



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

3/11/20

TO:

PROPERTY OWNER: Allison Moss
PROPERTY ADDRESS: 82 Downing Ave
SECTION/ BLOCK/ LOT: 21/105/13

APPLICATION NO: 11912
APPLICATION RECV'D: 2/25/2020
ZONE: Residence B

DESCRIPTION: The applicant proposes to construct a 12' x 24' in ground pool

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 proposes to construct a 12' x 24' in ground 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.



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 # 11912 APPLICATION DATE 2/25/20 PERMIT # _____

PROPERTY ADDRESS: 82 Downing Avenue SECT: 21 BLOCK 105 LOT 13

Owner: Allison Moss
Address: 82 Downing Ave City: Sea Cliff State: NY Zip: 11579
Phone: 516-376-6829 Cell: _____ Email: sleepytom66@gmail.com

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

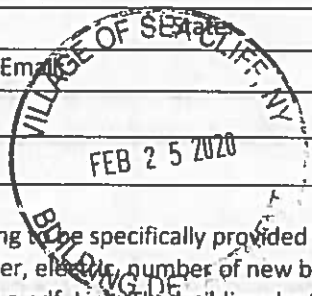
Architect: Chris LaBate - Lab crew
Address: 273 Hawkins Ave City: Ronkonkoma State: NY Zip: 11779
Phone: 631 676-4881 Cell: _____ Email: Labcrew@optonline.net

Contractor: Randy T. Rodecker - Swim King Pools
Address: 471 RTZ 25A City: Rocky Point State: NY Zip: 11778
Phone: 631 744-8157 Cell: _____ Email: 631 744-8292 Eva@swimking.com

Plumber: G. Bunce Plumbing
Address: 117 Glenlaw Ave City: Sea Cliff State: NY Zip: 11579
Phone: 516 852-3034 Cell: _____ Email: _____

Electrician: Blq - Brian Quinn
Address: 21 Holman Blvd City: Hicksville State: NY Zip: 11801
Phone: 631 388-7000 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.](#)

12 x 24 proposed inground vinyl lined pool with natural gas heater



INCORPORATED VILLAGE OF SEA CLIFF

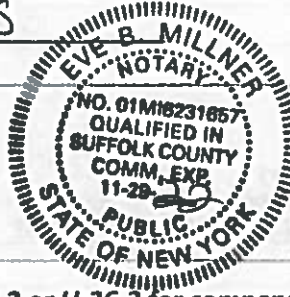
OFFICE OF THE VILLAGE OF SEA CLIFF BUILDING DEPARTMENT
300 SEA CLIFF AVE, P.O. BOX 340, SEA CLIFF, NY 11579 TEL 516-671-0080 FAX 516-671-6508
BUILDING PERMIT

Cost of Improvement: \$ 33,900⁰⁰

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: Allison Moss

Owner Signature: Allison Moss



Date: February 13, 2020

Notary: Eve B. Millner

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

Application Fee	\$ <u>75 Paid</u>
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)

ZONING BOARD OF APPEALS _____
PLANNING BOARD (check one)

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

Allison Mass

APPLICATION

Village of Sea Cliff.
-----x

The applicant proposes to construct
a 12' x 24' in ground pool.

1. Name of applicant: Allison Mass

2. Applicant's address: 82 Downing Ave

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: 82 Downing Ave., Village of Sea Cliff, N. Y. and is also known as Section 21, Block 105, Lot(s) 13 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:

Thomas Lillis
82 Downing Ave.

-
6. The property is located in the Res B zoning district of the Village of Sea Cliff.
7. The subject property is located on the North side of Downing (street).
8. The date on which the owner(s) acquired the property was 2008.
9. The approximate dimensions of the property are 110.94 feet by 100.0 feet, and the total acreage of property is .125 acres.
10. The property is presently used for residential (primary residence).
11. Are there existing buildings on the property? Yes of _____
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: pool
14. The Building Department of the Village of Sea Cliff denied an application for a building permit on 3/11/20
15. The proposed construction use of the property does not comply with the following sections of the Village Code: 107-4
-
-
-

16. This is an application for:

_____an appeal

_____a variance

_____a special permit

other (describe): site plan review

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)

Following protocol for in-ground 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 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: Allison Moss

Signature of applicant: Allison Moss

Title of signatory: Home owner

Date: 5/18/20



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.

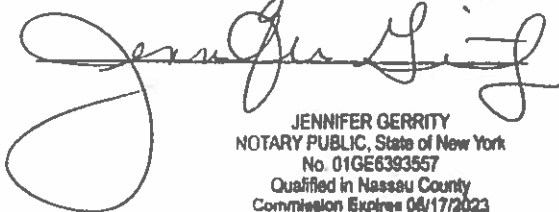
Allison Moss

Print Name

Allison Moss

Signature

Sworn to before me this 21
day of May 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)

Allison Moss being duly sworn, deposes and says that (s)he is the owner of the property known as 82 Downing 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.

x Allison Moss

Sworn to before me on this 21
day of May 2020.

Jennifer Gerrity

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)

_____ 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.

x _____

Sworn to before me on this _____
day of _____ 20__ .

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

-----X

In the Matter of the Application of

Allison Moss

DISCLOSURE
AFFIDAVIT
General Municipal Law
Section 809

-----X

The applicant proposes to
construct a 12' x 24' in ground
pool

STATE OF NEW YORK) COUNTY OF NASSAU)

ss: Allison Moss, 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>			

Allison Moss
Signature

Sworn to before me this 21
day of May, 2020.

Jennifer Gerrity
JENNIFER GERRITY
NOTARY PUBLIC, State of New York
No. 01GE6303557
Qualified in Nassau County
Commission Expires 08/17/2023



Incorporated Village of Sea Cliff

Office of the Superintendent of Buildings

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

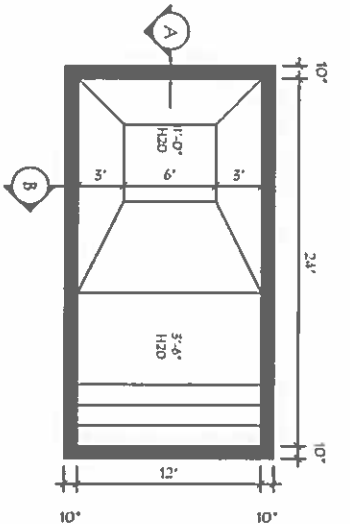
Inspection Authorization

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.

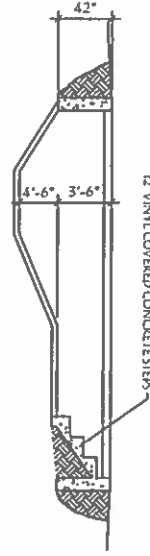
Homeowner: Alison Wood

Date: 5/18/20

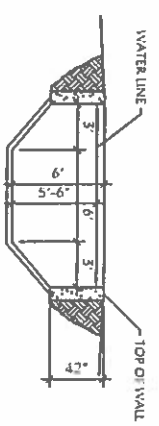




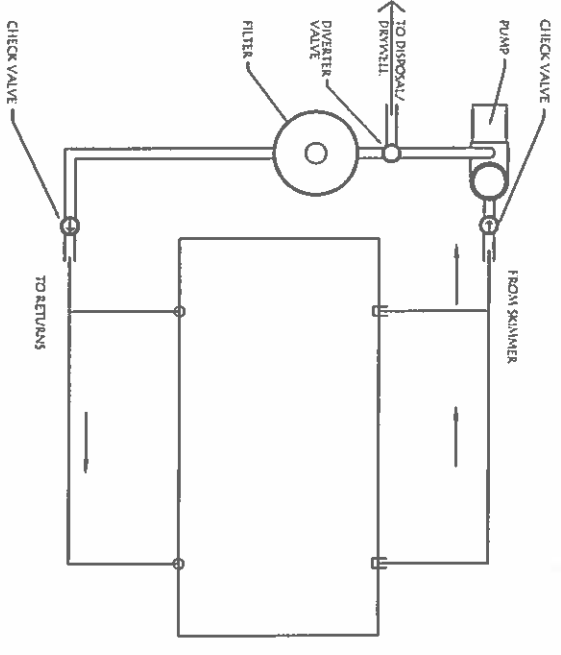
PLAN
N.T.S.



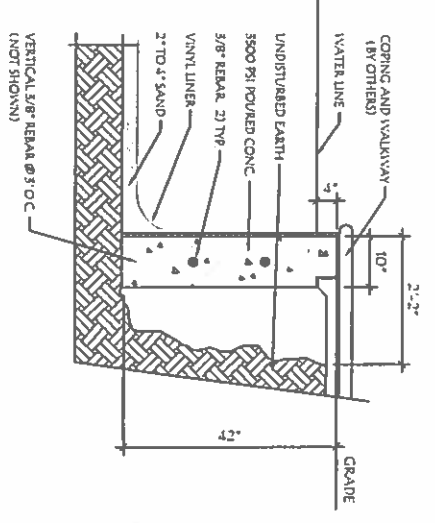
SECTION A
N.T.S.



SECTION B
N.T.S.



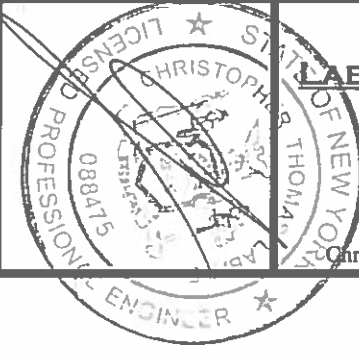
PLUMBING SCHEMATIC
N.T.S.



WALL SECTION
N.T.S.

NOTES

1. NO SOIL SURCHARGE PERMITTED WITHIN 4 FEET OF EXCAVATION AT THE SHALLOW END, OR 6 FEET OF EXCAVATION AT THE DEEP END.
2. THIS POOL MEETS THE REQUIREMENTS OF ANS/NSP-5 "AMERICAN NATIONAL STANDARD FOR RESIDENTIAL INGROUND SWIMMING POOLS" AND 1998 BOCA CODE -SECTION 421. DIVING EQUIPMENT IS NOT ALLOWED.
3. SWIMMING POOL SHALL BE COMPLETELY AND CONTINUOUSLY SURROUNDED WITH A BARRIER CONSTRUCTED IN ACCORDANCE WITH SECTION R526.5.5 OF THE INTERNATIONAL RESIDENTIAL CODE (2018) AND IN CONFORMANCE WITH ALL SECTIONS OF THE INC VILLAGE OF SEA CLIFF CODE. ACCESS GATES SHALL COMPLY WITH SECTION R526.5.2 OF THE IRC AND BE SELF-CLOSING, SELF-LATCHING AND BE SECURELY LOCKED WHEN POOL IS NOT IN USE OR SUPERVISED. ALL GATES ARE TO OPEN AWAY FROM THE POOL AREA.
4. DURING CONSTRUCTION THE CONTRACTOR SHALL ERECT A TEMPORARY BARRIER AROUND THE EXCAVATION IN ACCORDANCE WITH THE CODE OF THE INC VILLAGE OF SEA CLIFF.
5. POOL MUST BE EQUIPPED WITH AN APPROVED POOL ALARM CAPABLE OF DETECTING A CHILD ENTERING THE WATER AND SOUNDING AN AUDIBLE ALARM WHEN DETECTED THAT IS AUDIBLE AT POOL'S END AND AT ANOTHER LOCATION ON THE PREMISES WHERE THE POOL IS LOCATED. THE ALARM MUST BE INSTALLED, MAINTAINED AND USED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. THE ALARM MUST MEET ASTM F2308 "STANDARD SPECIFICATION FOR POOL ALARMS. THE DEVICE MUST OPERATE INDEPENDENT (NOT ATTACHED TO OR DEPENDENT ON) OF PERSONS.
6. POOL SUCTON FITTINGS (EXCEPT FOR SURFACE SKIMMERS) MUST BE PROVIDED WITH A COVER THAT CONFORMS TO ASME/ANSI A112.19.1M OR A MINIMUM 18" x 23" DRAIN GRATE OR A CHANNEL DRAIN SYSTEM. POOL CIRCULATION SYSTEM MUST BE EQUIPPED WITH ATMOSPHERIC VACUUM RELIEF IN THE EVENT THE GRATE COVERS LOCATED WITHIN THE POOL BECOME MISSING OR BROKEN. SUCH VACUUM RELIEF SYSTEMS SHALL CONFORM WITH ASME A112.19.17 OR BE A GRAVITY SYSTEM APPROVED BY THE INC VILLAGE OF SEA CLIFF. POOL SHALL BE PROVIDED WITH A MINIMUM OF 2 SUCTON FITTINGS OF THE ABOVE MENTIONED TYPE. THE SUCTON FITTINGS SHALL BE SEPARATED BY A MINIMUM OF 3' AND MUST BE PIPED SUCH THAT WATER IS DRAWN THROUGH THEM SIMULTANEOUSLY THROUGH A VACUUM RELIEF -PROTECTED LINE TO THE PUMP (OR PUMP) VACUUM/ PRESSURE CLEANING FITTINGS SHALL BE IN AN ACCESSIBLE POSITION, MINIMUM OF 6" AND NO GREATER THAN 12" BELOW THE MINIMUM OPERATIONAL WATER LEVEL OR BE AN ATTACHMENT TO THE SWIMMER/SKIMMERS.
7. ALL ELECTRICAL WORK SHALL COMPLY WITH THE REQUIREMENTS OF NFPA 70 (NEC) PRINCIPALLY ARTICLE 680 AND THE IRC SECTIONS 4201 THROUGH 4206. ALL ELECTRICAL DEVICES MUST BE APPROVED BY UNDERWRITERS LABORATORIES AND BE PROTECTED BY A GROUND FAULT CURRENT INTERRUPTER (GFCI) CURRENT CARRYING ELECTRICAL CONDUCTORS EXCEPT FOR THOSE PROVIDING POWER TO POOL LIGHTING AND POOL EQUIPMENT SHALL MEET THE SEPARATION REQUIREMENTS OF TABLE E4205.5. ALL METAL ENCLOSURES, FENCES OR RAILINGS NEAR OR ADJACENT TO THE SWIMMING POOL THAT MAY BECOME ELECTRICALLY CHARGED DUE TO CONTACT WITH AN ELECTRICAL CIRCUIT SHALL BE EFFECTIVELY GROUNDDED.
8. WATER SOURCE FILLING THE POOL SHALL BE EQUIPPED WITH A BACKFLOW PROTECTION DEVICE IN ACCORDANCE WITH PLUMBING CODE 608.
9. ALL PIPING IS DIAGRAMMATIC UNLESS OTHERWISE STATED.
10. WALKS IF PROVIDED SHALL BE NONSLIP AND SLOPE AWAY FROM POOL EDGE.
11. A MEANS OF EGRESS FOR DEEP AND SHALLOW ENDS MUST BE PROVIDED IN ACCORDANCE WITH SECTION 6.
12. CONTRACTOR TO PLACE THE POOL LAWN IN ACCORDANCE WITH SECTION 6.
13. ALL DRAINAGE FROM THE POOL SHALL BE MAINTAINED ON THE SUBJECT PROPERTY.
14. THE DESIGN IS BASED ON A DRAINAGE SOIL WITH 10% SILT. GROUND WATER SHALL NOT EXIST WITHIN THE EXCAVATION. IF GROUND WATER EXISTS WITHIN 6'-0" FROM GRADE, DEWATERING FACILITIES WILL BE REQUIRED.
15. ALL GAS AND OIL HEATERS (IF INSTALLED) FOR THE INGROUND SWIMMING POOL SHALL BE NATIONAL APPLIANCE ENERGY CONSERVATION ACT (NAECA) COMPLIANT. POOL HEATERS SHALL BE TESTED IN ACCORDANCE WITH ANSI Z21.36 AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. OIL FIRED POOL HEATERS SHALL BE TESTED IN ACCORDANCE WITH UL724. POOL HEATERS SHALL BE LOCATED OR GUARDED TO PROTECT AGAINST ACCIDENTAL CONTACT OF HOT SURFACES BY PERSONS. POOL HEATERS SHALL BE PROVIDED WITH TEMPERATURE AND PRESSURE-RELIEF VALVES. FOR HEATERS NOT PROVIDED WITH AN INTEGRAL BYPASS SYSTEM, A BYPASS LINE SHALL BE INSTALLED FROM INLET TO OUTLET TO ADJUST WATER FLOW THROUGH THE HEATER. POOL HEATERS SHALL BE PROVIDED WITH THE FOLLOWING ENERGY CONSERVATION MEASURES:
 - 16.1 AT LEAST ONE THERMOSTAT SHALL BE PROVIDED FOR EACH HEATING SYSTEM.
 - 16.2 ALL POOL HEATERS SHALL BE EQUIPPED WITH AN ON-OFF SWITCH MOUNTED FOR EASY ACCESS TO ALLOW SHUTTING OFF THE OPERATION OF THE HEATER WITHOUT ADJUSTING THE THERMOSTAT SETTING AND TO ALLOW RESTARTING WITHOUT RELIGHTING THE PILOT LIGHT.
 - 16.3 HEATED SWIMMING POOLS SHALL BE EQUIPPED WITH A POOL COVER (EXEMPTED FROM THIS REQUIREMENT ARE OUTDOOR POOLS DERIVING 20% OF THE ENERGY FOR HEATING FROM RENEWABLE SOURCES AS COMPUTED OVER AN OPERATING SEASON)
 - 16.4 TIME CLOCKS SHALL BE INSTALLED SO THE PUMP CAN BE SET TO RUN DURING OFF-PEAK ELECTRICAL DEMAND PERIODS AND CAN BE SET TO RUN THE MINIMUM TIME NECESSARY TO MAINTAIN THE POOL WATER IN A CLEAN AND SANITARY CONDITION IN ACCORDANCE WITH APPLICABLE SANITARY CODE OF NEW YORK STATE.
17. THIS DRAWING IS FOR STRUCTURAL SHELL ONLY. ALL ACCESSORIES AND APPURTENANCES ARE DEFINED BY OTHERS.
18. BACKFILL WITH CLEAN EARTH, FREE OF ROOTS AND DEBRIS. DO NOT ALLOW THE HEIGHT OF BACKFILL TO EXCEED THE HEIGHT OF THE WATER IN THE POOL BY MORE THAN 8" OR THE WATER TO EXCEED BACKFILL BY MORE THAN 8".
19. PLACE CONCRETE ON SANDY TO LOAM SOIL. REMOVE ANY CLAY DEPOSIT AND REPLACE W/ COMPACTED CLEAN BACKFILL.
20. THERE IS NO MAIN DRAIN IN THIS POOL. SECTION FOR POOL WATER CIRCULATION IS PROVIDED BY THE SKIMMERS ONLY. THIS MEETS REQUIREMENTS OF THE IRC -SECTION R526.6 FOR ENTRAINMENT PROTECTION.
21. THE POOL WAS DESIGNED IN ACCORDANCE WITH THE FOLLOWING:
 - 21.1. THE INTERNATIONAL RESIDENTIAL CODE (IRC) - CHAPTER 42 (2018)
 - 21.2. THE INTERNATIONAL ENERGY CONSERVATION CONSTRUCTION CODE -SECTION R405.10 (2015)
 - 21.3. THE INTERNATIONAL FUEL GAS CODE (IFGC)
 - 21.4. THE NEW YORK STATE CODE SUPPLEMENT-SECTION R526 (2017)
 - 21.5. THE NEW YORK STATE SANITARY CODE.
 - 21.6. ANS/NSP-5 STANDARD FOR RESIDENTIAL IN-GROUND SWIMMING POOLS.
 - 21.7. BOCA CODE-SECTION 421.
 - 21.8. CODE OF THE INC VILLAGE OF SEA CLIFF.
 22. ALL BACKWASH TO BE SELF-CONTAINED ON-SITE.



LABCREW ENGINEERING, P.C.
 273 Hawkins Ave
 Ronkonkoma, NY 11779
 Tel: (631) 676-4881
 Fax: (631) 676-4882
 Labcrew@optonline.net

Christopher Thomas Labate License # 088475

1/27/20

Project
 Proposed pool for:
The Lillis Residence
 82 Downing Avenue
 Sea Cliff, NY 11579

SWIM KING POOLS & PATIOS
 471 Route 25A
 Rocky Point, New York 11778

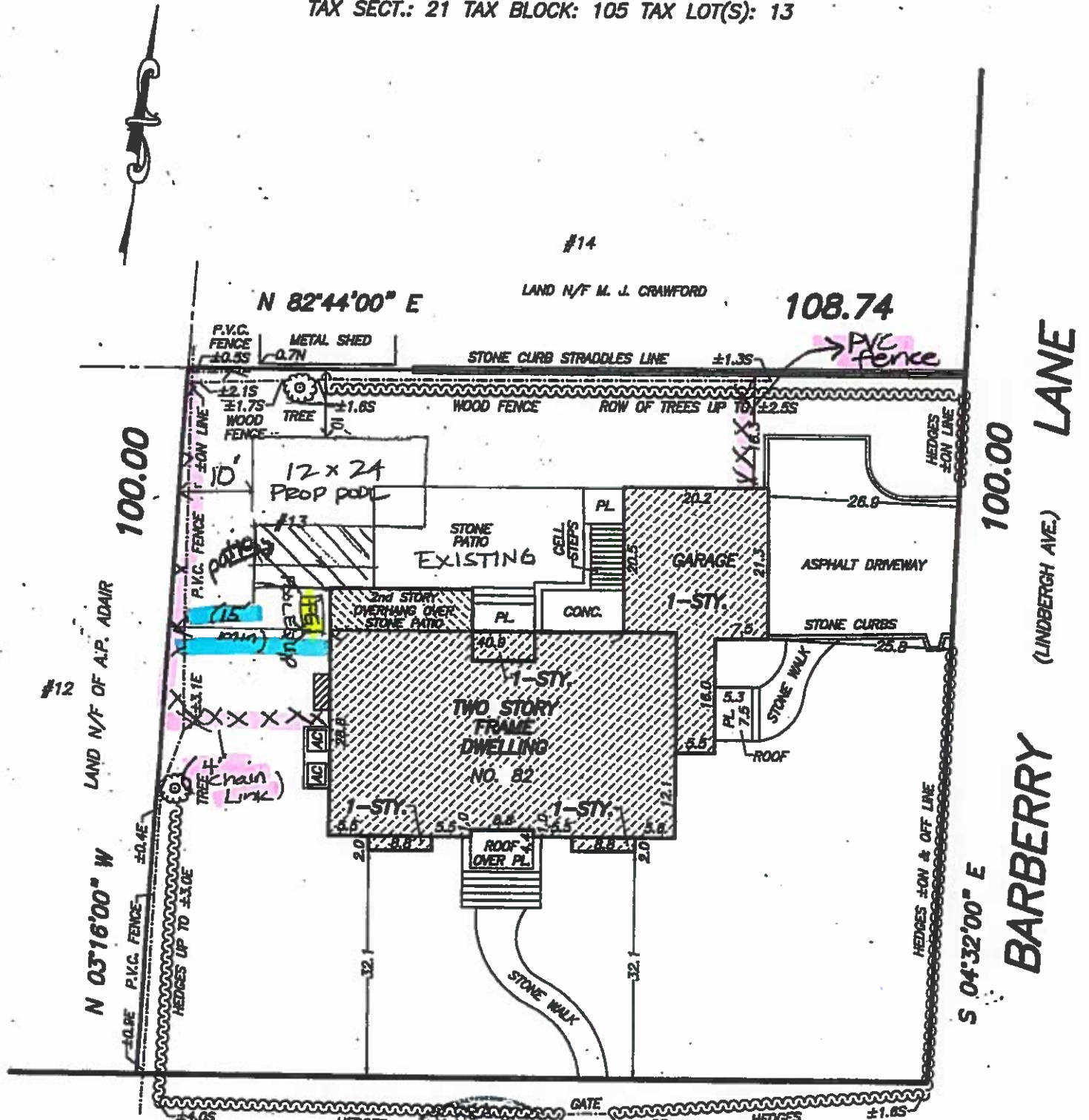
REF. NO. N21-105-13

MAP OF PROPERTY SITUATED IN

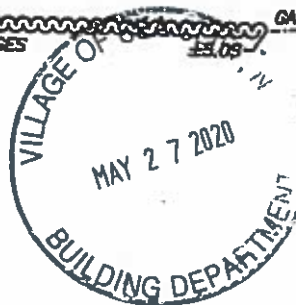
SEA CLIFF

NASSAU COUNTY, N.Y.

TAX SECT.: 21 TAX BLOCK: 105 TAX LOT(S): 13



DOWNING



AVENUE

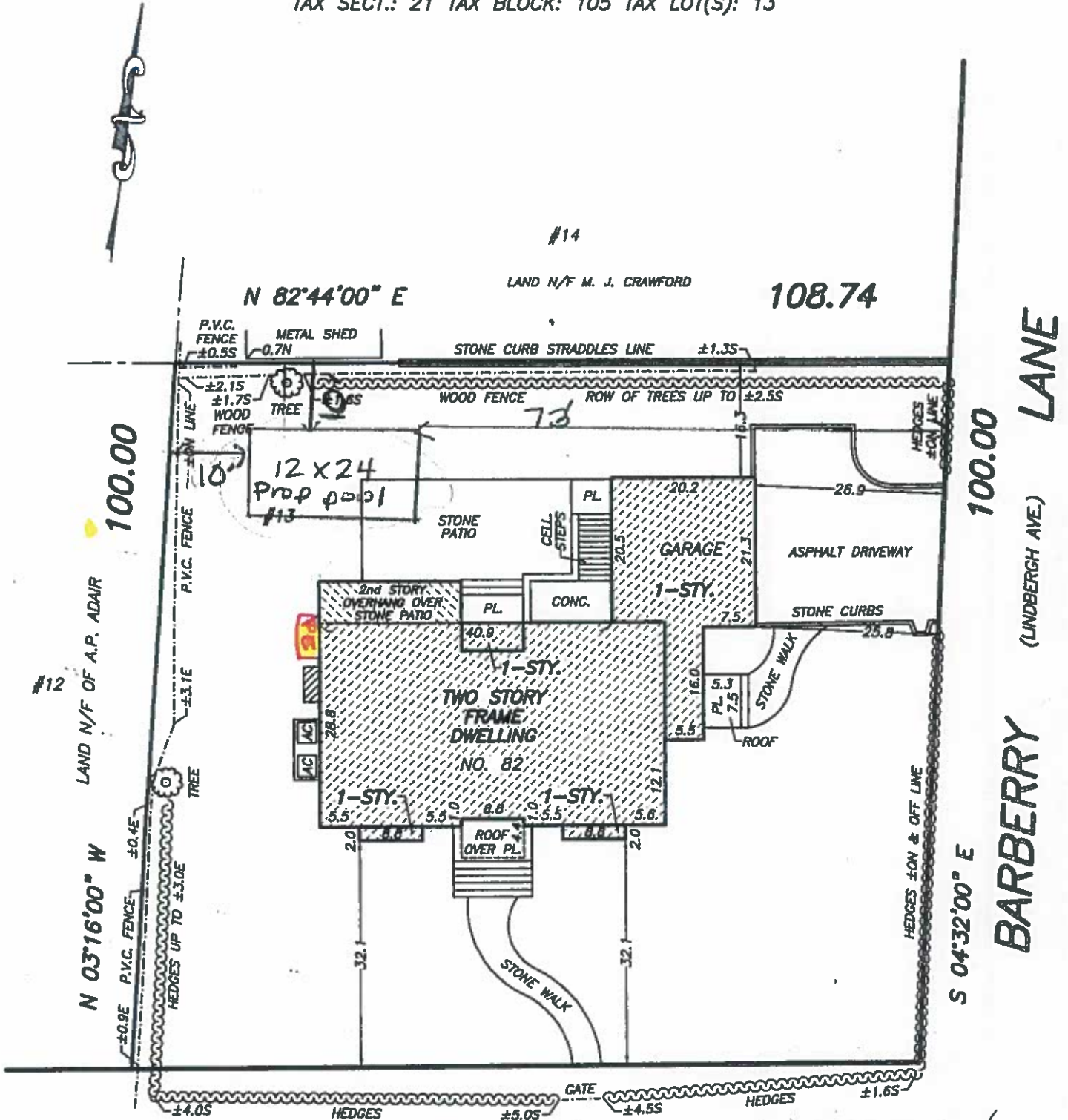


MAP OF PROPERTY SITUATED IN

SEA CLIFF

NASSAU COUNTY, N.Y.

TAX SECT.: 21 TAX BLOCK: 105 TAX LOT(S): 13



DOWNING

AVENUE

VILLAGE OF SEA CLIFF, NY
 FEB 25 2020





sec 21-block 105- lot 13
82 Downing Avenue
Sea Cliff





sec 21-block 105- lot 13
82 Downing Avenue
Sea Cliff





sec 21-block 105- lot 13
82 Downing Avenue
Sea Cliff





sec 21-block 105- lot 13
82 Downing Avenue
Sea Cliff





VILLAGE OF SEA CLIFF, N.J.
FEB 25 2020
BUILDING DEPARTMENT



HORTON KEVIN & MILKENIA
OR CURRENT OWMER
20 BARBERRY LN
SEA CLIFF, NEW YORK 11579

WALLACH TRUST
OR CURRENT OWMER
18 BARBERRY LN
SEA CLIFF, NEW YORK 11579

KELLY JOHN
OR CURRENT OWMER
81 DOWNING AVE
SEA CLIFF, NEW YORK 11579

JOHNSON DANIEL & LAURA PALUMBO
OR CURRENT OWMER
84 DOWNING AVE
SEA CLIFF, NEW YORK 11579

PAPASEVASTOS ANTONIOS & MARIA
OR CURRENT OWMER
80 DOWNING AVE
SEA CLIFF, NEW YORK 11579

BIRNBAUM JAY & SYLVIA
OR CURRENT OWMER
6 GATES WAY
SEA CLIFF, NEW YORK 11579

ROBILOTTI JOHN P & HOLLY K
OR CURRENT OWMER
71 DOWNING AVE
SEA CLIFF, NEW YORK 11579

~~MOSS ALLISON
OR CURRENT OWMER
82 DOWNING AVE
SEA CLIFF, NEW YORK 11579~~

KELLY MICHAEL & ANGELA
OR CURRENT OWMER
79 DOWNING AVE
SEA CLIFF, NEW YORK 11579

JOSEPH ANTHONY & KRISTY LYNN
OR CURRENT OWMER
69 DOWNING AVE
SEA CLIFF, NEW YORK 11579

LAURENS S GARCIA & M
OR CURRENT OWMER
4 GATES WAY
SEA CLIFF, NEW YORK 11579

KANZER SHELDON & CAROL
OR CURRENT OWMER
11 BAYBERRY LN
SEA CLIFF, NEW YORK 11579

DOERING TRUST
OR CURRENT OWMER
47 MARDEN AVE
SEA CLIFF, NEW YORK 11579

Moss

82 Downing Ave



CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 30th day of November, in the year 2010
BETWEEN

Thomas E. Lillis, Jr. and Allison H. Moss, as joint tenants with rights of survivorship, residing at 5 Prospect Avenue, Sea Cliff, New York 11579

party of the first part, and
Allison H. Moss, residing at 5 Propsect Avenue, Sea Cliff, New York 11579

party of the second part,
WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration 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
See Schedule A attached.

S 21
B 105
L 13

TOGETHER with all right, title and interest, if any, of the party of the first part of, 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 incumbered 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:

Thomas E. Lillis, Jr.
Thomas E. Lillis, Jr.
Allison H. Moss
Allison H. Moss

SCHEDULE A

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Incorporated Village of Sea Cliff, Town of Oyster Bay, County of Nassau and State of New York, known and designated as and by lot no. 13 on a certain map entitled, "Map of Lindbergh Park, situated at Sea Cliff, Nassau County, New York, L.C. Caldwell, Surveyor, January 1918, Sea Cliff, New York," and filed in the Office of the Nassau County Clerk's Office on 3-22-28 as map no. 922, case no. 2638, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the northerly side of Downing Avenue and westerly side of Barberry Lane, formerly Lindbergh Avenue;

RUNNING THENCE south 82 degrees 48 minutes 00 seconds west along the northerly side of Downing Avenue, 110.94 feet;

THENCE north 3 degrees 16 minutes 00 seconds west along land of A. P. Adair, 100 feet to land of M. J. Crawford;

THENCE north 82 degrees 44 minutes 00 seconds east along land of M. J. Crawford, 108.74 feet to the westerly side of Barberry Lane;

THENCE south 4 degrees 32 minutes 00 seconds east along the westerly side of Barberry Lane, 100 feet to the corner, aforesaid, the point or place of **BEGINNING**.

RECEIVED IN
THIS CONDITION

USE ACKNOWLEDGMENT FORM BELOW WITHIN NEW YORK STATE ONLY:
State of New York, County of Nassau) ss.:

On the 30 day of November in the year 2010
before me, the undersigned, personally appeared
Thomas Lillis, Jr. and Allison Moss
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.

LAURIE N. MC LEE
NOTARY PUBLIC STATE OF NEW YORK
NASSAU COUNTY
LIC. NO. MO481877
8-20-2011
Lic # 01mc4931877 exp 6-20-2014

ACKNOWLEDGMENT FORM FOR USE WITHIN NEW YORK STATE ONLY:
(New York Subscribing Witness Acknowledgment Certificate)
State of New York, County of) ss.:

On the ___ day of ___ in the year ___
before me, the undersigned, 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.

USE ACKNOWLEDGMENT FORM BELOW WITHIN NEW YORK STATE ONLY:
State of New York, County 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.

RECEIVED IN
THIS CONDITION

ACKNOWLEDGMENT FORM FOR USE OUTSIDE NEW YORK STATE ONLY:
(Out of State or Foreign General Acknowledgment Certificate)

.....) ss.:
(Complete Venue with State, Country, Province or Municipality)
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
made such appearance before the undersigned in the
*(Insert the city or other political subdivision and the state or country or
other place the acknowledgment was taken).*

BARGAIN & SALE DEED
WITH COVENANTS AGAINST GRANTOR'S ACTS

TITLE NO.
Thomas Lillis, Jr. and Allison Moss

DISTRICT
SECTION 21
BLOCK 105
LOT 13
COUNTY OR TOWN Nassau

TO
Allison Moss

RECORDED AT REQUEST OF
Fidelity National Title Insurance Company
RETURN BY MAIL TO



Allison H. Moss
5 Prospect Avenue
Sea Cliff, New York 11579

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

STATE OF NEW YORK
COUNTY OF NASSAU
COUNTY CLERK'S OFFICE }

SS:

I, MAUREEN O'CONNELL, County Clerk of the County of Nassau and
the Supreme and County Courts, Courts of Record thereof,
DO HEREBY CERTIFY, that I have compared the annexed with the
original

DEED: D12679

PAGES: 939-942

FILED AND RECORDED in my office 12/22/2010 and the same is a true -
transcript thereof and of the whole of such original.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
the official seal of said County at Mineola, N.Y. this 23rd day of
SEPTEMBER, 2016.


Maureen O'Connell

County Clerk

Jennifer Gerrity

From: Kristy Torakis <kristyjoseph6@icloud.com>
Sent: Monday, June 8, 2020 1:12 PM
To: planningboard@seacliff-ny.gov
Subject: 82 Downing Ave

To whom it may concern,

I am writing in regards to Allison Lillis' request for a pool. We are in favor of this request. This is something the family has wanted for a long time.

Thanks for your time,

Kristy Joseph
69 Downing Ave
Sea Cliff NY