



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

5/15/21

TO:

PROPERTY OWNER: SeaCove2014 LLC.

APPLICANT: Cove Discount Liquor & Wine Inc.

PROPERTY ADDRESS: 270 Glen Cove Ave.

SECTION/ BLOCK/ LOT: 21/118/142

APPLICATION NO: 12397

APPLICATION RECV'D: 5/14/2021

ZONE: Business B

DESCRIPTION: The applicant proposes to operate a wholesale liquor distribution warehouse.

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:

B. Wholesale trade establishment.

The applicant proposes to operate a wholesale liquor distribution warehouse which requires a Special Permit


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

BUILDING PERMIT

APPLICATION ID # 12397 APPLICATION DATE 5/14/21 PERMIT # _____

PROPERTY ADDRESS: _____ SECT 21 BLOCK 118 LOT 142

Owner: ~~XXXX~~ Seacove 2014 LLC
Address: 270 Glen Cove Ave City: Seacliff State: NY Zip: 11579
Phone: 347 223 2723 Cell: _____ Email: _____

Applicant: (if applicant is different from owner state relationship to owner) Coves Discount Liquor & Wine Inc
Address: 242 Glen Cove Ave City: Glen Cove State: NY Zip: 11542
Phone: _____ Cell: _____ Email: _____

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

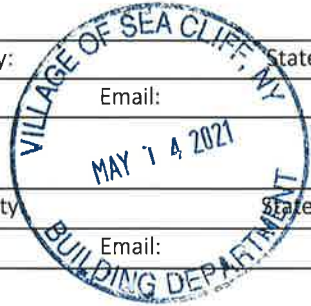
Contractor:
Address: _____ City: _____ State: _____ Zip: _____
Phone: _____ Cell: _____ Email: _____

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.

Special Use Permit



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BUILDING PERMIT

Cost of Improvement: \$

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: Huang Huang

Owner Signature: mei jiao lin

Date: 5/14/21 Jennifer Gerty Notary: JENNIFER GERRYTY
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 \$250 ZBA pd

REQUIRED CERTIFICATES

Application Fee \$ 100 pd
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 X
PLANNING BOARD _____ (check one)

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

Seacove 2014 LLC - AS owner
Coves Discount Liquor + wine - AS Tenant
Village of Sea Cliff.

APPLICATION

-----x
SPECIAL USE PERMIT

1. Name of applicant: XUE TUAN HUANG

2. Applicant's address: 276 Glen Cove Ave
Sea Cliff NY 11579

3. If the applicant is not an owner of the property which is the subject of this application, state the relationship of the applicant to the owner(s):

4. The property which is the subject of this application is located at: 270 Glen Cove Ave, Village of Sea Cliff, N. Y. and is also known as Section 21, Block 118, Lot(s) 142 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:

6. The property is located in the B 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 April 18/2014.
9. The approximate dimensions of the property are 175 feet by 175 feet, and the total acreage of property is _____ acres.
10. The property is presently used for Business only
11. Are there existing buildings on the property? 3 of 3
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: Business
14. The Building Department of the Village of Sea Cliff denied an application for a building permit on 5/15/2021
15. The proposed construction use of the property does not comply with the following sections of the Village Code: 138-902
- _____
- _____
- _____

16. This is an application for:

_____ an appeal

_____ a variance

_____ a special permit

other (describe): special use, prime

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 maintain Warehouse

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: XUE TUAN HUANG.
Signature of applicant: Huang
Title of signatory: President
Date: 5/27/2021

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 president, 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.

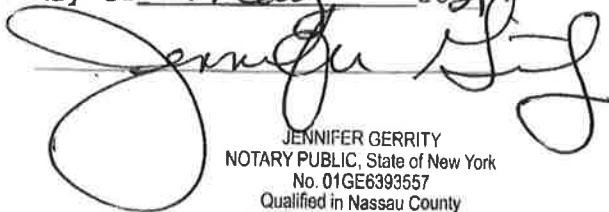
XUE TUAN HUANG

Print Name



Signature

Sworn to before me this 27th
day of May 2021



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)

XUE TUAN HUANG being duly sworn, deposes and says that (s)he is the owner of the property known as 270 Glen Cove Ave 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__ .

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 X
PLANNING BOARD _____ (check one)
VILLAGE OF SEA CLIFF

-----X

In the Matter of the Application of
SEACOVE 2014 LLC - AS OWNER
COVES DISCOUNT LIQUOR + WINE AS TENANT

DISCLOSURE
AFFIDAVIT
General Municipal Law
Section 809

-----X

STATE OF NEW YORK) COUNTY OF NASSAU)

ss: XUE TUAN HUANG, 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>			

Huang
Signature

Sworn to before me this 27th
day of May 2021.

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



Incorporated Village of Sea Cliff
Office of the Superintendent of Buildings

Sea Cliff Village Hall, 300 Sea Cliff Ave., Sea Cliff, New York 11579

Inspection Authorization

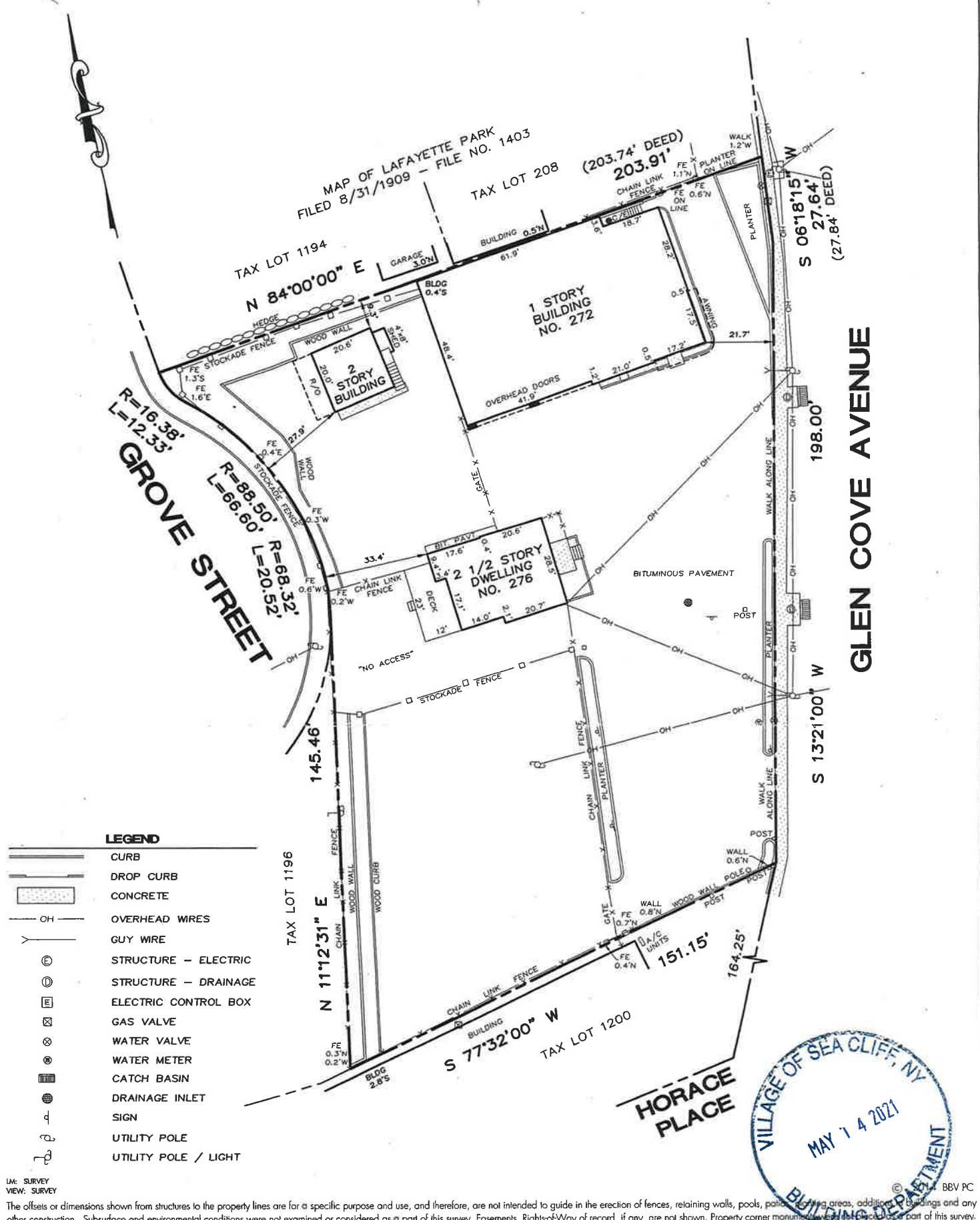
I hereby authorize the members of the Zoning Board and/or Planning Board, the Superintendent of Buildings, and Legal Counsel to the Zoning Board and/or Planning Board to enter upon and inspect my property prior to the Zoning Board and/or Planning Board rendering a determination on this application.

Homeowner: _____

Date: _____

Huang
5-27-2021

Certifications indicated hereon signify that this plat of the property depicted hereon was made in accordance with the existing Code of Practice for Land Surveyors adopted by the New York State Association of Professional Land Surveyors. This certification is only for the lands depicted hereon and is not certification of title, zoning or freedom of encumbrances. Said certifications shall run only to the persons and/or entities listed hereon and are not transferable to additional persons, entities or subsequent owners.



- LEGEND**
- CURB
 - DROP CURB
 - CONCRETE
 - OH — OVERHEAD WIRES
 - GUY WIRE
 - ⊙ STRUCTURE - ELECTRIC
 - ⊙ STRUCTURE - DRAINAGE
 - ⊙ ELECTRIC CONTROL BOX
 - ⊙ GAS VALVE
 - ⊙ WATER VALVE
 - ⊙ WATER METER
 - ⊙ CATCH BASIN
 - ⊙ DRAINAGE INLET
 - ⊙ SIGN
 - ⊙ UTILITY POLE
 - ⊙ UTILITY POLE / LIGHT



LM: SURVEY
VIEW: SURVEY

The offsets or dimensions shown from structures to the property lines are for a specific purpose and use, and therefore, are not intended to guide in the erection of fences, retaining walls, pools, patios, walkways, areas, additions or buildings and any other construction. Subsurface and environmental conditions were not examined or considered as a part of this survey. Easements, Rights-of-Way of record, if any, are not shown. Property corner monuments were not located as a part of this survey.

<p>Barrett Bonacci & Van Weele, PC Civil Engineers Surveyors Planners 175A Commerce Drive Hauppauge, NY 11788 t 631.435.1111 f 631.435.1022 www.bbvp.com</p>	Tax Map: SECTION 21 BLOCK 118 LOT 142 & 144		Unauthorized alteration or addition to this survey is a violation of section 7209 of New York State Education Law Copies of this survey map not bearing the land surveyor's embossed seal and signature shall not be considered to be a true and valid copy Project No.: A140102	
	Map of: PROPERTY			
Map Lot: --	Map Block: --			
File Date: --	File No.: --	County: NASSAU		
Situate: INCORPORATED VILLAGE OF SEA CLIFF				
Certified to:	Title No.: FSA282-04841N	Date	By	Revision
SEACOVE 2014 LLC FEDERAL STANDARD ABSTRACT, INC. FIDELITY NATIONAL TITLE INSURANCE COMPANY				
Surveyed by: B.F. Date: MARCH 28, 2014		Drafted by: A.V.R. Scale: 1" = 30'		Checked by: M.A.R.



~~OR CURRENT OWMER~~

~~NEW YORK~~

~~William Bryant~~

~~WEISS ADAM C & PATRICIA K~~

~~OR CURRENT OWMER~~

~~36 GROVE ST~~

~~SEA CLIFF, NEW YORK 11579~~

HEGARTY MICHAEL & MARY

OR CURRENT OWMER

2 CENTRAL DR

GLEN HEAD, NEW YORK 11545

MARCO GEORGE A

OR CURRENT OWMER

6 HORACE PL

SEA CLIFF, NEW YORK 11579

244 GLEN COVE AVE LLC

OR CURRENT OWMER

244 GLEN COVE AVE

GLEN HEAD, NEW YORK 11545

PARK ANDY & MIKYUNG

OR CURRENT OWMER

38 GROVE ST

SEA CLIFF, NEW YORK 11579

~~JACOME JOHN~~

~~OR CURRENT OWMER~~

~~41 GROVE ST~~

~~SEA CLIFF, NEW YORK 11579~~

David Levine

~~SEACOVE 2014 LLC~~

~~OR CURRENT OWMER~~

~~270/276 GLEN COVE AVE~~

~~SEA CLIFF, NEW YORK 11579~~

TIPTON STEVEN L & JANET

OR CURRENT OWMER

31 GROVE ST

SEA CLIFF, NEW YORK 11579

STRETTLE & SCOTT WHITTING JR

OR CURRENT OWMER

300 GLEN COVE AVE

GLEN HEAD, NEW YORK 11545

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~~

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

HARBOR LUMBER CO INC

OR CURRENT OWMER

269 GLEN COVE AVE

SEA CLIFF, NEW YORK 11579

Sea Cove 2014 LLC -

270 Glen Cove Ave

FEDERAL STANDARD ABSTRACT, INC.

Title Number: FSA282-04841N

SCHEDULE A
AMENDED 4-4-14

ALL that certain plot, piece or parcel of land, situate, lying and being in the Incorporated Village of Sea Cliff, Town of Oyster Bay, County of Nassau and State of New York, bounded and described as follows:

BEGINNING at a point on the westerly side of Glen Cove Avenue, distant 164.25 feet northerly from the corner formed by the intersection of the northerly side of Horace Place with the westerly side of Glen Cove Avenue;

RUNNING THENCE South 77 degrees 32 minutes 00 seconds West, 151.15 feet;

THENCE North 11 degrees 12 minutes 31 seconds East, 145.46 feet to the easterly side of Grove Street;

THENCE northerly along the easterly side of Grove Street the following three courses and distances:

1. along the arc of a curve bearing to the left having a radius of 68.32 feet, a distance of 20.52 feet;
2. along the arc of a curve bearing to the left having a radius 88.50 feet, a distance of 66.60 feet;
3. along the arc of a curve bearing to the right having a radius of 16.38 feet, a distance of 12.33 feet to land now or formerly of Lafayette Park;

THENCE along the last mentioned land, North 84 degrees East, 203.91 feet to the westerly side of Glen Cove Avenue;

THENCE along the westerly side of Glen Cove Avenue the following two courses and distances:

1. South 06 degrees 18 minutes 15 seconds West, 27.84 feet;
2. South 13 degrees 21 minutes West, 198.00 feet to the point or place of BEGINNING.

Schedule A / Page 1 of 1

For Conveyancing
ONLY
For Information
ONLY

TOGETHER with all the right, title and interest of the party of the first part, of, in and to the land lying in the street in front of and adjoining said premises.
The policy to be issued under this report will insure the title to such buildings and improvements erected on the premises which by law constitute real property.

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 18TH day of APRIL in the year 2014 Jacob
before me, the undersigned, personally appeared JAYTOM
REALTY LLC 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.

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.

[Handwritten Signature]

(signature and office of individual taking acknowledgment)

(signature and office of individual taking acknowledgment)

BARBARA LEVI
Notary Public, State of New York
No. 01LE6012464
Qualified in Nassau County
Commission Expires August 31, 2014

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
WITH COVENANT AGAINST GRANTOR'S ACTS**

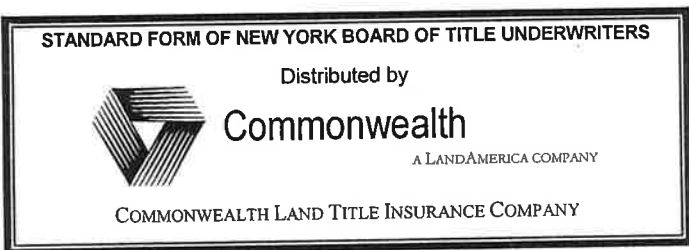
Title No. fsa 282-04841N
JAYTOM REALTY LLC TO SEACOVE 2014 LLC

SECTION 21
BLOCK 118
LOT 142 & 144
COUNTY OR TOWN
STREET ADDRESS

From: 270 - 276 Glen Cove Ave
Sea Cliff, NY

Recorded at Request of
COMMONWEALTH LAND TITLE INSURANCE COMPANY

RETURN BY MAIL TO:



Yung + Assoc.
136-20 38 Ave 11 B
Flushing NY 11354

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

THIS INDENTURE, made the 18TH day of APRIL, 2014
BETWEEN

JAYTOM REALTY LLC
270-276 Glen Cove Avenue
Sea Cliff, NY 11579

party of the first part, and

SEACOVE 2014 LLC, with offices at
270 Glen Cove Ave Sea Cliff NY 11579

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 County of Nassau and State of New York, bounded and described as follows:

SEE ATTACHED SCHEDULE A

Being and intended to be the same premises conveyed
in 12388 page 793

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" when ever 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:


JAYTOM REALTY LLC
By: Jacob Mathew, Sole member