



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

1/20/21

TO:

PROPERTY OWNER: Susan Thompson
PROPERTY ADDRESS: 413 Littleworth Lane
SECTION/ BLOCK/ LOT: 21/M/591

APPLICATION NO: 12236
APPLICATION RECV'D: 1/7/2021
ZONE: Residence B

DESCRIPTION: The applicant proposes to construct 1st & 2nd story addition to existing residence.

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

§ 138-608 Minimum setback requirements.

Every part of a principal building shall be set back from the front property line of the lot upon which it is situated at least 30 feet.

The applicant proposes to construct 1st & 2nd story addition to existing residence that has a front yard setback of 21.2ft on the northern front yard and 29.4ft. on the western front yard.

§ 138-612 Minimum rear yard requirements.

No principal building shall be erected on any lot containing a rear yard less than 30 feet in depth. Nothing contained herein or in § 138-511 relating to minimum side yard requirements shall be construed to prevent construction, erection, installation, modification, alteration, demolition or change of a swimming pool in such a side or rear yard as long as all provisions of the Swimming Pool Law of the Incorporated Village of Sea Cliff are met with respect thereto.[1]

[1]Editor's Note: See Ch. 115, Swimming Pools.

The applicant proposes to construct 1st & 2nd story addition to existing residence 23.6ft from the rear property line where 30ft is the required minimum.

§ 138-613 Height restrictions.

[Amended 10-16-1995 by L.L. No. 4-1995]

No building, or any addition to a building, hereafter erected shall exceed the lesser of two stories in height or a height to the ridge line as follows:

A. Flat, shed and mansard roofs: 28 feet.

B. Gable, hip and gambrel roofs: 30 feet.

The applicant proposes to construct 1st & 2nd story addition to existing residence with a height of 31.3ft where 30ft is the maximum permitted.

§ 138-613.1 Height/setback ratio restrictions.

[Added 10-16-1995 by L.L. No. 6-1995]

No part of the principal building, other than chimneys, turrets, cupolas, spires, belfries and other minor architectural features, including but not limited to minor domes, skylights, dormer windows and other ornamental features, shall extend above the height/setback ratio plane.

The applicant proposes to construct 1st & 2nd story addition to existing residence that encroaches on the height/setback restrictions on the

§ 138-614.1 Maximum floor area ratio restrictions.

[Added 10-16-1995 by L.L. No. 5-1995; amended 3-3-2003 by L.L. No. 2-2003]

A. No building shall be hereafter erected or altered where the floor area ratio (the total proposed floor area of all buildings on the lot divided by the actual square foot area of the lot) will exceed the following maximums:

[Amended 3-24-2008 by L.L. No. 5-2008]

The applicant proposes to construct 1st & 2nd story addition to existing residence creating an FAR of 3,269sq/ft (38.3%) where 2,643 sq/ft (31%) is the maximum allowed.

§ 138-616 Accessory buildings.

In addition to the requirements heretofore imposed, the following additional restrictions are placed on the erection of accessory buildings:

G. In addition to compliance with the minimum setback provisions, all generators shall be not less than 30 feet from any habitable structure on an adjoining parcel.[1]

[Added 1-14-2019 by L.L. No. 1-2019]

[1]Editor's Note: Former § 616.1, Ancillary structures, which immediately followed, was repealed 12-9-2019 by L.L. No. 9-2019.

The applicant proposes to install a generator within 30ft of neighboring habitable space.

This property has the following pre existing non conformities

- Side yard setback -9.8ft where 15ft is the required minimum
- Minimum Lot Size – 8,526sq/ft where 15,000 is required
- Front Property Line - 94.3ft on the northern front yard and 61.3 on the western front yard where 100ft is required



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

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 # 12236 APPLICATION DATE 1/7/2021 PERMIT # _____

PROPERTY ADDRESS: 413 Littleworth Lane SECT: 21 BLOCK M LOT 591

Owner: Susan Thompson

Address: 413 Littleworth Lane City: Sea Cliff State: NY Zip: 11579

Phone: _____ Cell: 917 523-0573 Email: sueheller@yahoo.com

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

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Cell: _____ Email: _____

Architect: Joseph Randazzo Architect

Address: 12 Crystal Brook Ct City: Nesconset State: NY Zip: 11767

Phone: 516-489-8701 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.

Construct 2nd story, 1 story, and 1 & 2 story additions to existing 1 story residence



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:

\$ 342,000

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: _____ 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

FEEES \$150 ZBA pd 1/20/21 **REQUIRED CERTIFICATES**

Application Fee

\$ 75 PAID 1/7/2021

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

Susan Thompson

APPLICATION

Village of Sea Cliff.
-----x

Proposing to construct 4th & 2nd Story Addition

1. Name of applicant: Susan Thompson

2. Applicant's address: 413 Littleworth Lane

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: 413 Littleworth Lane, Village of Sea Cliff, N. Y. and is also known as Section 21, Block M, Lot(s) 591 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:

Susan Thompson

Stephen Thompson

6. The property is located in the B zoning district of the Village of Sea Cliff.
7. The subject property is located on the SOUTH side of Littleworth (street).
8. The date on which the owner(s) acquired the property was _____.
9. The approximate dimensions of the property are 84 feet by 101 feet, and the total acreage of property is .19 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 1/7/21
15. The proposed construction use of the property does not comply with the following sections of the Village Code: 138-508
138-512 138-513 138-513.1
138-514.1

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)

Hello there, We have lived in our house for five years, and have come to realize that its current lay out, which was ~~designed~~ designed in 1950, doesn't currently work with my families needs. It is also too small for our growing family.

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 - fence
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: Susan Thompson
Signature of applicant: [Handwritten Signature]
Title of signatory: Owner
Date: 1/28/21

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.

SUSAN THOMPSON

Print Name



Signature

Sworn to before me this 28
day of January 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)

Susan Thompson being duly sworn, deposes and says that (s)he is the owner of the property known as 413 Littleworth Lane 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.

Susan Thompson

Sworn to before me on this 28 day of January 2021.

Jennifer Gitty

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)

Stephen Thompson being duly sworn, deposes and says that (s)he is the owner of the property known as 413 Littleworth Lane 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.

Stephen Thompson

Sworn to before me on this 3 day of February 2021.

Patricia Guy

PATRICIA GUY
Notary Public, State of New York
No. 01GU5029016
Qualified in Nassau County
Commission Expires June 13, 2022

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

Susan Thompson-----X

proposing to construct first & second story addition. STATE OF NEW YORK) COUNTY OF NASSAU)

ss: Susan Thompson, 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>			

Susan Thompson
Signature

Sworn to before me this 28 day of January 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.

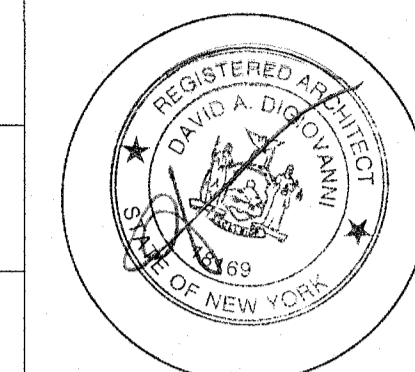
Homeowner:

Susan Thompson

Date:

1/28/21

26 preston avenue
 sea cliff, ny 11579
 (516) 671 - 3624
 fax(516) 759-7138








ISSUED

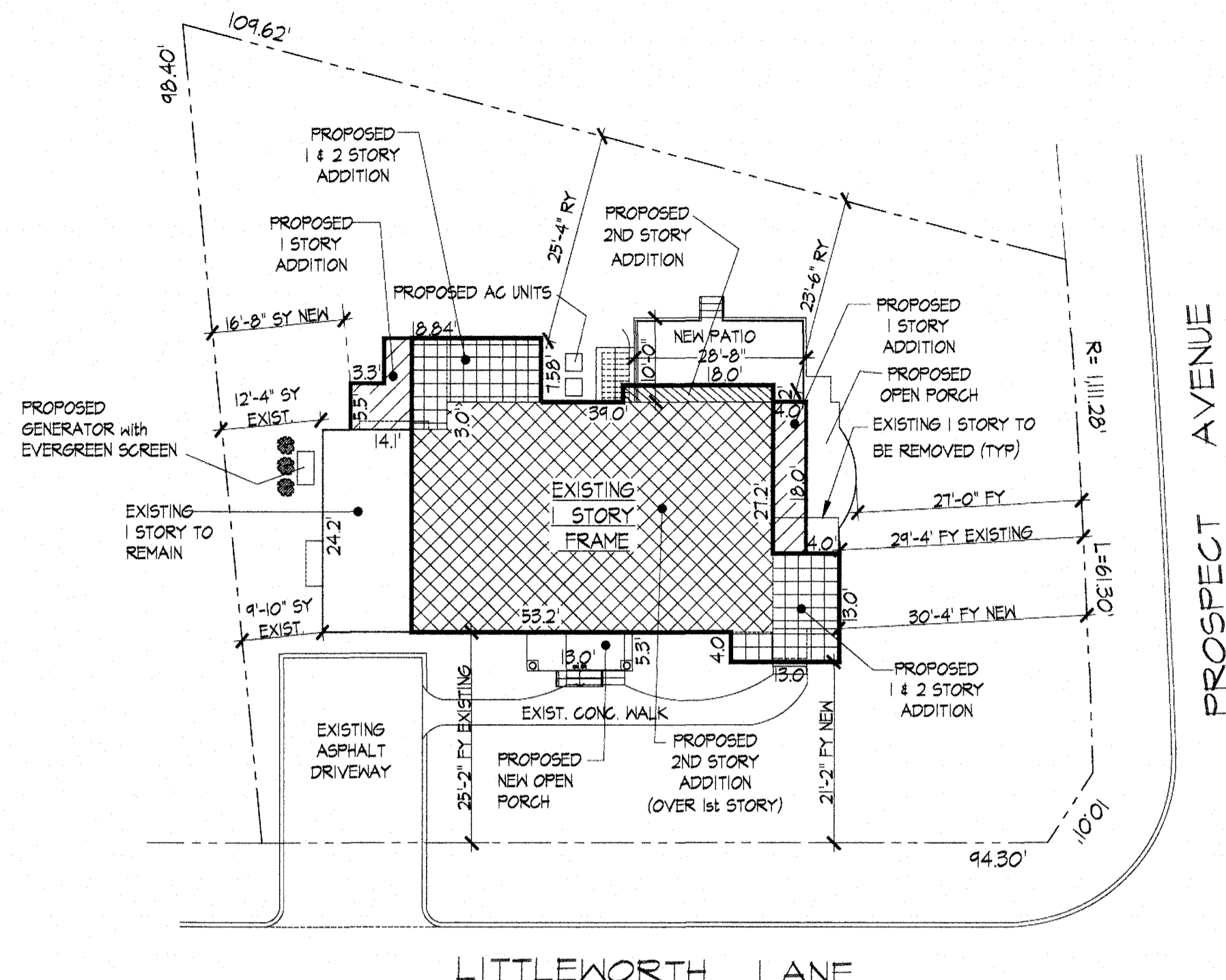
ZONING ANALYSIS		
413 LITTLEWORTH LANE, SEA CLIFF SECT 21 - BLOCK M - LOT 591 ZONE RESIDENCE C		
	REQUIRED	PROVIDED
LOT AREA	15,000 sq/ft	8,526 sq/ft (EXISTING)
MIN. LOT FRONTAGE	100'	94.3' + 61.3' (EXISTING)
FRONT YARD	30'	21.2' + 29.3' (21'-0")
SIDE YARD	15'	9.8' (EXISTING)
REAR YARD	30'	23.5' + 25.33'
MAX. BLDG COVERAGE	30% (2,558 sq/ft)	2,175 sq/ft (25.5%)
MAX. FAR	31% (2,643 sq/ft)	3,269 sq/ft

BUILDING AREAS
 1st FLOOR EXISTING = 1,555 sf
 PROPOSED 1 STORY ADDITION = 251 sf
 PROPOSED 2nd STORY ADDITION = 1,463 sf
 TOTAL BLDG AREA = 3,269 sf (INCLUDING 310 sf GARAGE + 85 sf 2nd STORY SPACE)
 TOTAL LIVING AREA = 2,876 sq/ft

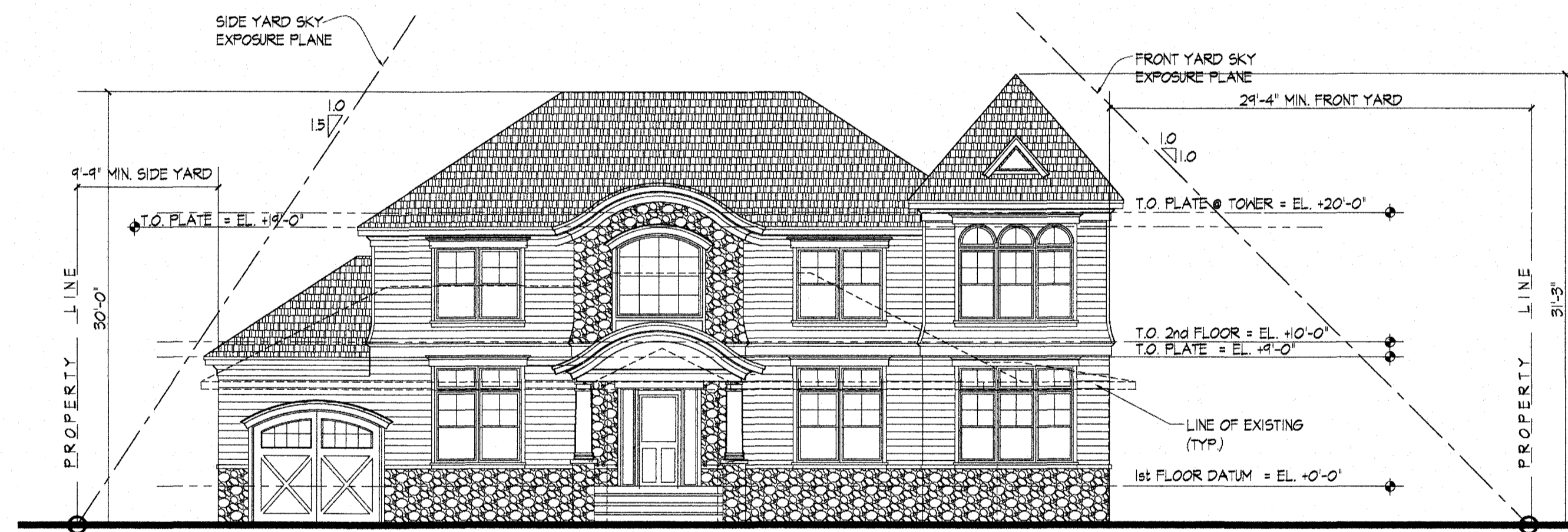
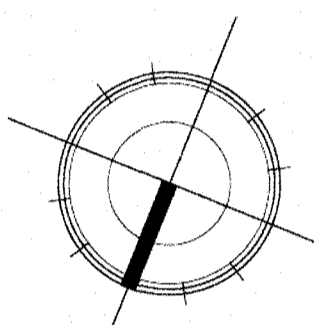
BUILDING COVERAGE
 FOOTPRINT = 1,806 sf
 PATIO = 200 sf
 PORCH (FRONT-N) = 70 sf
 PORCH (FRONT-W) = 49 sf
 TOTAL COVERAGE = 2,175 sf

SITE PLAN INFORMATION
 BASED ON SURVEY BY:
 HOMESTEAD LAND SURVEYING P.C.
 LEVITOWN, N.Y., 11756
 DATE 4-13-2017

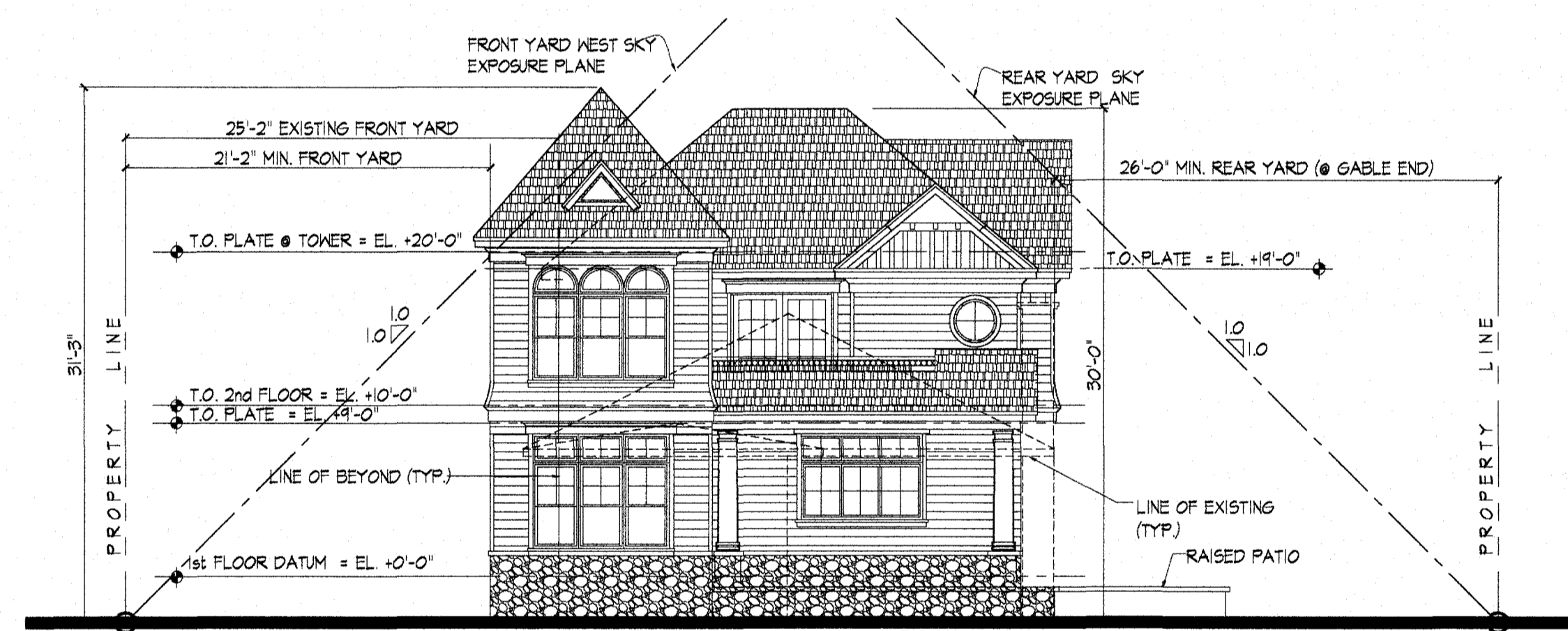
- LEGEND**
-  EXISTING 1 STORY TO REMAIN
 -  2nd STORY ADDITION (OVER EXISTING 1st STORY)
 -  2nd STORY ADDITION
 -  1st STORY ADDITION
 -  1 & 2 STORY ADDITION



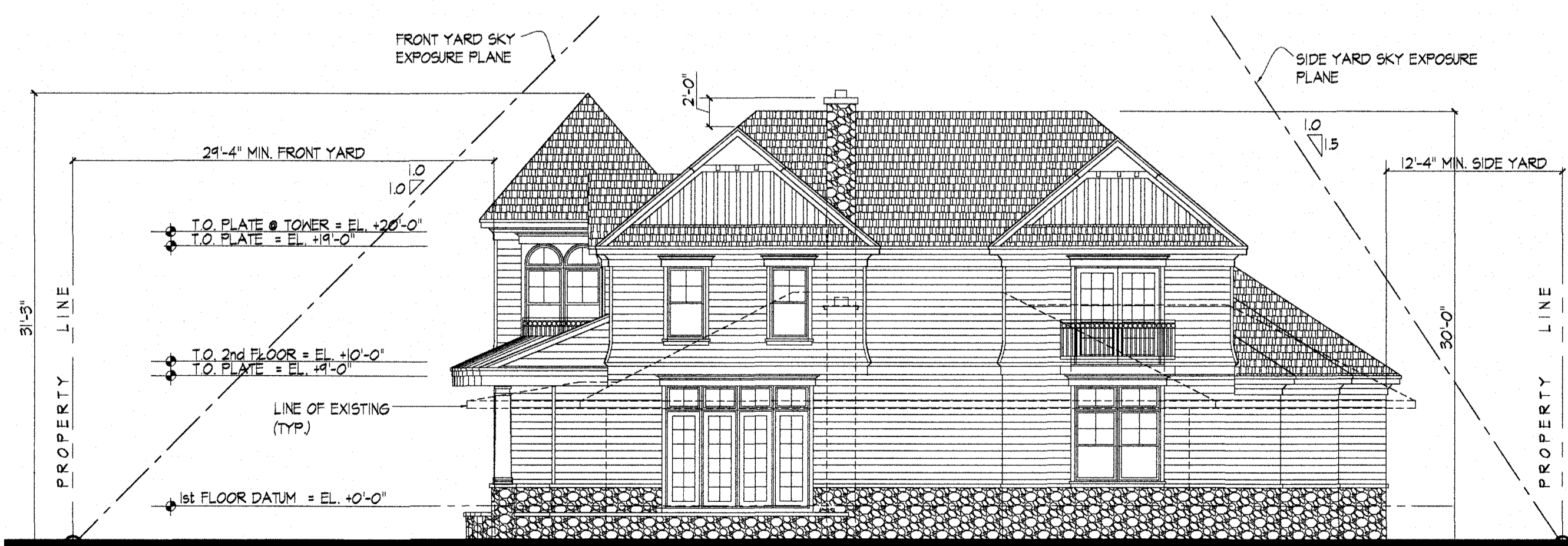
1 SITE PLAN
 1/16" = 1'-0"



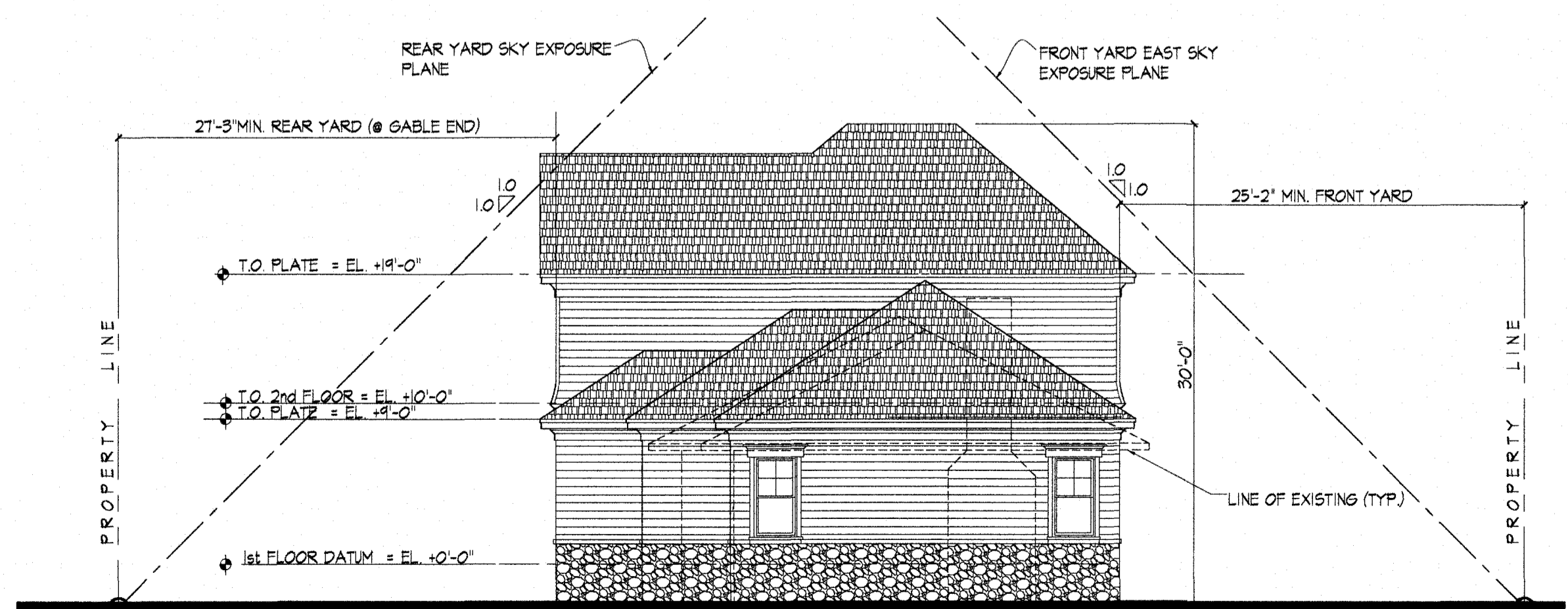
2 NORTH SKY EXPOSURE PLANE
 1/8" = 1'-0"



4 WEST SKY EXPOSURE PLANE
 1/8" = 1'-0"



3 SOUTH SKY EXPOSURE PLANE
 1/8" = 1'-0"



5 EAST SKY EXPOSURE PLANE
 1/8" = 1'-0"

5/10/2016 ADD PORCH ON WEST SIDE and GENERATOR IN EASTERN SIDE YARD

REVISIONS

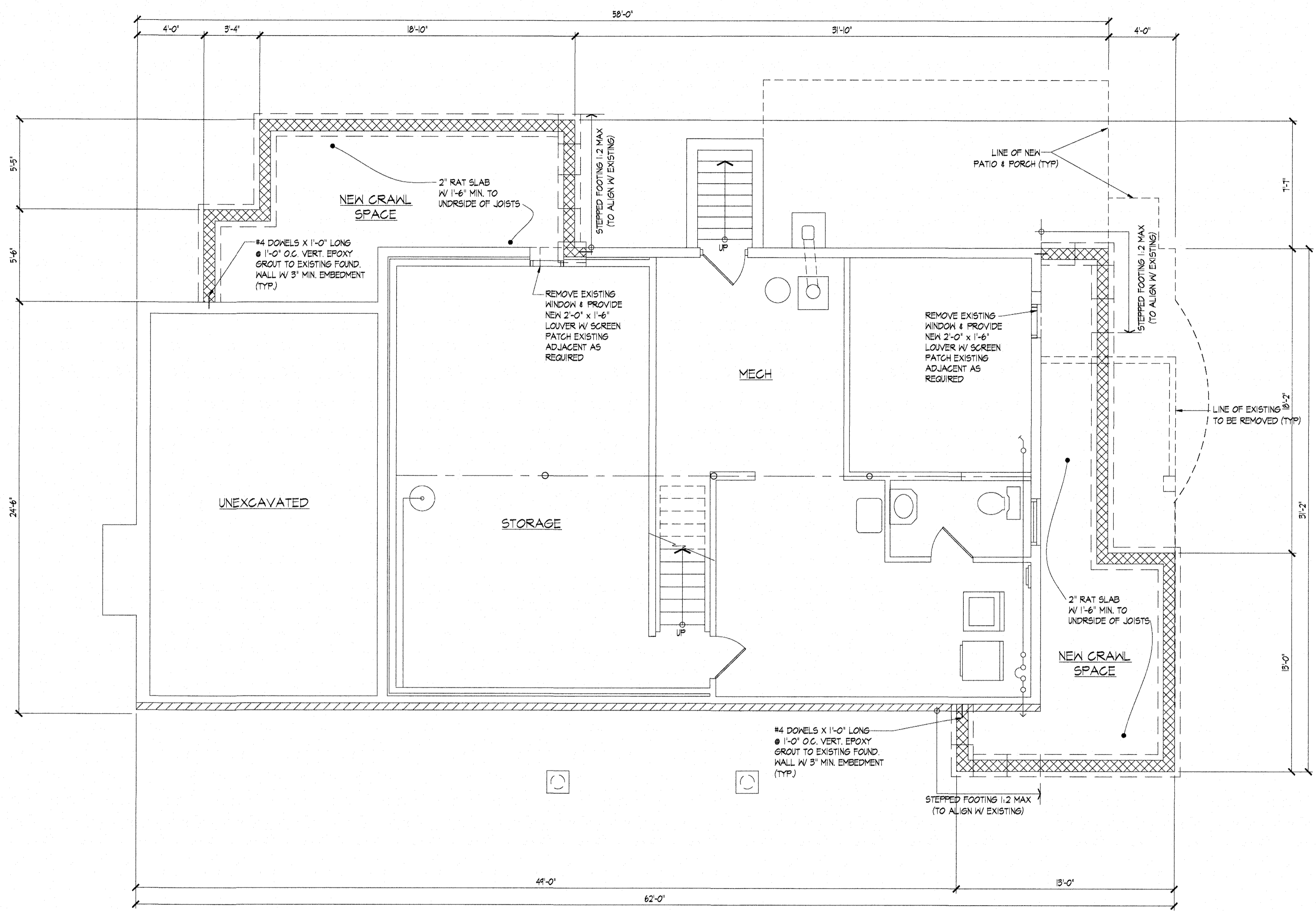
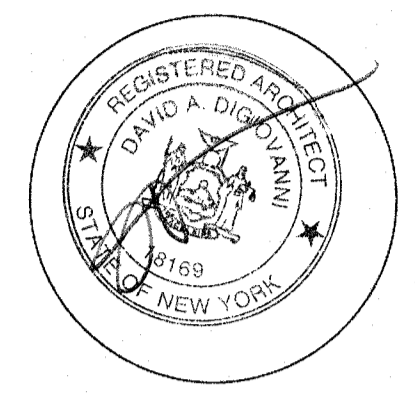
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. INFRINGEMENTS WILL BE PROSECUTED.
 CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS AND SHALL BE RESPONSIBLE FOR FIELD FIT AND QUANTITY OF WORK. NO ALLOWANCE SHALL BE MADE ON THE BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLIGENCE ON HIS PART.

Thompson Residence
 413 Littleworth Lane
 Sea Cliff, N.Y.

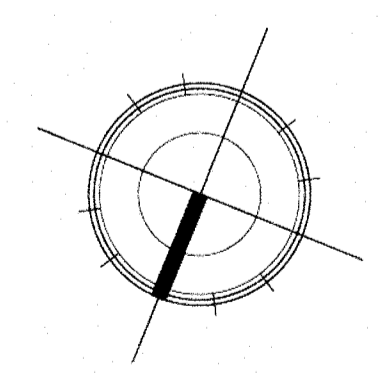
SITE PLAN & NOTES
 SEA CLIFF, NY
 MAY 24 2021

1/1/2021 DATE	1 OF 6
AS NOTED	
DRAWN BY JVB	SCALE
CHECKED BY JVB	

A-0



CELLAR PLAN
1/4" = 1'-0"



LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE REMOVED
- NEW CONSTRUCTION

5/10/2016 ADD PORCH ON WEST SIDE

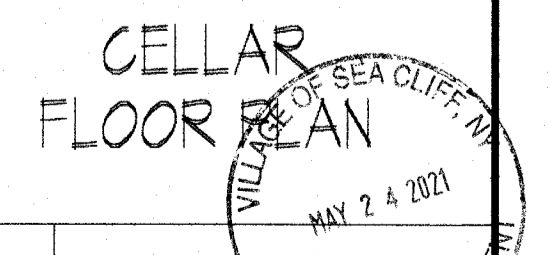
REVISIONS

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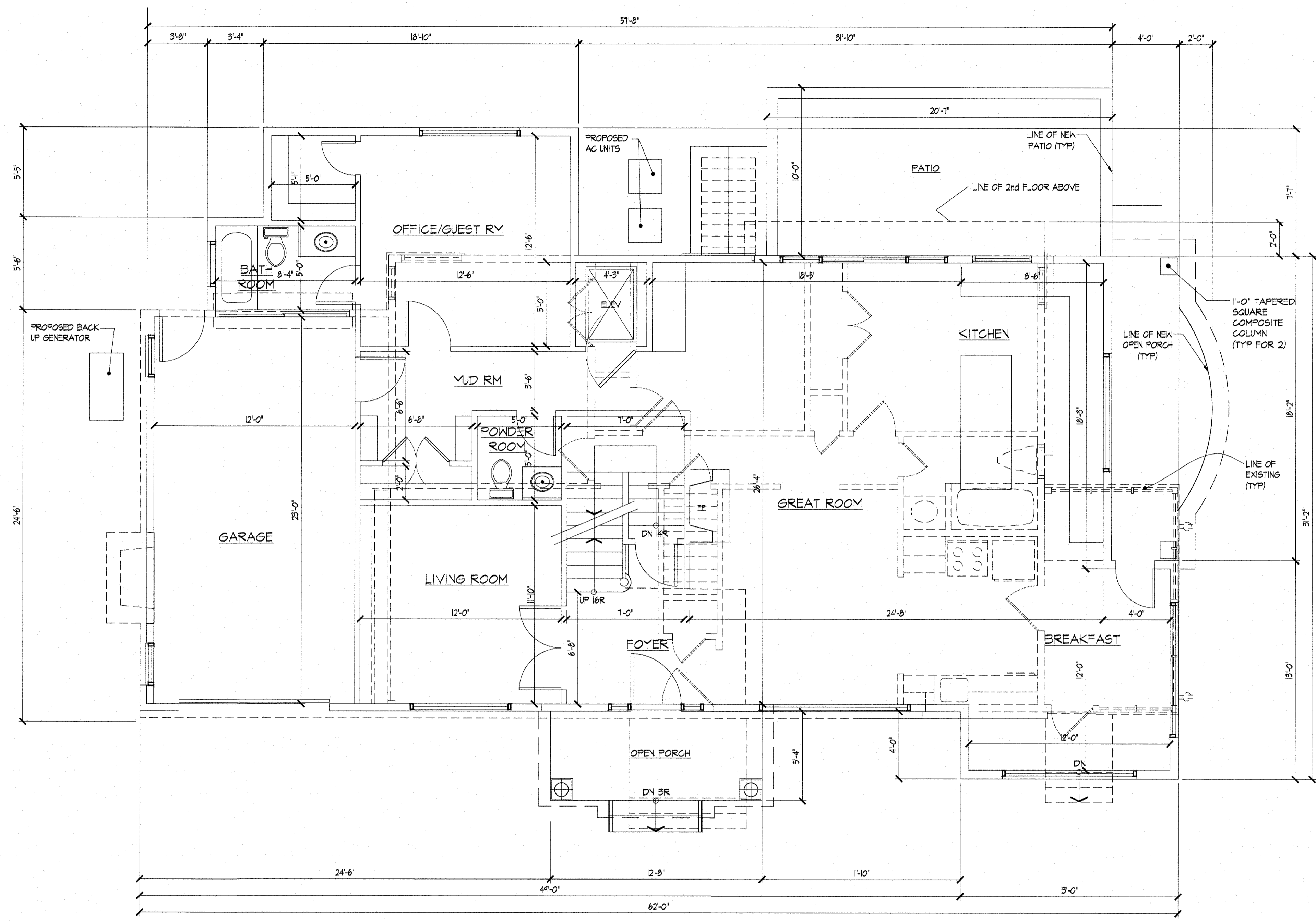
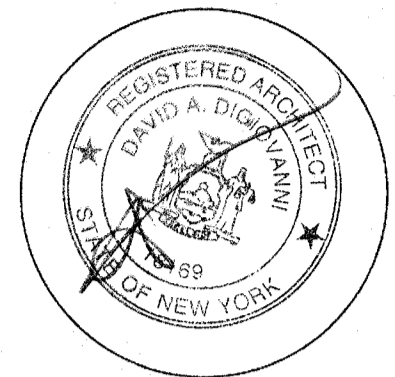
Thompson Residence

413 Littleworth Lane
Sea Cliff, N.Y.

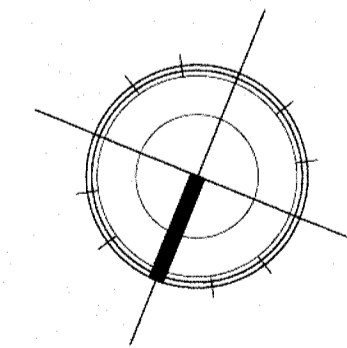


CELLAR FLOOR PLAN

DATE	1/20/21	A-1
AS NOTED	2 OF 6	
DRAWN BY	JVB	
CHECKED BY	Jr	



FIRST FLOOR PLAN
1/4" = 1'-0"



LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- - - EXISTING CONSTRUCTION TO BE REMOVED
- ▭ NEW CONSTRUCTION

5/10/2016 ADD PORCH ON WEST SIDE and GENERATOR IN EASTERN SIDE YARD

REVISIONS

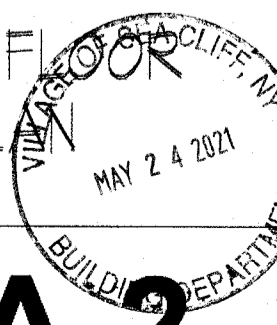
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Thompson Residence

413 Littleworth Lane
Sea Cliff, N.Y.

FIRST FLOOR PLAN



A-2

DATE

1/1/2021

AS NOTED

3 OF 6

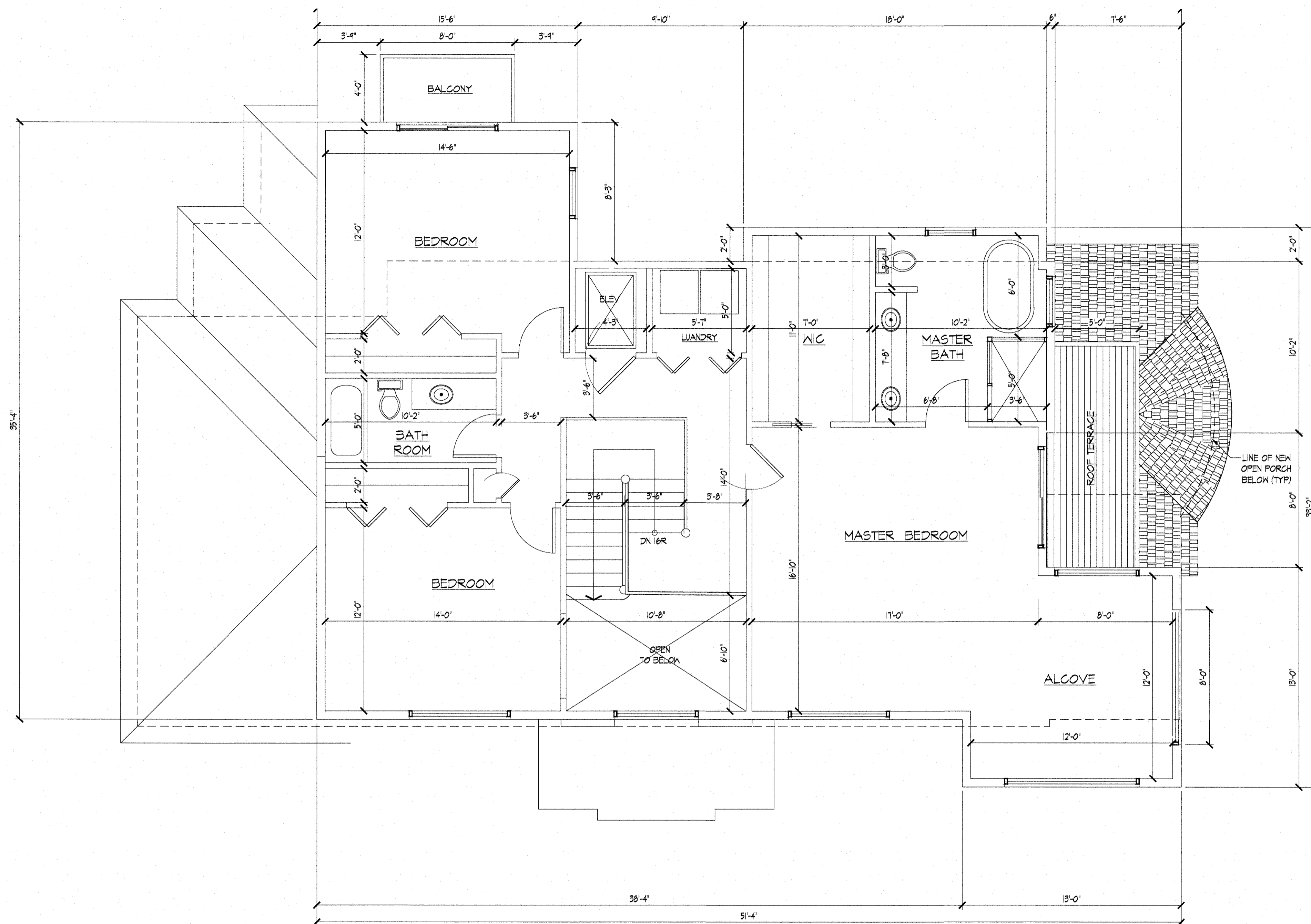
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JVB

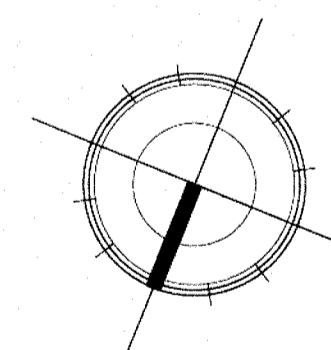
SCALE

CHECKED BY

Jr



SECOND FLOOR PLAN
1/4" = 1'-0"



LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE REMOVED
- NEW CONSTRUCTION

5/10/2016 ADD PORCH ON WEST SIDE

REVISIONS

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Thompson Residence

413 Littleworth Lane
Sea Cliff, N.Y.

SECOND FLOOR PLAN

A-3

DATE 1/1/2021

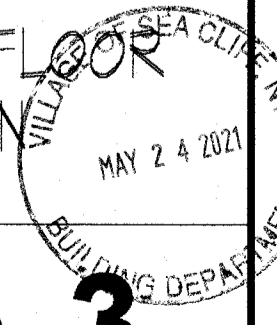
AS NOTED

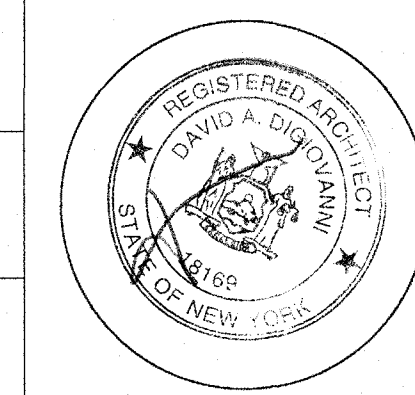
4 OF 6

DRAWN BY JVB

SCALE

CHECKED BY jr





1 NORTH ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

5/10/2016 ADD PORCH ON WEST SIDE

REVISIONS

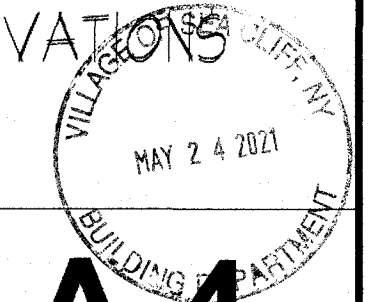
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Thompson Residence

413 Littleworth Lane
Sea Cliff, N.Y.

ELEVATIONS



1/1/2021

DATE

A-4

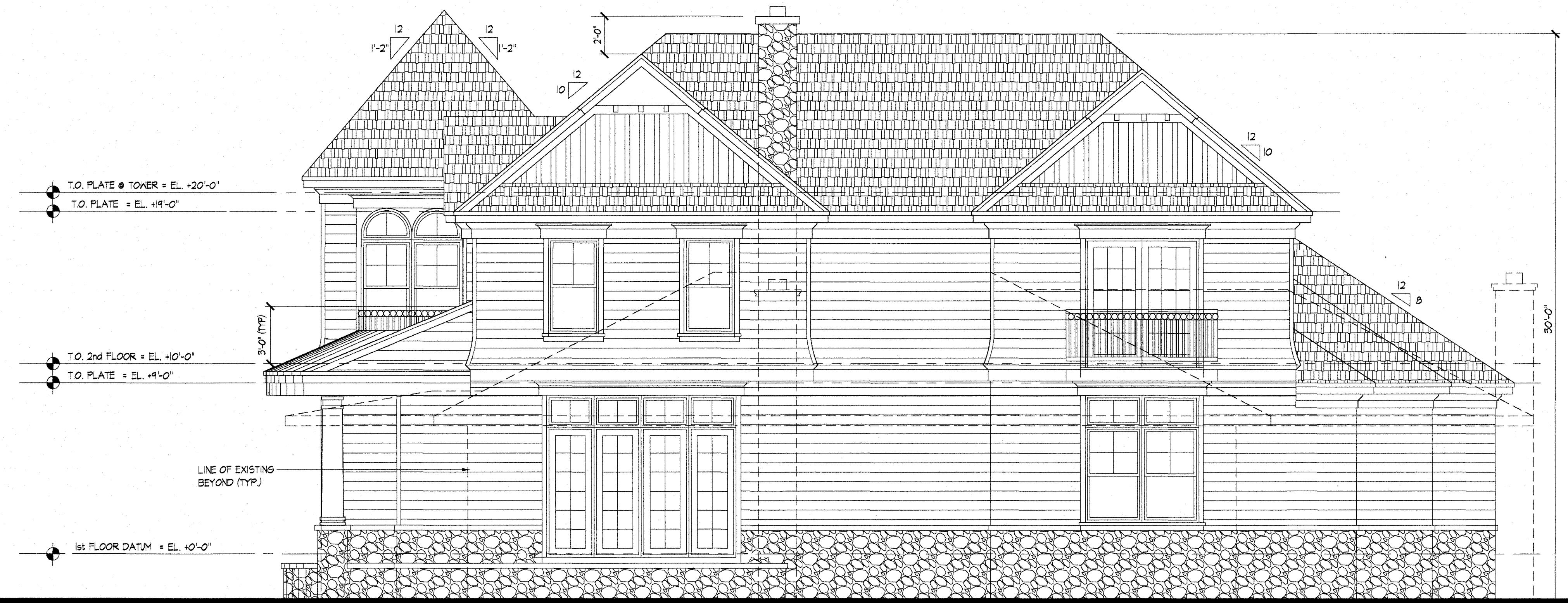
AS NOTED

5 OF 6

DRAWN BY JVB

SCALE

CHECKED BY



1 SOUTH ELEVATION
A-5 1/4" = 1'-0"



2 EAST ELEVATION
A-5 1/4" = 1'-0"

5/10/2016 ADD PORCH ON WEST SIDE

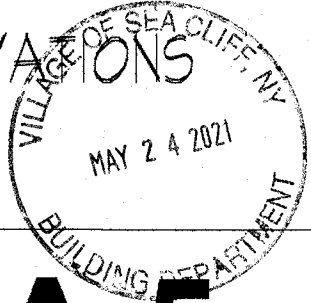
REVISIONS

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. INFRINGEMENTS WILL BE PROSECUTED.
CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS AND SHALL BE RESPONSIBLE FOR FIELD FIT AND QUANTITY OF WORK. NO ALLOWANCE SHALL BE MADE ON THE BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLIGENCE ON HIS PART.

Thompson Residence

413 Littleworth Lane
Sea Cliff, N.Y.

ELEVATIONS



A-5

1/1/2021

DATE

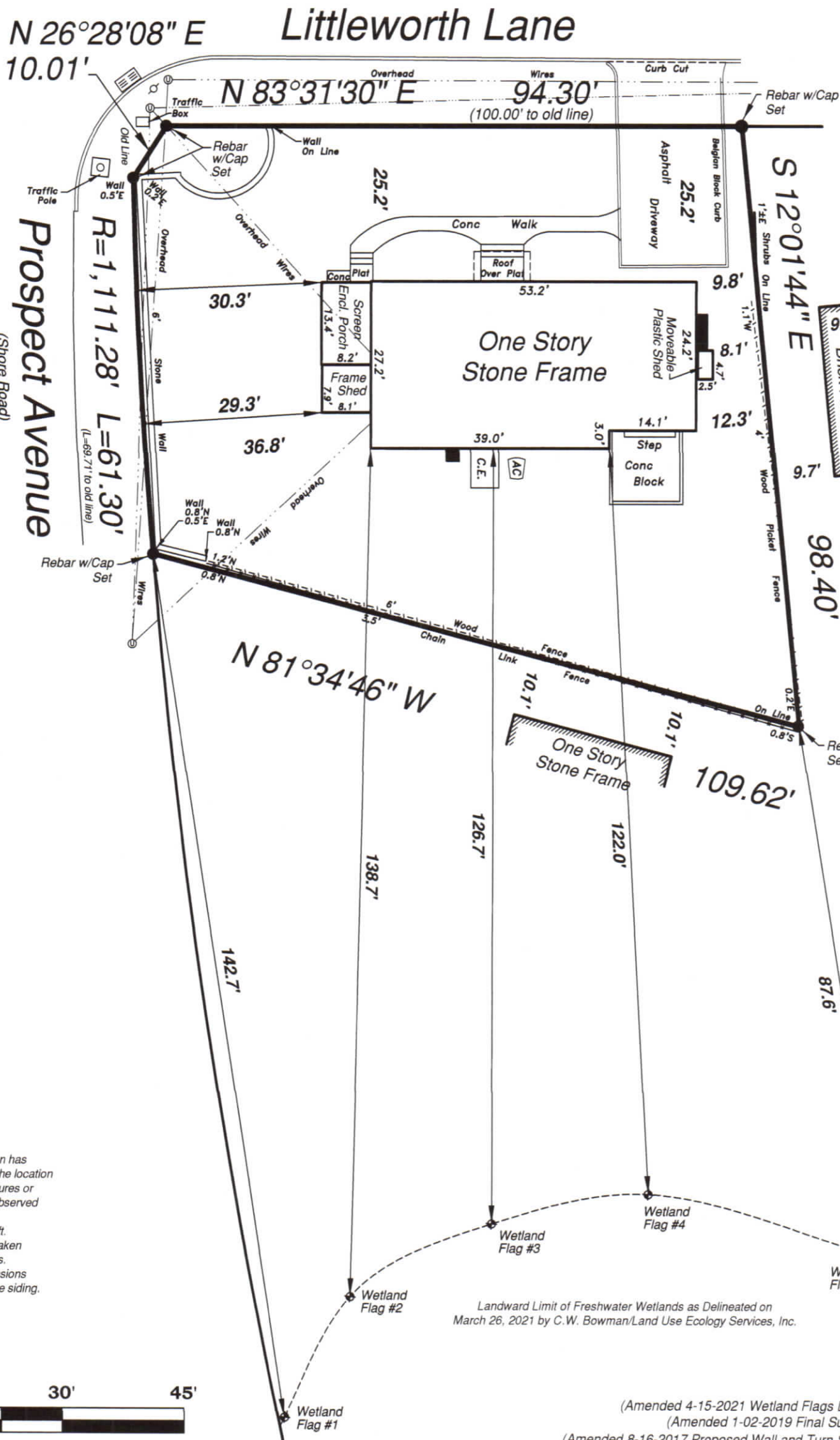
AS NOTED

6 OF 6

DRAWN BY JVB

CHECKED BY

SCALE



- Notes:**
1. No subsurface investigation has been made to determine the location of any underground structures or utilities other than those observed and shown hereon.
 2. Area of Lot = 8,525.2 Sq. ft.
 3. Fence offsets shown are taken to centerline of fence posts.
 4. Building offsets and dimensions are taken to stone or frame siding.

Landward Limit of Freshwater Wetlands as Delineated on March 26, 2021 by C.W. Bowman/Land Use Ecology Services, Inc.

(Amended 4-15-2021 Wetland Flags Located Only)
 (Amended 1-02-2019 Final Survey)
 (Amended 8-16-2017 Proposed Wall and Turn Signal Pad Added Only)
 (Amended 5-18-2017 Stakeout Added Only)

TAX DESIGNATION: DISTRICT _____ SECTION 21 BLOCK M LOT(S) 591

MEASUREMENT IN U.S. STANDARD

THE EXISTENCE OF RIGHT OF WAYS AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN ARE NOT GUARANTEED

THE DIMENSIONS SHOWN HEREON, FROM THE STRUCTURES TO THE PROPERTY LINE, ARE FOR A SPECIFIC PURPOSE ONLY. THEY ARE NOT INTENDED TO BE USED FOR THE ERECTION OF FENCES, STRUCTURES OR ANY OTHER IMPROVEMENT.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

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 HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

DATE
4-13-2017

TITLE No.

Sea Cliff

CERTIFIED TO:

Nassau
COUNTY

Stephen Thompson

JOB No.
21-17-8186B



Homestead Land Surveying P.C.

Phone: 516-729-6297 3000 Hempstead Tpke., Suite 315
 Fax: 516-520-0850 Levittown, NY 11756
 EMAIL: HOMESTEADPB@GMAIL.COM

Paul Bolton L.S.
 N.Y.S.L.S. License No. 050778





Environmental Resource Mapper

Base Map: Topographical Using this map

Search

Search by Location

413 Littleworth Ln, Sea Cliff, NY, 11579

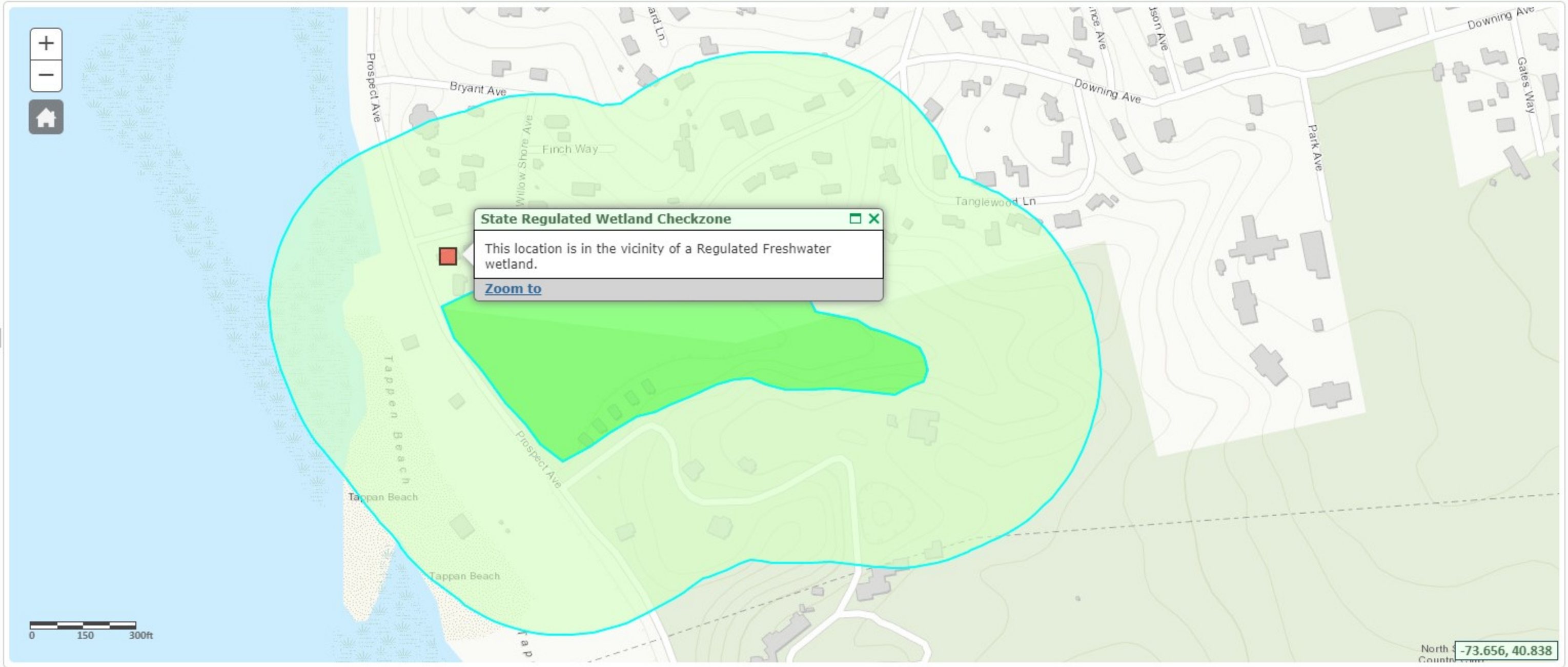
Search Results

Addresses

- 413 Littleworth Ln, Sea Cliff, NY, 11579
- 413 Littleworth Ln, Oyster Bay, NY, 11579
- 413 Littleworth Ln, Sea Cliff, NY, 11579
- 413 Littleworth Ln, Oyster Bay, NY, 11579

search clear

Address
 Municipalities
 Place Names
 Counties



Tools

- Layers and Legend
- Other Wetland Layers
- Reference Layers
- Tell Me More...
- Need A Permit?
- Contacts



May 5, 2021

Incorporated Village of Sea Cliff
300 Sea Cliff Ave
Sea Cliff, NY 11579

Re: 413 Littleworth Lane
S-21/B-M/L-591
Application # 12236

To whom it may concern,

Please be advised that we are in the process of filing for a non-jurisdiction letter from NYS DEC with regard to the above. We have had the Scudders Pond wetlands edge located by Land Use Ecological Services, and in turn had the house located from these points. (see survey attached). The survey notes that the closest point to the wetland is greater than 114'.

We understand that until we receive the final NYS DEC non-jurisdiction letter, that any approval from any Sea Cliff Board will not be finalized.

Respectfully Submitted,



David DiGiovanni, RA aia

TUNG TERESA N
OR CURRENT OWMER
411 PROSPECT AVE
SEA CLIFF, NEW YORK 11579

FELDMAN L AGUILAR & EVAN
OR CURRENT OWMER
409 LITTLEWORTH LN
SEA CLIFF, NEW YORK 11579

~~TOWN OF OYSTER BAY
OR CURRENT OWMER
SHORE RD
OYSTER BAY, NEW YORK 11771~~

THOMPSON STEPHEN & SUSAN
OR CURRENT OWMER
413 LITTLEWORTH LN
SEA CLIFF, NEW YORK 11579

Thompson -

413 Littleworth Lane

~~TOWN OF OYSTER BAY
OR CURRENT OWMER
SHORE RD
OYSTER BAY, NEW YORK 11771~~

~~BARNABY CLAUDE & ROSE~~ Thomas Duggan
OR CURRENT OWMER
411 LITTLEWORTH LN
SEA CLIFF, NEW YORK 11579

~~TOWN OF OYSTER BAY
OR CURRENT OWMER
SHORE RD
OYSTER BAY, NEW YORK 11771~~

MARTIN WILLIAM & MARY
OR CURRENT OWMER
1 WILLOWSHORE AVE
SEA CLIFF, NEW YORK 11579

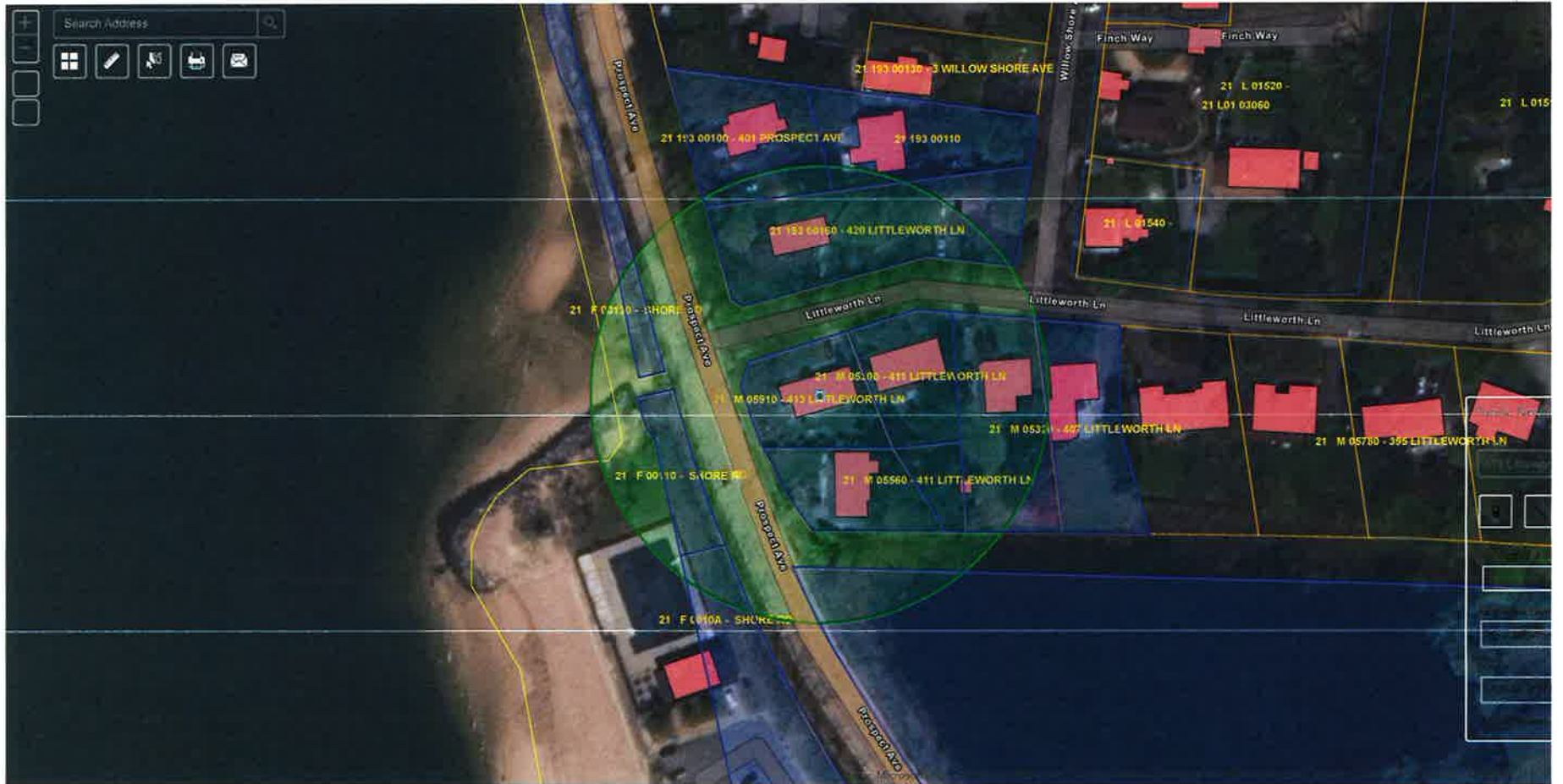
~~KIRK NANCY
OR CURRENT OWMER
411 LITTLEWORTH LN
SEA CLIFF, NEW YORK 11579~~

DEBENEDICTIS ELISE & JOHNSON JOHN A
OR CURRENT OWMER
401 PROSPECT AVE
SEA CLIFF, NEW YORK 11579

~~420 LITTLEWORTH LLC~~ Camview, Inc
OR CURRENT OWMER
420 LITTLEWORTH LN PO Box 319
SEA CLIFF, NEW YORK 11579
Glen Head 11545

HOOVERT ERIK J & PISERCHIA CHRISTINE A
OR CURRENT OWMER
407 LITTLEWORTH LN
SEA CLIFF, NEW YORK 11579

~~NORTH SHORE POOH LLC
OR CURRENT OWMER
NO # SHORE RD
GLEN HEAD, NEW YORK 11545~~



DISTRICT:
SECTION: 21
BLOCK: M
LOTS: 591

BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS (INDIVIDUAL OR CORPORATION)

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY ATTORNEYS FOR SELLER AND PURCHASER BEFORE SIGNING.

THIS INDENTURE, made the 28th day of August, 2015, between

MARILYN SMITH, as surviving tenant by the entirety of **SIDNEY SMITH**, deceased 10/25/2000 being a resident of Nassau County

Address: 413 Littleworth Lane, Sea Cliff, NY 11579

party of the first part, and

 **STEPHEN THOMPSON and SUSAN THOMPSON** 

Address: 307B Coral Drive, Wilmington Beach, NC

party of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN dollars, lawful money of the United States, 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,

The premises described on Exhibit "A" annexed hereto

Being the same premises conveyed to the Grantor herein by Deed dated November 22, 1960 recorded in the Office of the Clerk of the County of Nassau on November 23, 1960 in Liber 6794 at Page 73.

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







