



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

11/20/21

TO:
PROPERTY OWNER: Owen McCrudden
PROPERTY ADDRESS: 21 Club Rd
SECTION/ BLOCK/ LOT: 21/M/559

APPLICATION NO: 12580
APPLICATION RECV'D: 9/22/2021
ZONE: Residence C

DESCRIPTION: The applicant proposes to install an inground pool.

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

§ 115-12 Size and location.

A. All swimming pools shall be located at the rear or side yard of any premises and shall be set back at least 10 feet from the nearest street, road or highway and at least 10 feet from the nearest property line, except that in Residence C or D Districts[1] every swimming pool shall be set back at least 15 feet from any rear lot line.

[1]Editor's Note: The zone designations are established in Ch. 138, Zoning.

§ 138-1205 Accessory structures.

[Added 8-20-2007 by L.L. No. 4-2007; amended 12-9-2019 by L.L. No. 9-2019]

The following accessory structures are expressly permitted, when located on property used exclusively for residential use and located within a residence district and when in strict compliance with the requirements, restrictions and criteria set forth in this section. Any structure that complies strictly with the following provisions shall not require a building permit. Any structure that does not comply strictly with the following applicable provision shall require a building permit and be subject to all of the requirements, conditions and provisions of Chapter 138 applicable to accessory buildings or structures.

B. Patio or deck with a height of eight inches or less above the average preexisting surrounding grade, located in a rear yard or a side yard with a setback of at least three feet from any property line, so long as the patio is not pitched in a downward slope towards a property line and drainage facilities are provided to accommodate the entire patio surface area, whether the patio is impervious, semipervious or pervious.

The applicant proposes to install a patio closer to the property line than 3ft.

§ 107-4 Review required.

[Amended 10-7-1996 by L.L. No. 1-1996; 12-10-2018 by L.L. No. 7-2018; 5-11-2020 by L.L. No. 3-2020]

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, in any direction, shall be considered a substantial change.

The applicant proposes to install an inground pool which will change the topography

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 # 12580 APPLICATION DATE 9/22/21 PERMIT # _____

PROPERTY ADDRESS: 21 CLUB ROAD, SEA CLIFF, NY 11579 SECT: 21 BLOCK M LOT 559

Owner: OWEN AND ALICJA McCRUDDEN

Address: 21 CLUB ROAD City: SEA CLIFF State: NY Zip: 11579
Phone: _____ Cell: 631.793.6169 Email: PERIOCHICK@HOTMAIL.COM

Applicant: (if applicant is different from owner state relationship to owner) SWIM CLEAN, INC. / MARK E. McLAUGHLIN (SWIMMING POOL COMPANY)

Address: 185 GLEN HEAD ROAD City: Glen Head State: NY Zip: 11545
Phone: 516.759.7665 Cell: 516.250.9128 Email: mclaughlind@gmail.com

Architect:

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

Contractor: SWIM CLEAN, INC.

Address: 185 GLEN HEAD ROAD City: GLEN HEAD State: NY Zip: 11545
Phone: 516.759.7665 Cell: 516.250.9128 Email: mclaughlind@gmail.com

Plumber:

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

Electrician: JOSEPH M. BASILE ELECTRIC, INC.

Address: 15 ALBIN STREET City: GLEN COVE State: NY Zip: 11542
Phone: 516.676.1905 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.

BUILD AN INGROUND VINYL RECTANGLE SWIMMING POOL 16' X 34' WITH STADIUM STEPS AND DEEP END SWIM OUT; 3 1/2' - 8' DEEP; WITH 140,000 BTU HEAT PUMP, WITH AUTO COVER





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: \$ 43,425.00

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: 
Owner Signature: 

DEBORAH GAUSSA
NOTARY PUBLIC, STATE OF NEW YORK
No. 01GA8074829
QUALIFIED IN NASSAU COUNTY
MY COMMISSION EXPIRES MAY 20, 2022

Date: 8/21/21

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

FEES \$190 ZBA pd
 \$100 PB ~~pd~~

REQUIRED CERTIFICATES

Application Fee \$ 75 ~~due~~ 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 _____
PLANNING BOARD (check one)

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

ALICJA + OWEN MCCRUDDEN

APPLICATION

Village of Sea Cliff.
-----x

Proposing to install inground pool

1. Name of applicant: ALICJA + OWEN MCCRUDDEN
2. Applicant's address: 21 CLUB RD, 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: 21 CLUB Road Sea Cliff 11579, Village of Sea Cliff, N. Y. and is also known as Section 21, Block M, Lot(s) 559 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:

ALICJA + OWEN MCCRUDDEN

-
6. The property is located in the RES C zoning district of the Village of Sea Cliff.
7. The subject property is located on the SOUTH side of CLUB ROAD (street).
8. The date on which the owner(s) acquired the property was JULY 26, 2013.
9. The approximate dimensions of the property are 100x100 feet by _____ 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 11/20/21
15. The proposed construction use of the property does not comply with the following sections of the Village Code: 115-12
138-1205 107-4
-
-
-

16. This is an application for:

_____ an appeal

_____ a variance

_____ a special permit

other (describe): SITE PLAN REVIEW

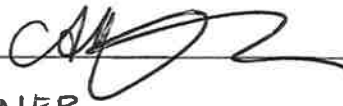
17. Description of the problem, or reasons for this application, that support the request for relief:

(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)

REVIEW DUE TO CHANGE IN TOPOGRAPHY

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: Alicia McCrudden
Signature of applicant: 
Title of signatory: OWNER
Date: 12/22/21

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.

ALICIA Mc CRUDDEN
Print Name


Signature

Sworn to before me this 22nd
day of December 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)

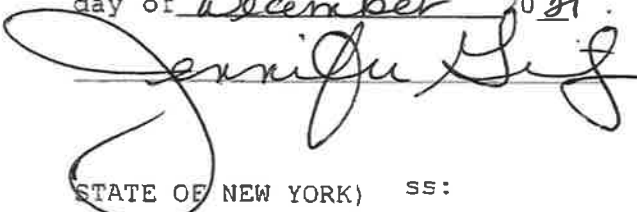
STATE OF NEW YORK) SS:

COUNTY OF NASSAU)

Alicia McCrudden being duly sworn, deposes and says that (s)he is the owner of the property known as 21 CLUB RD 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 22nd day of December 2021.

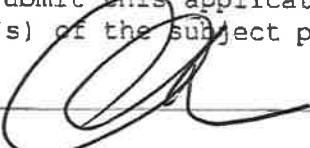


JENNIFER GERRITY
NOTARY PUBLIC, State of New York
No. 01GE6393557
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Commission Expires 06/17/2023

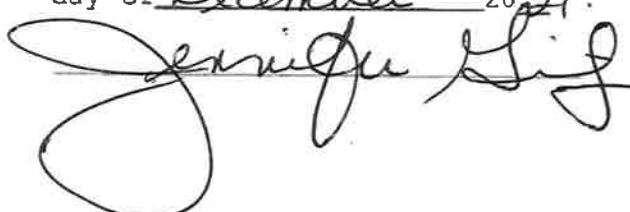
STATE OF NEW YORK) SS:

COUNTY OF NASSAU)

Alicia McCrudden being duly sworn, deposes and says that (s)he is the owner of the property known as 21 Club Rd Sea Cliff 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 22nd day of December 2021.



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

DISCLOSURE
AFFIDAVIT
General Municipal Law
Section 809

ALICJA + OWEN McCRUDDEN

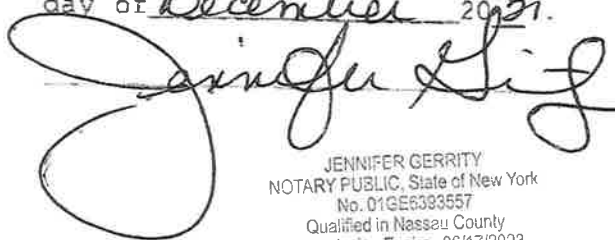
STATE OF NEW YORK) COUNTY OF NASSAU)

ss:
ALICJA McCRUDDEN, 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>A NONE</u>			

Sworn to before me this 22nd
day of December 2021.



JENNIFER GERRITY
NOTARY PUBLIC, State of New York
No. 01GE8393557
Qualified in Nassau County
Commission Expires 06/17/2023


Signature



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: ALICJA MCCRUDDEN

Date: 12/22/27

A previous application has been made to the Zoning Board of appeals with respect to our property at 21 Club Road, seeking variances of the following Village Code sections: (a) 115-21, to permit the pool to be located 4 feet from a property line, where a minimum of 15 feet is required, and (b) 138-1205, to permit the pool patio to be located less than 3 feet from a property line, where not less than 3 feet is required.

We went in front of the Zoning Board via zoom meeting on Monday, January 17th. The application is approved, we are waiting for minutes from that meeting.

MAP OF PROPERTY SITUATED IN
SEA CLIFF
NASSAU COUNTY, N.Y.
TAX SECT.: 21 TAX BLOCK: M TAX LOT(S): 559

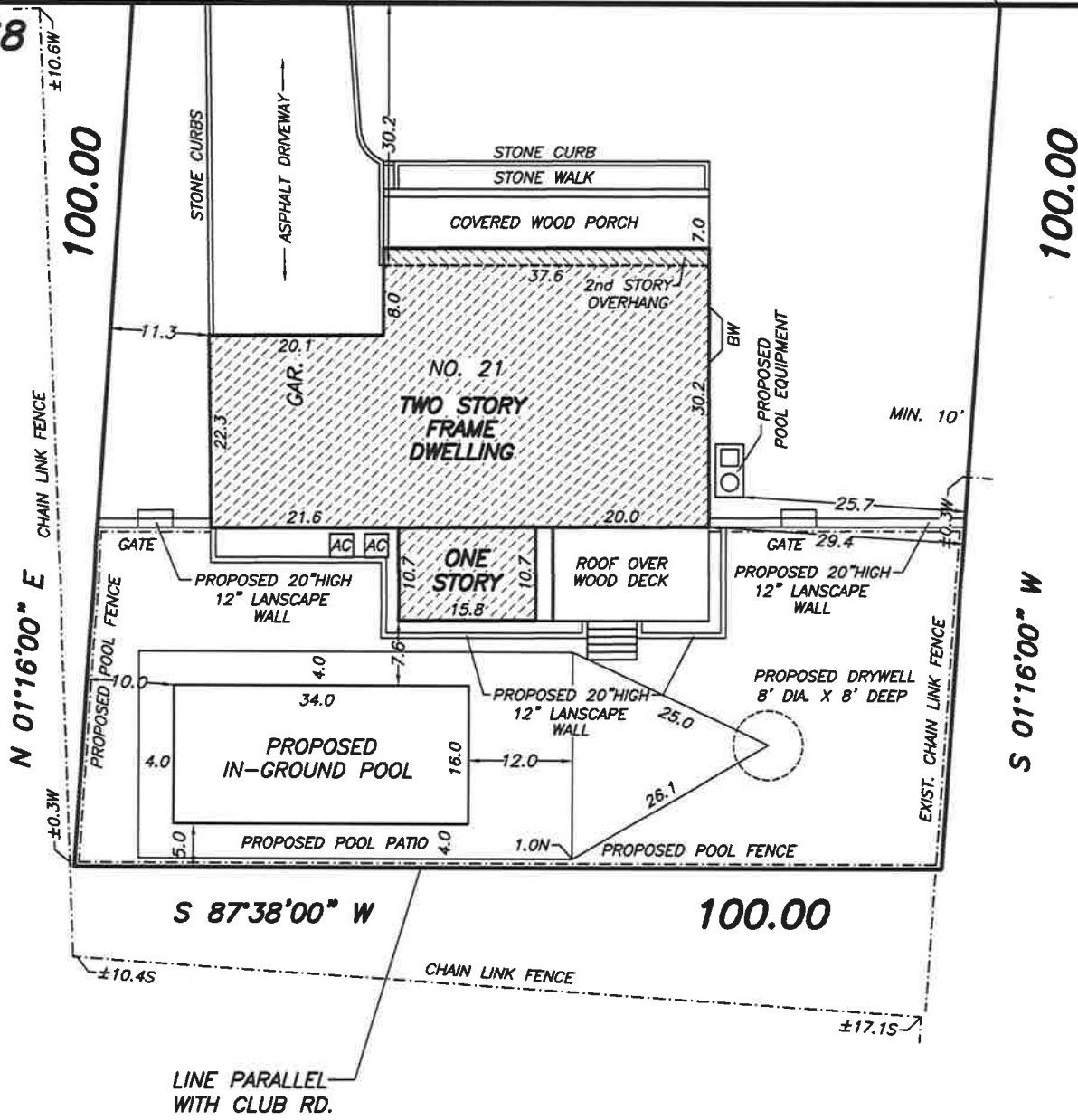


CARPENTER PLACE

CLUB ROAD

AVENUE WEST

N 87°38'00" E 100.00 256.68
156.68 261.35



SCALE: 1"=20'

REVISED JANUARY 4, 2022
SURVEYED: OCTOBER 22, 2021

UNAUTHORIZED ALTERATIONS AND/OR ADDITIONS TO THIS SURVEY BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, THE TITLE COMPANY, THE GOVERNMENTAL AGENCY AND THE LENDING INSTITUTION LISTED ON THIS SURVEY MAP. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS AND/OR SUBSEQUENT OWNERS. FENCE OFFSETS TAKEN AT POSTS.

ENCROACHMENTS OR VAULTS BELOW SURFACE ARE NOT SHOWN. RIGHT OF WAYS AND/OR EASEMENTS OF RECORD NOT SHOWN ON THIS SURVEY ARE NOT CERTIFIED.

OFFSETS AND DIMENSIONS HEREON ARE FOR A SPECIFIC PURPOSE AND ARE NOT TO BE USED IN THE ERECTION OF ADDITIONAL STRUCTURES, FENCES OR OTHER IMPROVEMENTS.

SURVEY FOR PROPOSED IN-GROUND POOL

Empire State Land Surveyor, P.C.
Frank I. Galluzzo Professional Land Surveyor
Records of Albert A. Bianco - Robert B. Holzman
Stephen J. Reid - M. Berry Carman - G. W. Haviland
Vandewater & Lapp - Robert E. Carlin - William J. Daly
1005 Glen Cove Avenue, Glen Head, NY, 11545
empire-surveys@aol.com | (516)-240-6901



HM ENGINEERING P.C.

P.O. Box 914
EAST NORTHPORT, NY 11731
TEL: 516-476-5392
EMAIL: HMARNIKA@OPTONLINE.NET

July 16, 2021

Incorporated Village of Sea Cliff
Building Department
300 Sea Cliff Avenue
P.O. Box 340
Sea Cliff, N.Y. 11579

Dear Sir/Madam:

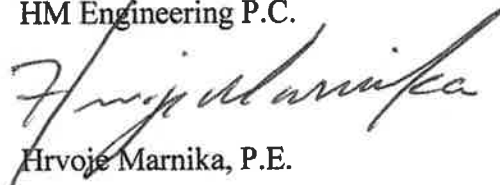
This is to certify that the drainage facilities to be used exclusively for the construction of a swimming pool on the premises of:

McCrudden Residence
21 Club Road
Sea Cliff, N.Y. 11579

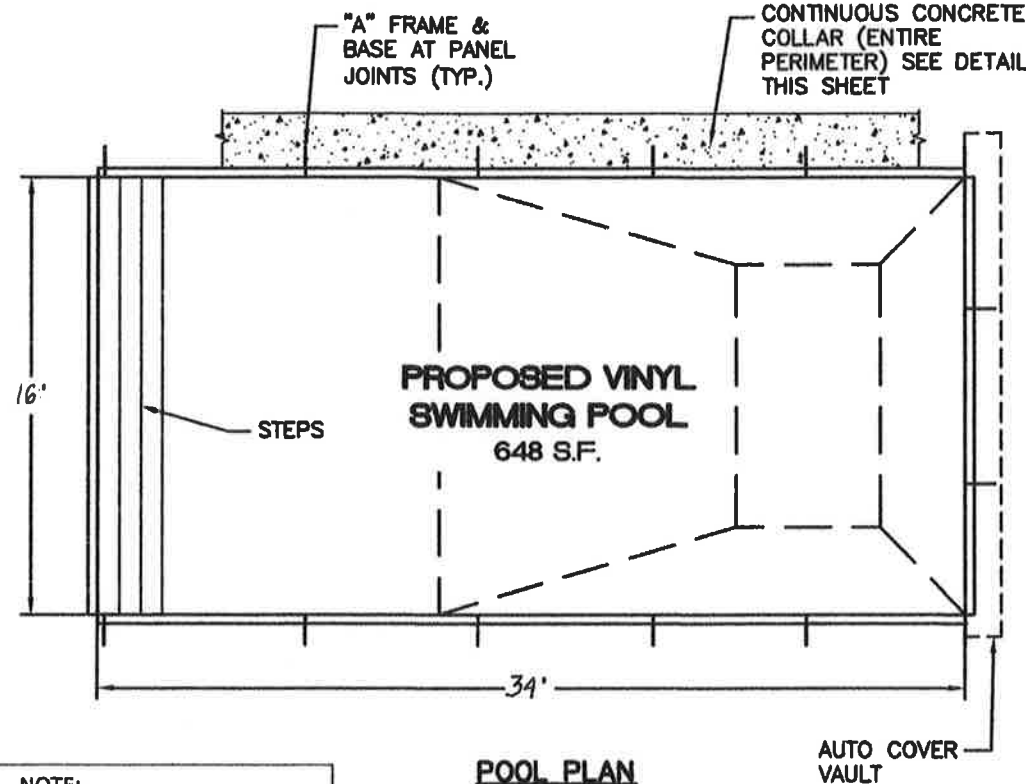
will not require draining because the pool is constructed with a vinyl liner. The pool water will be continuously recirculated through the filter and will be reused from year to year. The drainage from the filter backwash will be piped to a drywell located on the subject lot and will not interfere with the public water supply system, existing sanitary facilities, adjoining property owners, public highways or private roads.

Sincerely,

HM Engineering P.C.

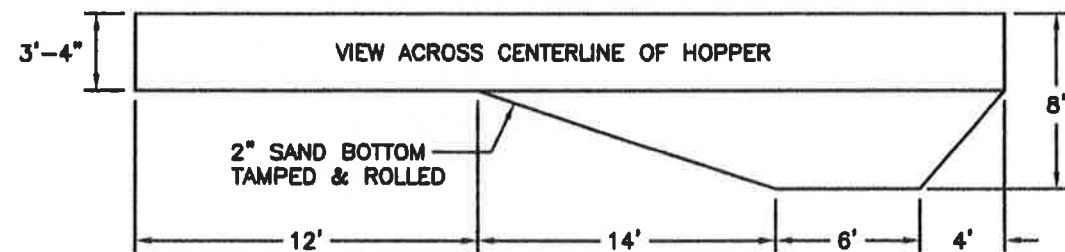


Hrvoje Marnika, P.E.



NOTE:
THIS IS A NON-DIVING POOL.

POOL PLAN
NOT TO SCALE

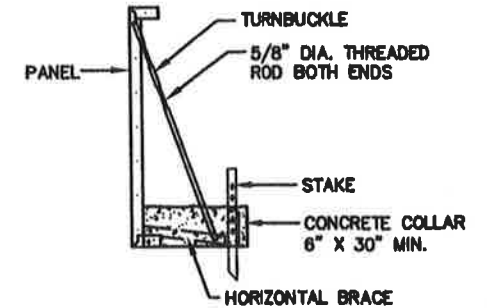


POOL SECTION
NOT TO SCALE

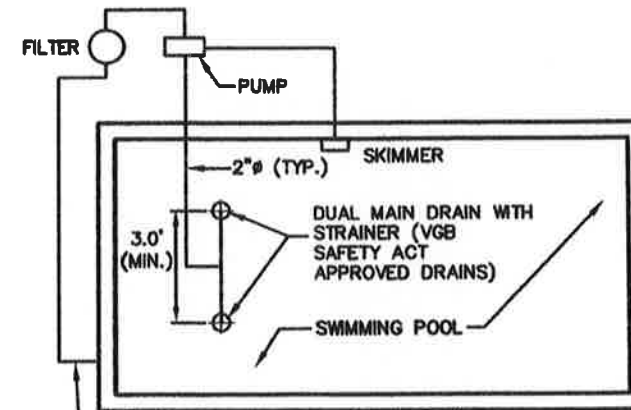
GENERAL NOTE:
ALL MANUFACTURED ITEMS AND CONSTRUCTION SHALL COMPLY WITH THE 2020 RESIDENTIAL CODE OF NYS, INCLUDING THE SPECIFICATIONS IN SECTION R326.

NOTES:

1. POOL AND PROPERTY TO CONFORM TO 2020 NYS UNIFORM FIRE PREVENTION AND BUILDING CODE, VILLAGE OF SEA CLIFF CODE AND 2017 NATIONAL ELECTRIC CODE.
2. POOL SHALL CONFORM TO ANSI/ APSP/ ICC 5 STANDARDS R326.3.1.
3. SECTION R326.7 POOL ALARM REQUIRED.
4. ENTRAPMENT PROTECTION REQUIRED SECTION R326.5.
5. POOL SHALL COMPLY WITH BARRIER REQUIREMENTS SECTION R326.4.
6. POOL SHALL COMPLY WITH 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NYS SECTION R403.10: POOLS AND PERMANENT SPA ENERGY CONSUMPTION (MANDATORY).
SECTION R403.10.1 HEATERS
SECTION R403.10.2 TIME SWITCHES
SECTION R403.10.3 COVERS
7. SLOPE PATIO SURFACE 1/4" PER FOOT (MIN.) AWAY FROM POOL.
8. LOCATION OF PROPOSED SWIMMING POOL AND POOL EQUIPMENT BY OTHERS. LOCATION TO COMPLY WITH LOCAL ZONING REQUIREMENTS.
9. BACKFILL MATERIAL TO BE FREE DRAINING GRANULAR MATERIAL (NO CLAY OR LARGE ROCKS).
10. FILL POOL WITH WATER PRIOR TO BACKFILLING.
11. POOL TO REMAIN PERMANENTLY FILLED.
12. ALL DRAIN COVERS TO MEET ALL REQUIREMENTS OF THE VIRGINIA GRAEME BAKER (VGB) POOL AND SPA SAFETY ACT.
13. NO DIVING EQUIPMENT PERMITTED.
14. CONTRACTOR SHALL VERIFY SOIL BEARING LOADS PRIOR TO INSTALLATION OF POOL.
15. THIS PLAN IS FOR CONSTRUCTION ON PROPERTY AT 21 CLUB ROAD, SEA CLIFF, N.Y. 11579 ONLY.
16. HM ENGINEERING, P.C. SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF THE PUBLIC OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THIS PLAN.
17. SUCTION OUTLETS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH ANSI/APSP/ICC 7.
18. NO SURCHARGE ALLOWED WITHIN 4' OF SHALLOW END AND 6' OF DEEP END.

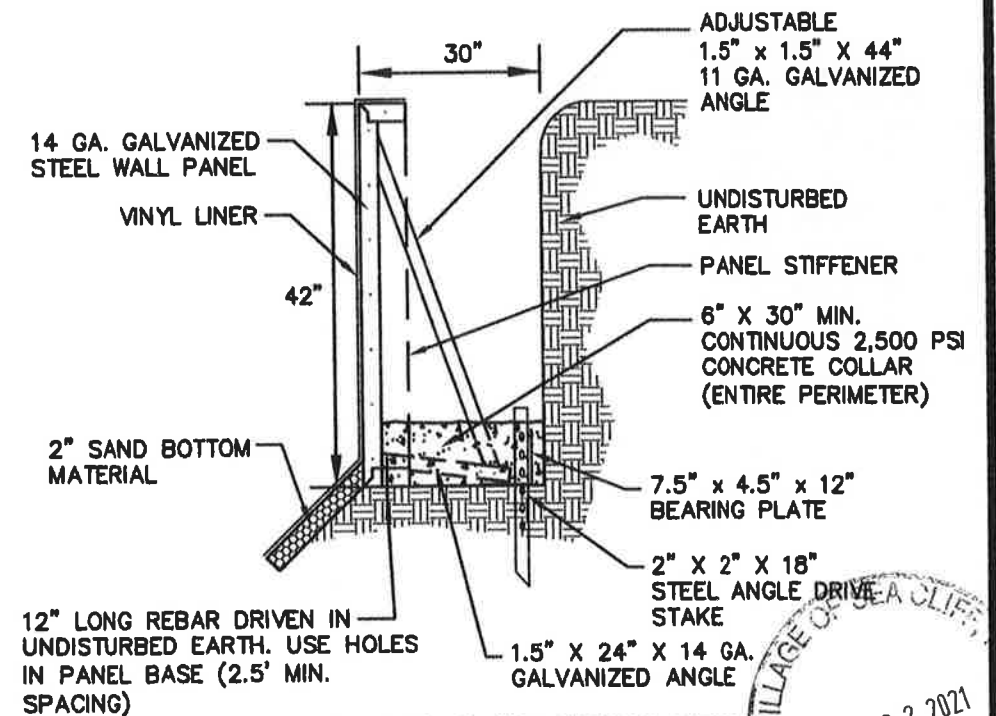


ALTERNATE "A" FRAME DETAIL
NOT TO SCALE



MAIN DRAIN PIPING SCHEMATIC
NOT TO SCALE

NOTE:
DRAWING CONFORMS TO ANSI/ APSP-7 SUCTION ENTRAPMENT AVOIDANCE CODES.



WALL SECTION & "A" FRAME DETAIL
NOT TO SCALE

- NOTES:
1. BACKFILL MATERIAL TO BE SAND, GRAVEL OR OTHER NON-EXPANSIVE MATERIAL.
 2. VERTICAL STIFFENERS TO BE PROVIDED EVERY 4' ON CENTER.
 3. TOP CHANNEL TO BE A 5" WIDE FLANGE.

PREPARED FOR:
MCCRUDEN RESIDENCE
21 CLUB ROAD
SEA CLIFF, N.Y. 11579

H. Marnika
07/16/21
VOID WITHOUT RAISED SEAL AND BLUE SIGNATURE

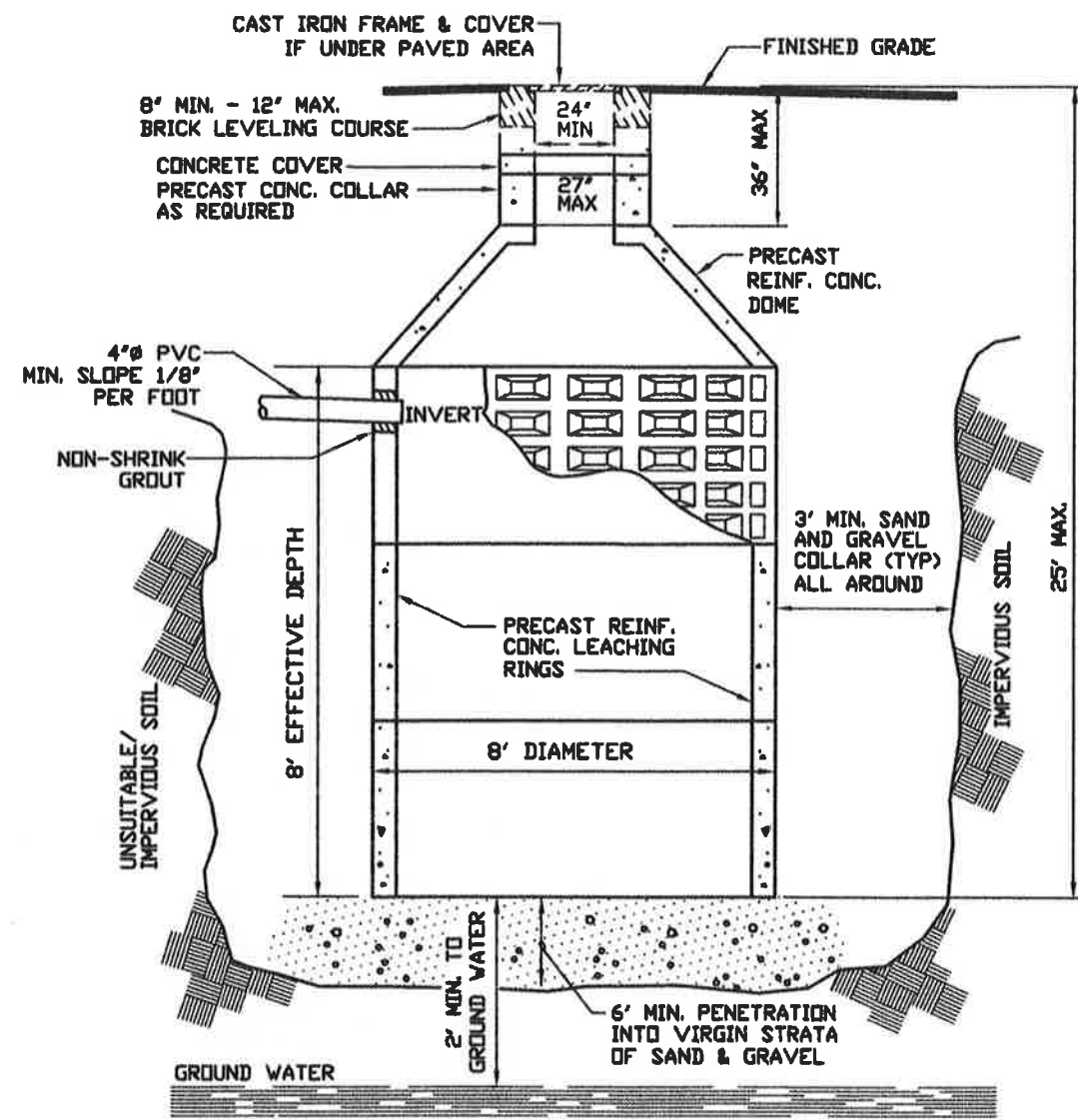
HM ENGINEERING, P.C.

P.O. BOX 914 EAST NORTHPORT, NY 11731
Tel: (516) 476-5392 Fax: (631) 980-7671 Email: hmarnika@optonline.net

DATE:	07/16/2021
SCALE:	AS SHOWN
SHEET:	1 OF 2
RESIDENTIAL SWIMMING POOL PLAN	

NOTE:
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF HM ENGINEERING P.C.. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THESE DOCUMENTS ARE A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. INFRINGEMENTS WILL BE PROSECUTED.





DRAINAGE POOL DETAIL
NOT TO SCALE

NOTES:

1. UNSUITABLE MATERIAL SHALL BE REMOVED UNDER LEACHING POOL UNTIL 6' MINIMUM PENETRATION INTO VIRGIN STRATA SAND AND GRAVEL AND BACKFILLED WITH SAND AND GRAVEL TO BOTTOM OF BASIN.
2. AS AN ALTERNATIVE TO THE DOME TOP, A FLAT SLAB CAN BE SUBSTITUTED WITH APPROVAL OF THE ENGINEER.
3. LOCATION OF DRAINAGE POOL TO BE DETERMINED BY OTHERS.
4. ALL DRAINAGE PIPES MUST BE PROVIDED WITH A MINIMUM 2'-0" COVER.
5. COLLAR IS NOT REQUIRED WHEN RATEABLE MATERIAL EXISTS FOR FULL DEPTH.
6. THE MATERIAL USED FOR COLLARING SHALL BE COMPRISED OF SAND AND GRAVEL CONTAINING LESS THAN FIFTEEN (15) PERCENT FINE SAND, SILT AND CLAY. SILT AND CLAY FRACTIONS ARE NOT TO EXCEED (5) PERCENT.

DRYWELL CALCULATION:

POOL CAPACITY = 24,300 GAL.
 DRYWELL SIZED TO ACCOMMODATE 10% OF POOL VOLUME
 24,300 GAL. X 10% = 2,430 GAL. OR 324.9 C.F. REQUIRED
 PROVIDE 8' DIA. X 8' EFF. DEPTH DRYWELL
 DRYWELL CAPACITY = 2,525 GAL. (337.6 C.F.)

NOTE: THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF HM ENGINEERING P.C.. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THESE DOCUMENTS ARE A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. INFRINGEMENTS WILL BE PROSECUTED.

PREPARED FOR:
 MCCRUDDEN RESIDENCE
 21 CLUB ROAD
 SEA CLIFF, N.Y. 11579

H. Marnika
 07/16/21

VOID WITHOUT RAISED SEAL AND BLUE SIGNATURE

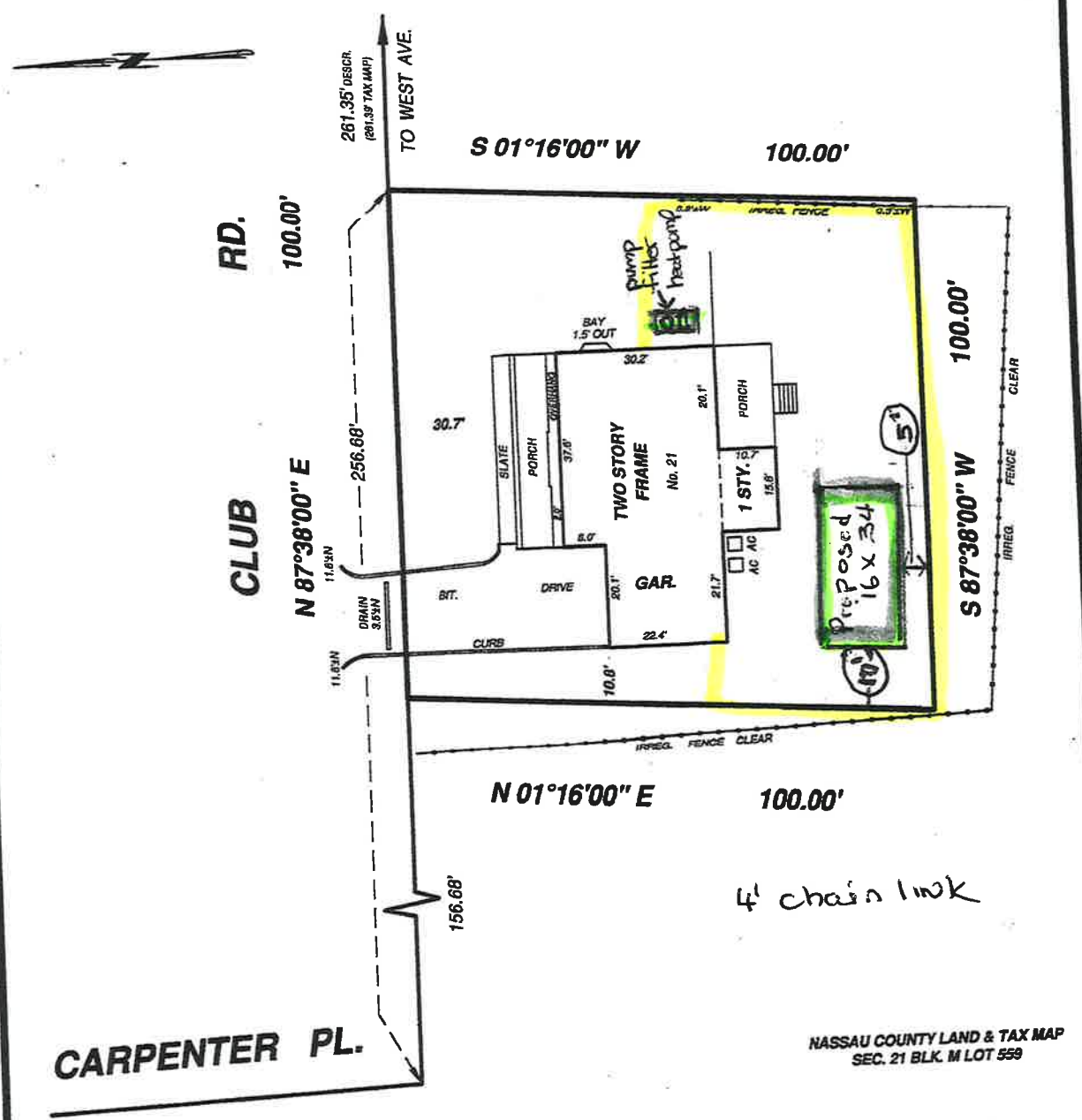
HM ENGINEERING, P.C.

P.O. BOX 914, EAST NORTHPORT, NY 11731
 Tel: (516) 476-5392 Fax: (631) 980-7671 Email: hmarnika@optonline.net

DATE: 07/16/2021
 SCALE: NOT TO SCALE
 SHEET: 2 OF 2

DRYWELL PLAN AND CALCULATIONS

TITLE NO.: STA 70754



CARPENTER PL.

NASSAU COUNTY LAND & TAX MAP
SEC. 21 BLK. M LOT 559

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 IMPROVEMENTS.			
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.	GUARANTEES 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. GUARANTEES ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.	
KULHANEK & PLAN LAND SURVEYORS, P.C. 1-800-541-5124 1-914-764-0304 1-516-431-9358 1-718-347-3533 MAILING ADDRESS: P.O. BOX 178 73 WESTCHESTER AVE. POUND RIDGE, NY 10576 FAX: 1-800-242-4955 EMAIL: KP.LSPC@VERIZON.NET	SECTION 21	BLOCK M	DATE 07-18-2013
	GUARANTEED TO: STEWART TITLE INSURANCE COMPANY BENCHMARK TITLE AGENCY, LLC	SEA CLIFF	
	OWEN McCRUDDEN ALICIA McCRUDDEN		NASSAU COUNTY JOB NO.: 13-72295

~~MCCRUDDEN OWEN & ALICJA
OR CURRENT OWMER
21 CLUB RD
SEA CLIFF, NEW YORK 11579~~

DESIMONE EDWARD F &
OR CURRENT OWMER
32 CLUB RD
SEA CLIFF, NEW YORK 11579

GODFREY CHRISTOPHER & KERRI A
OR CURRENT OWMER
19 CLUB DR
SEA CLIFF, NEW YORK 11579

MOLLER DENNIS & LINDA
OR CURRENT OWMER
18 MARLAN CT
SEA CLIFF, NEW YORK 11579

~~Harriet Filas
DADE STEPHEN H & JUDITH
OR CURRENT OWMER
17 CLUB RD
SEA CLIFF, NEW YORK 11579~~

CENTRAL SCHOOL DISTRICT #1
OR CURRENT OWMER
505 GLEN COVE AVE
SEA CLIFF, NEW YORK 11579

EICHORN F RICHARD & ANN
OR CURRENT OWMER
36 CLUB RD
SEA CLIFF, NEW YORK 11579

~~Peter Ruff
CORICLIANO MICHAEL & MARIA M
OR CURRENT OWMER
11 CARPENTER PL
SEA CLIFF, NEW YORK 11579~~

~~Julian Vincour
SCHESTOPALOW ALEXANDER
OR CURRENT OWMER
34 CLUB RD
SEA CLIFF, NEW YORK 11579~~

SHIN JEANIE K TRUST
OR CURRENT OWMER
30 CLUB RD
SEA CLIFF, NEW YORK 11579

~~Joshua Miller
SHEA JOHN & LAURA
OR CURRENT OWMER
8 CARPENTER PL
SEA CLIFF, NEW YORK 11579~~

McCradden -

21 Club Rd.



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

FORM 8007

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

THIS INDENTURE, made the July 26 2013,

between

John Capobianco, residing at 21 Club Road, Sea Cliff, New York 11579
first part, and

Owen McCrudden and Alicja McCrudden his wife, residing at 11 Bryce Avenue, Glen Cove, New York 11542
party of the second part,

WITNESSETH, that the party of the first part, in consideration of Nine Hundred Fifty- Five Thousand Dollars and no cents (\$955,000.00), 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,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being at Sea Cliff, County of Nassau and State of New York, bounded and described as follows:

See "Schedule A"

The Party of the First Part having received title by Bargain and Sale Deed made by John Capobianco and Michelle Capobianco, dated October 15, 2010 recorded on October 25, 2010 in liber D12662 pages 883-886

Said premises known as 21 Club Road, Sea Cliff, New York recorded with the Clerk of the County of Nassau under Section 0021, Block 0000M-00, Lot 00559

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.



JOHN CAPOBIANCO

IN PRESENCE OF:

Acknowledgment by a Person Within New York State (RPL § 309-a)

STATE OF NEW YORK)
COUNTY OF NASSAU) ss.:
)

On the 16 day of July in the year 2013 before me, the undersigned, personally appeared John Capobianco, 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 she executed the same in her capacity(ies), and that by her signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Mary E. McDonald

(signature and office of individual taking acknowledgment)

MARY E. MC DONALD
NOTARY PUBLIC STATE OF NEW YORK
SUFFOLK COUNTY
LIC. #01MC4734856
COMM. EXP. 10-31-13

Title No.

JOHN CAPOBIANCO

To

**OWEN McCRUDDEN and
ALICJA McCRUDDEN**

Section 0021

Block 0000M-00

Lot 00559

County or Town Nassau

**Street Address 21 Club Road
Sea Cliff, New York**

Return By Mail To:

[Empty rectangular box for return by mail address]

Reserve This Space For Use Of Recording Office

[Large empty rectangular box for recording office use]

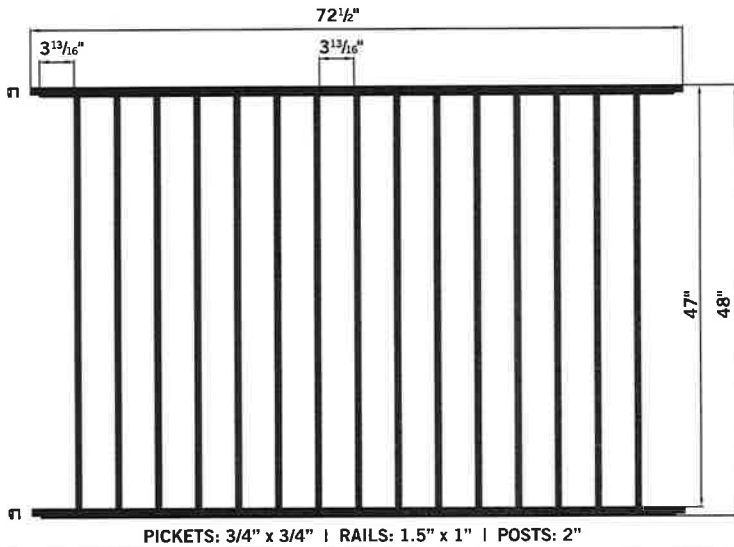


VILLAGE OF SEA CLIFF, NY
FEB - 8 2022
BUILDING DEPARTMENT



FENCE STYLE

E040V - 48" Ovation Section



E040V-BK, E040V-BZ

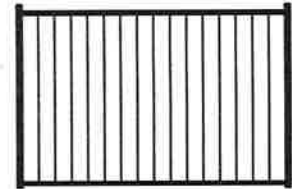
4' High 3/4" x 3/4" Ornamental Aluminum Two Rail Picket Fence

48" high ornamental aluminum two rail picket fence that duplicates the classic wrought iron fence look. Made for pool codes with pickets that are flush to the bottom and top rails.

- Available for Quick-Ship delivery
- Matching, accent, and rainbow 48" and 60" gates
- Featuring "hidden screw" technology with "aluminum feature strip"
- Smooth rackability
- 6061 T6 Aluminum Alloy
- DuPont powder coating
- Pickets: Fifteen 3/4" x 3/4" Pickets
- Rails: Two 1.5" x 1" Rails

E040V-BK/BZ - SECTIONS AND POSTS

Item #	Description	Color	Loose Each
E040V-BK*	48" BLACK Ovation Section	BLACK	\$75.75
E040V-BZ*	48" BRONZE Ovation Section	BRONZE	\$75.75
E040VL/E/C-BK	2" x 2" x 72" BLACK Line/End/Corner Post for Ovation	BLACK	\$21.69
E040VL/E/C-BZ	2" x 2" x 72" BRONZE Line/End/Corner Post for Ovation	BRONZE	\$21.69
E040VHGP-BK	2" x 2" x 72" BLACK Heavy Duty Gate/End Post for #Ovation	BLACK	\$38.78
E040VHGP-BZ	2" x 2" x 72" BRONZE Heavy Duty Gate/End Post for #Ovation	BRONZE	\$38.78



E040V-BK/BZ - MATCHING, ACCENT, AND RAINBOW GATES

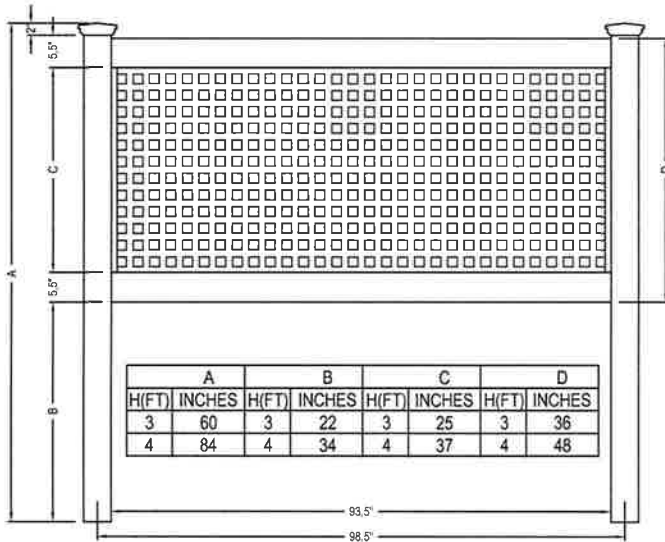
Item #	Description	Color	Loose Each
EOGF440V-BK	48"W x 48"H BLACK Matching Gate for Ovation	BLACK	\$188.89
EOGF440V-BZ	48"W x 48"H BRONZE Matching Gate for Ovation	BRONZE	\$188.89
EOGF540V-BK	60"W x 48"H BLACK Matching Gate for Ovation	BLACK	\$237.91
EOGF540V-BZ	60"W x 48"H BRONZE Matching Gate for Ovation	BRONZE	\$237.91
EOGF440VA-BK	48"W x 48"H BLACK Accent Gate for Ovation	BLACK	\$237.91
EOGF440VA-BZ	48"W x 48"H BRONZE Accent Gate for Ovation	BRONZE	\$237.91
EOGF540VA-BK	60"W x 48"H BLACK Accent Gate for Ovation	BLACK	\$422.88
EOGF540VA-BZ	60"W x 48"H BRONZE Accent Gate for Ovation	BRONZE	\$422.88
EOGF440VR-BK	(SINGLE) 48"W x 48"H BLACK Rainbow Gate Leaf for Ovation	BLACK	\$395.46 (EACH)
EOGF440VR-BZ	(SINGLE) 48"W x 48"H BRONZE Rainbow Gate Leaf for Ovation	BRONZE	\$395.46 (EACH)
EOGF540VR-BK	(SINGLE) 60"W x 48"H BLACK Rainbow Gate Leaf for Ovation	BLACK	\$444.48 (EACH)
EOGF540VR-BZ	(SINGLE) 60"W x 48"H BRONZE Rainbow Gate Leaf for Ovation	BRONZE	\$444.48 (EACH)



* - Check QuickShip Availability on Pg. C-8 | Hardware on Pgs. C-33 - C-38

Screening for pool equipment

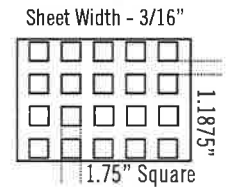
LATTICE FENCE w/SQUARE LATTICE



V215S-4, V215S-3 4' and 3' High Vinyl 1-3/4" Square Lattice Fence

This Illusions Vinyl Fence lattice fence panel has 1-1/2" x 5-1/2" top and bottom horizontal rails, and a 3/16" wide sheet of 1-3/4" square lattice with an embossed faux wood look, and 1" x 3/4" lattice U-Channel edgings to add stability and a unique and attractive aesthetic.

- Available in ALL Classic Series and Grand Illusions colors and wood grains
- Installed with routed posts - no exposed fasteners or brackets
- 100% Pure Virgin Vinyl for structural integrity
- Minimal upkeep - no painting or staining required
- VMA Certified and ASTM-F964-13 Compliant
- Posts and accessories sold separately
- Not available in Vinyl WoodBond
- Maximum height is 4'



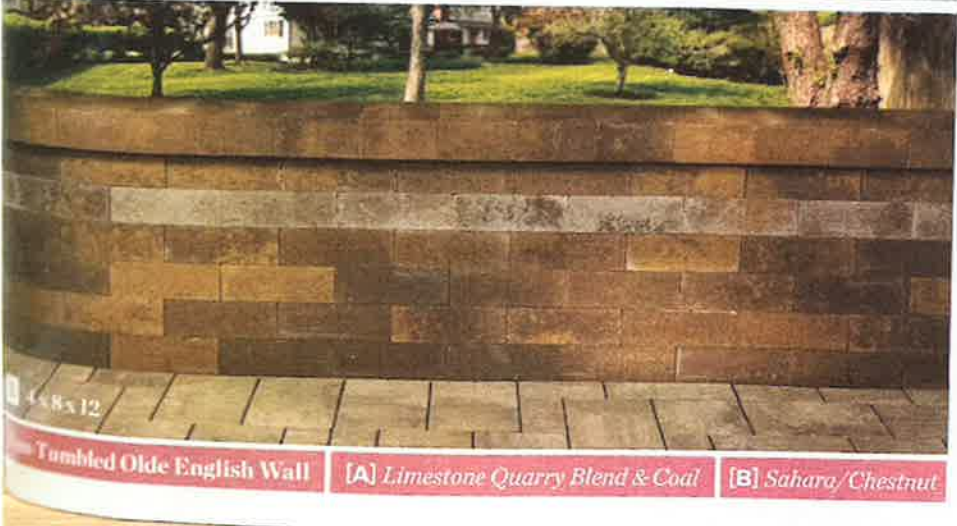
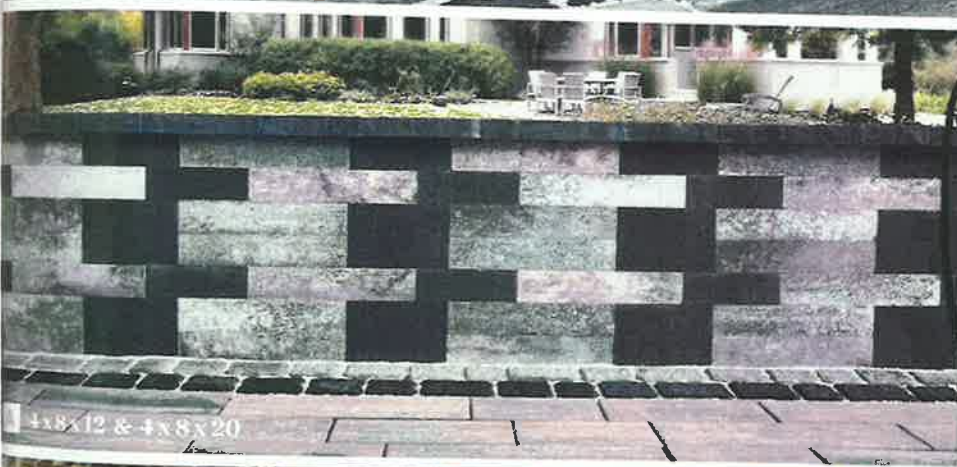
(WT) = Base Price | (BG) x 1.10 | (GY) or (CL) x 1.15 | G.I. Focus Colors (Black, Brown, Hunter Green, Slate Gray) = Loose WT x 2.25

G.I. WoodBond = Loose WT x 2.50 | All Other G.I. Colors = Loose WT x 3.00 | For additional information on pricing colors and woodgrains, see page D-6

Item #	Color	Description	Pal/Bdl	Loose	1 Pal/Bdl	4 Pal.	8 Pal.	T/L
V215S-4	WT	4'H x 8'W 1-3/4" Square Lattice Fence	12	\$161.72	-	\$152.01	\$144.41	\$137.20
V557L/E/B/C-300-4	WT	5" x 5" x 7" (L)ine/(E)nd/(B)lank/(C)orner Post for V215S-4	63/36†	\$30.79	\$27.70	\$27.15	\$26.33	\$25.03
VH557L/E/B/C-300-4	WT	5" x 5" x 7" Heavy Duty (L)ine/(E)nd/(B)lank/(C)orner Post for V215S-4	63/36†	\$67.67	\$60.90	\$59.69	\$57.89	\$54.99
V887L/E/B/C-300-4	WT	8" x 8" x 7" (L)ine/(E)nd/(B)lank/(C)orner Post for V215S-4	25	\$144.56	\$130.11	\$127.51	\$123.68	\$117.50
VWG215S-44	WT	4'W x 4'H Matching Welded Walk Gate for V215S-4	12	\$258.89	\$233.01	\$228.36	\$221.51	\$210.43
VDG215S-54	WT	5'W x 4'H Matching Welded Drive Gate for V215S-4	12	\$295.04	\$265.54	\$260.22	\$252.42	\$239.80
VAWG215S-44	WT	4'W x 4'H Matching Assembled Walk Gate for V215S-4	6	\$323.62	\$291.26	\$285.44	\$276.88	\$263.03
VADG215S-54	WT	5'W x 4'H Matching Assembled Drive Gate for V215S-4	6	\$368.80	\$331.91	\$325.28	\$315.53	\$299.75
V215S-3	WT	3'H x 8'W 1-3/4" Square Lattice Fence	12	\$157.05	-	\$147.62	\$140.24	\$133.24
V556L/E/B/C-300-3	WT	5" x 5" x 6' (L)ine/(E)nd/(B)lank/(C)orner Post for V215S-3	63/36†	\$28.71	\$25.83	\$25.33	\$24.56	\$23.32
VH556L/E/B/C-300-3	WT	5" x 5" x 6' Heavy Duty (L)ine/(E)nd/(B)lank/(C)orner Post for V215S-3	63/36†	\$59.70	\$53.72	\$52.65	\$51.08	\$48.52
V886L/E/B/C-300-3	WT	8" x 8" x 6' (L)ine/(E)nd/(B)lank/(C)orner Post for V215S-3	25	\$123.83	\$111.44	\$109.22	\$105.93	\$100.64
VWG215S-43	WT	4'W x 3'H Matching Welded Walk Gate for V215S-3	12	\$258.89	\$233.00	\$228.36	\$221.50	\$209.71
VDG215S-53	WT	5'W x 3'H Matching Welded Drive Gate for V215S-3	12	\$295.04	\$265.56	\$260.23	\$252.42	\$238.99
VAWG215S-43	WT	4'W x 3'H Matching Assembled Walk Gate for V215S-3	6	\$323.62	\$291.25	\$285.44	\$276.87	\$262.14
VADG215S-53	WT	5'W x 3'H Matching Assembled Drive Gate for V215S-3	6	\$368.80	\$331.95	\$325.30	\$315.53	\$298.73

* - Check QuickShip Availability on Pg. D-8 | † - (L)ine and (B)lank Post Pallet Count = 63 AND (E)nd and (C)orner Post Pallet Count = 36

Spec sheet on wall material landscape



OLDE ENGLISH WALL™
 (All 4" High x 8" Deep)

12" Long

OLDE ENGLISH RADIUS WALL™

Radius Wall
 Front Face: 10 1/2" Long
 Rear Face: 7 3/4" Long

XL Radius Wall
 Front Face: 12" Long
 Rear Face: 10 15/16" Long

NON-TUMBLER OLDE ENGLISH WALL™
 4X8X12 & 4X8X20

10" Long
 15" Long

Available Colors
 For color availability at a selected shape, refer to the Color Selection Guide on Page 122.

Coal	Eggshell	Mocha	Bluestone Blend	Limestone Quarry Blend
Limestone Quarry w/ Blue	Onyx Natural	Riverbed Blend	Ruby/Onyx	Sahara Chestnut
Sahara Chestnut Lite	Sandstone Blend	Toffee/Onyx	Toffee/Onyx Lite	Toffee/Onyx Mauve

Tumbled Olde English Wall [A] Limestone Quarry Blend & Coal [B] Sahara/Chestnut



185 Glen Head Road, Glen Head, NY, 11545
Phone (516) 759 - 7665 Fax (516) 759 - 4190
www.swimcleaninc.com

re: McCrudden
21 Club Road
Sea Cliff, NY 11579

Patio rain fall run off @ 3"	=	164 cu/ft
Pool capacity @10%	=	160 cu/ft
8 x 8 precast drywell	=	160 cu/ft

Thank you,

Mark E. McLaughlin
Swim Clean Inc.



MAP OF PROPERTY SITUATED IN
SEA CLIFF
NASSAU COUNTY, N.Y.
TAX SECT.: 21 TAX BLOCK: M TAX LOT(S): 559



CARPENTER PLACE

CLUB

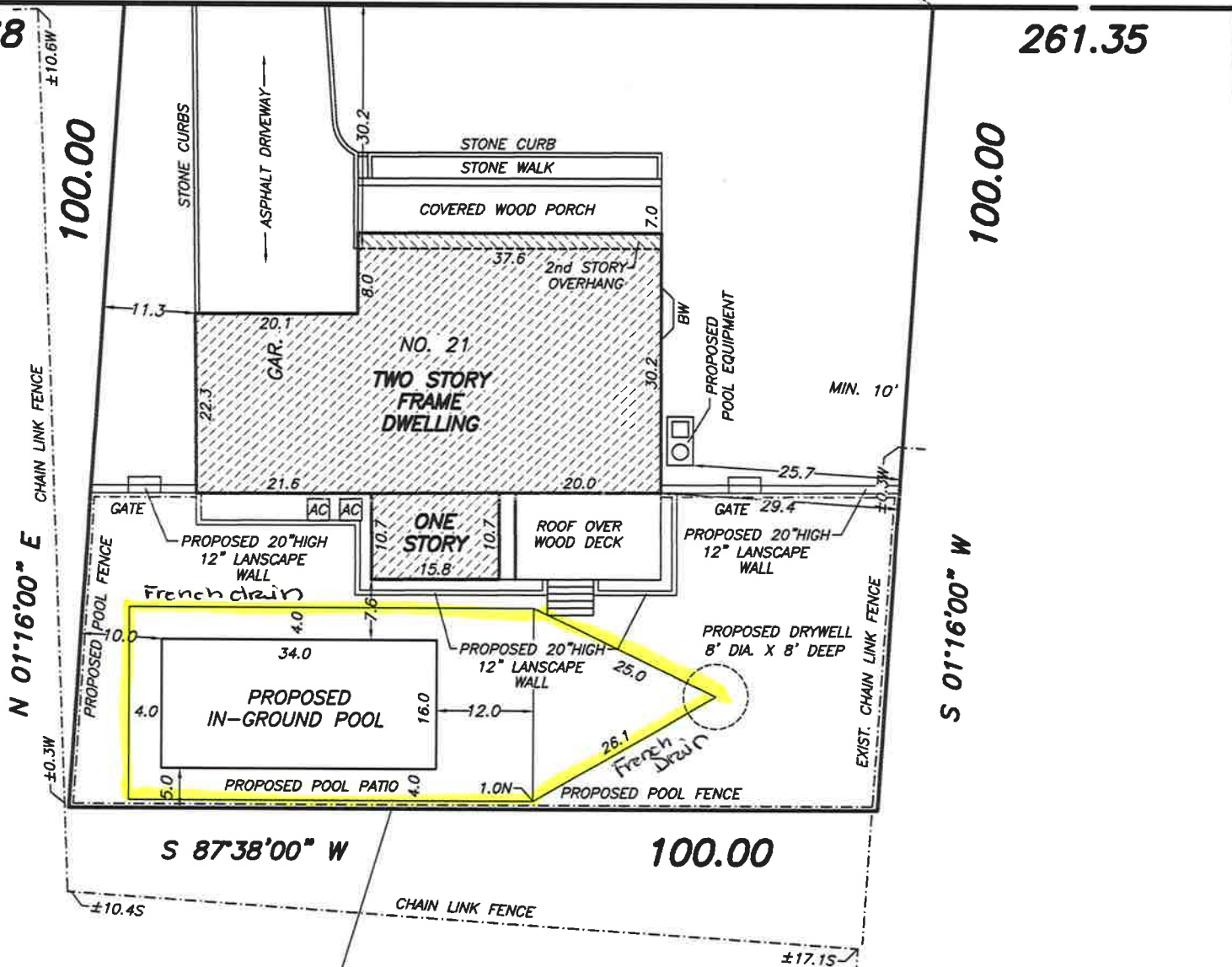
ROAD

N 87°38'00" E
256.68

100.00

156.68

261.35



LINE PARALLEL
WITH CLUB RD.

SCALE: 1"=20'

REVISED JANUARY 4, 2022
SURVEYED: OCTOBER 22, 2021

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COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

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ENCROACHMENTS OR VAULTS BELOW SURFACE ARE NOT SHOWN. RIGHT OF WAYS AND/OR EASEMENTS OF RECORD NOT SHOWN ON THIS SURVEY ARE NOT CERTIFIED.

OFFSETS AND DIMENSIONS HEREON ARE FOR A SPECIFIC PURPOSE AND ARE NOT TO BE USED IN THE ERECTION OF ADDITIONAL STRUCTURES, FENCES OR OTHER IMPROVEMENTS.

SURVEY FOR PROPOSED IN-GROUND POOL

Empire State Land Surveyor, P.C.
Frank I. Galluzzo Professional Land Surveyor
Records of Albert A. Bianco - Robert B. Holzman
Stephen J. Reid - M. Berry Carman - G. W. Haviland
Vandewater & Lapp - Robert E. Carlin - William J. Daly
1005 Glen Cove Avenue, Glen Head, NY, 11545
empirestate@aol.com | (516)-240-6901

