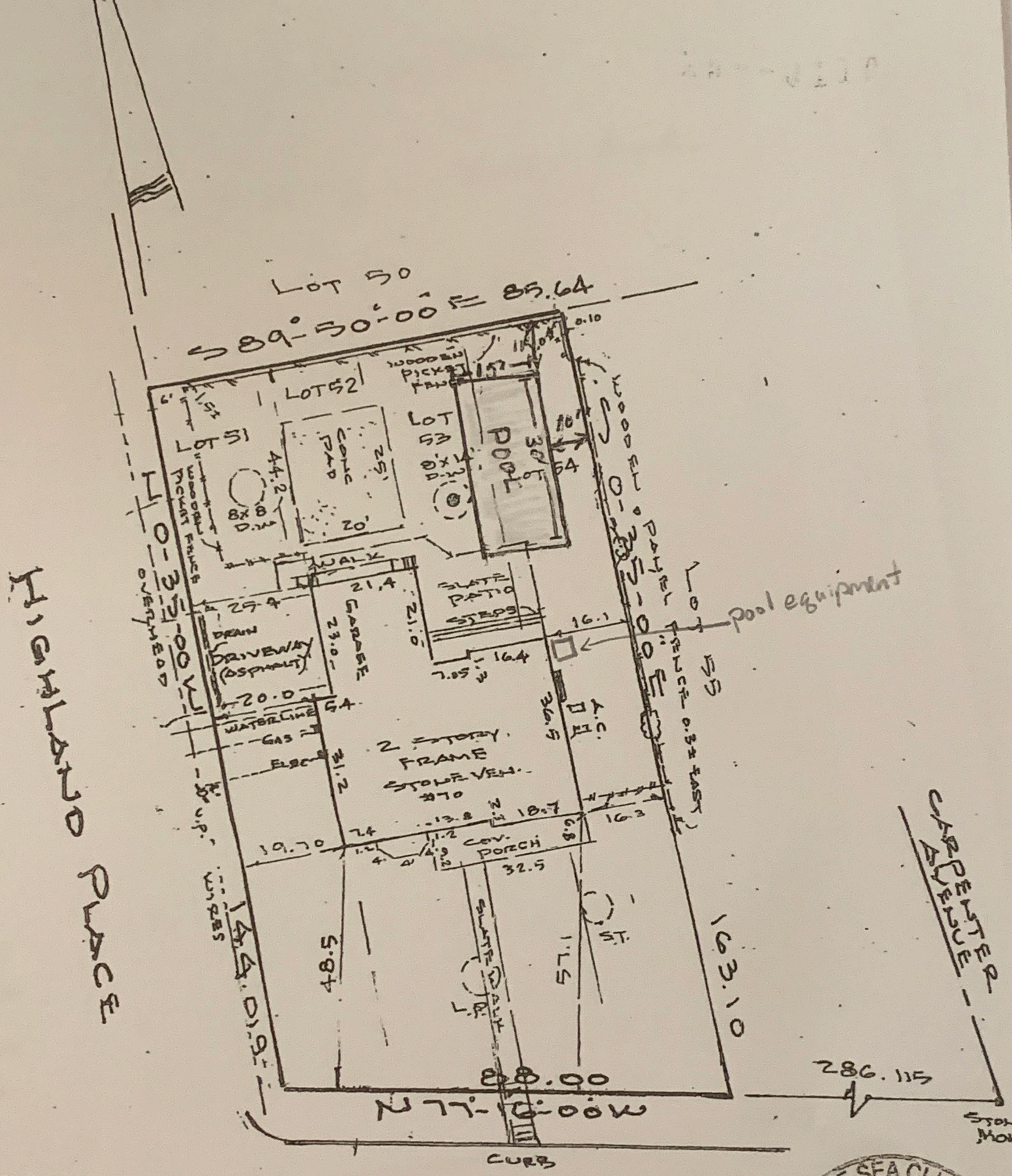
- ☐ Cert of Occupancy
- ☐ Cert of Approval
- ☐ Cert of Completion
- ☐ Cert of Compliance
- ☐ Cert of Tenancy
- ☐ Letter in Lieu

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)

VILLAGE OF SEA CLIFF, NY
JUN 17 2020
BUILDING DEPARTMENT



KET FENCE
SEPT. 6, 2006

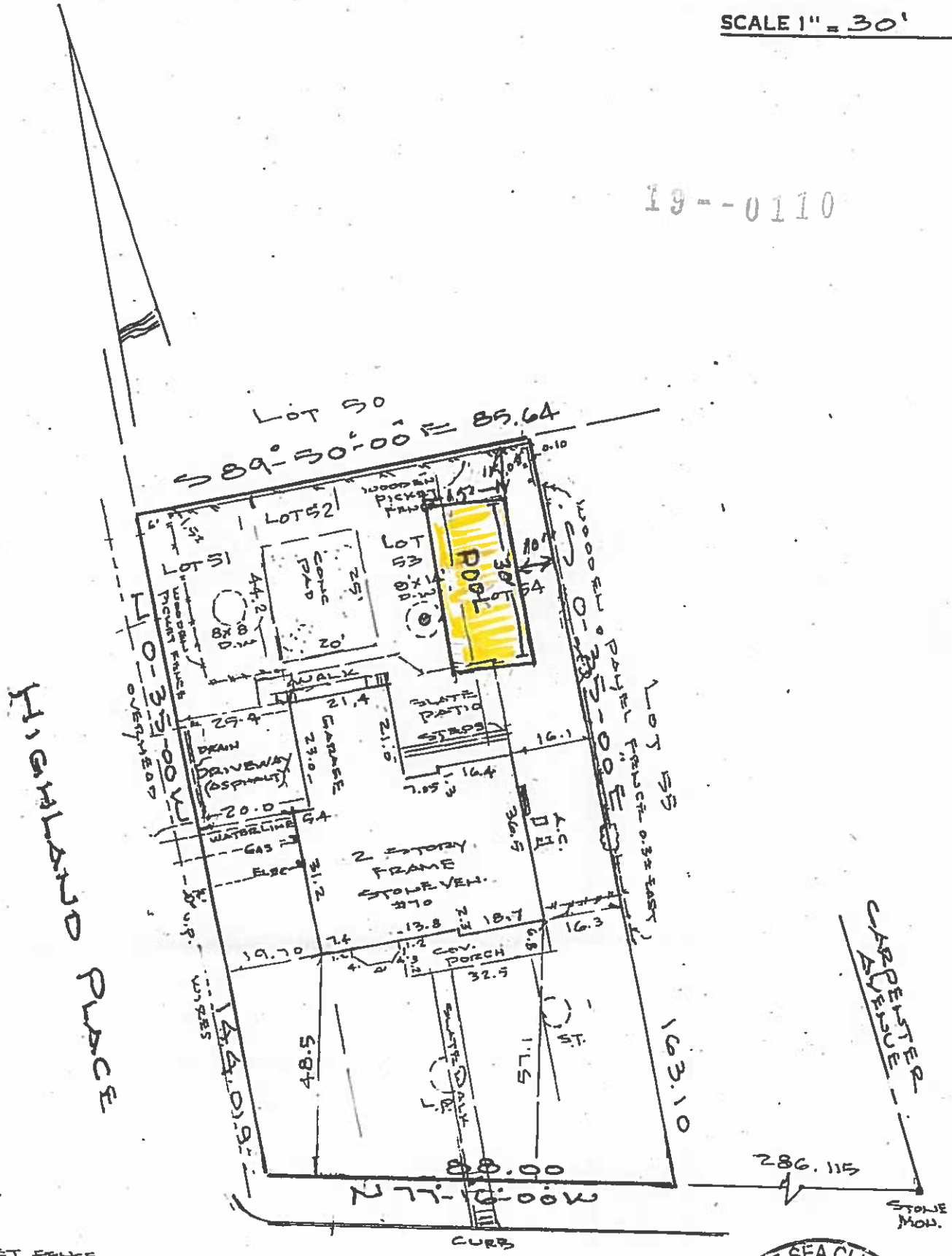
RVEY
06

TION
- MAY 4, 2005

ON 21
48

SCALE 1" = 30'

19--0110



WOODEN PICKET FENCE
LOCATED SEPT. 6, 2006

FINAL SURVEY
AUG 1, 2006

FOUNDATION
LOCATION ~ MAY 4, 2005

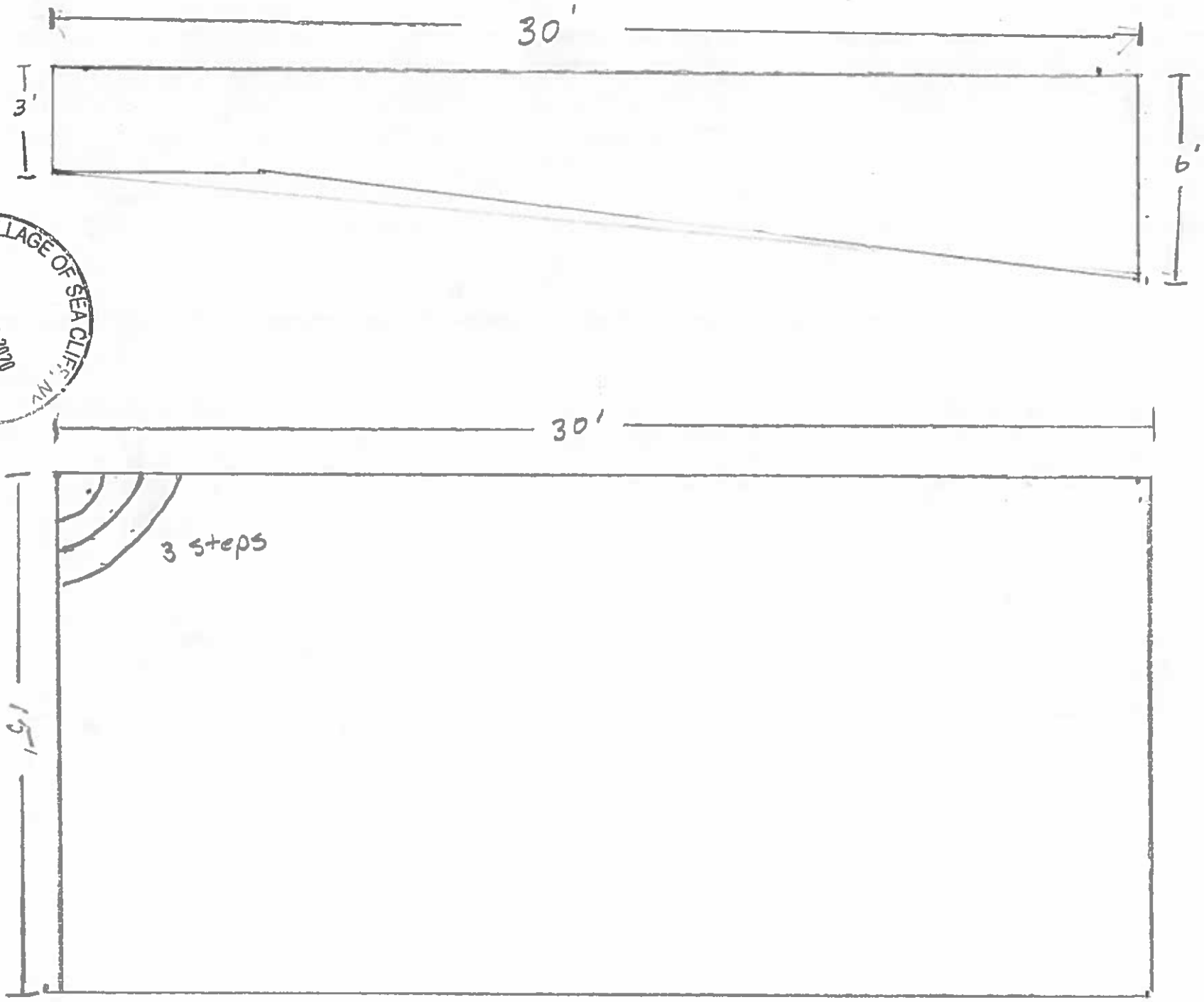
SECTION 21
BLOCK 48
LOT 51, 52, 53, 54

AREA = 13,150 ±

LOCATION OF SUB-SURFACE FACILITIES WAS PROVIDED BY DEVELOPER.

VILLAGE OF SEA CLIFF, NY
JUN 16 2020
BUILDING DEPARTMENT

FICHTL



VILLAGE OF SEA CLIFF, NY
JUN 16 2020
BUILDING DEPARTMENT

Print using Adobe® Reader®'s "Actual size" setting

BETZIOS GEORGE & JEAN
OR CURRENT OWMER
64 RANSOM AVE
SEA CLIFF, NEW YORK 11579

ANGEL JACK & NANCY
OR CURRENT OWMER
14 HIGHLAND PL
SEA CLIFF, NEW YORK 11579

KIRK PHILIP & J
OR CURRENT OWMER
1 BARBERRY LN
SEA CLIFF, NEW YORK 11579

WALENCIK DARIUSZ & KATARZYNA
OR CURRENT OWMER
77 RANSOM AVE
SEA CLIFF, NEW YORK 11579

FICHTL TODD & HEATHER
OR CURRENT OWMER
70 RANSOM AVE
SEA CLIFF, NEW YORK 11579

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

HOLDEN TR FLORENCE O
OR CURRENT OWMER
75 RANSOM AVE
SEA CLIFF, NEW YORK 11579

BASILE JR OSEPH M & MARTHA
OR CURRENT OWMER
76 RANSOM AVE
SEA CLIFF, NEW YORK 11579

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

LOCKE JUNE F
OR CURRENT OWMER
73 RANSOM AVE
SEA CLIFF, NEW YORK 11579

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

BEVAD GEORGE & MARGERY M
OR CURRENT OWMER
382 CARPENTER AVE
SEA CLIFF, NEW YORK 11579

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

DIEDE WILLIAM & JUDY
OR CURRENT OWMER
10 HIGHLAND PL
SEA CLIFF, NEW YORK 11579

CHEBUSKE ALEXANDER & LINDA
OR CURRENT OWMER
71 RANSOM AVE
SEA CLIFF, NEW YORK 11579

Fichtl/Shrader

70 Ransom Ave

Sea Cliff Public Notification App

with Web AppBuilder for ArcGIS

-73.638 40.841 Degrees