



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

11/24/21

TO:

PROPERTY OWNER: R.A. Hendrickson

APPLICANT: Emil Lanne - *Campground Beer Market - As Tenant*

PROPERTY ADDRESS: 208 Sea Cliff Ave.

SECTION/ BLOCK/ LOT: 21/134/2

APPLICATION NO: 12647

APPLICATION REC'D: 11/10/2021

ZONE: Business A

DESCRIPTION: The applicant proposes to open a craft beer store and tasting room.

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

§ 138-1103 Nonconforming use.

B. Nonconformity of building use.

(3) No nonconforming use of a building shall be changed to another nonconforming use, except that upon application to and with approval of the Zoning Board of Appeals, after public hearing, it may be changed to any use which the said Board shall find to be less intensive and more in character with the uses permitted in the district in which the nonconforming use is located. Once changed to a use approved by the Zoning Board of Appeals under the provisions of this section, the former nonconforming use shall be deemed to have terminated.

The applicant proposes to transform the use of the structure from a pre existing non-conforming use to another use that is non-conforming with the code.

§ 138-1002 Parking space requirements.

The following minimum number of off-street parking spaces shall be provided and satisfactorily maintained by the owner of the property for each building hereafter erected or used, or the use of which is intensified, for any of the following purposes:

S. Any use not otherwise expressly provided for herein: to be determined by the Planning Board during site plan review. [1][1] Editor's Note: See Ch. 107, Site Plan Review.

The applicant proposes to open a craft beer store and taste room which is a change in use and the parking requirements have changed.

§ 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:

D. A change in access to a site or a change in circulation within a site that affects at least 20% of the paved and/or gravel area, increases the paved and/or gravel area by 10% or more, or relocates or increase the total linear width of any curb cut or cuts.

The applicant proposes to modify the existing ingress and egress from the site.

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 # 12647 APPLICATION DATE 11/10/21 PERMIT # _____

PROPERTY ADDRESS: 208 Sea Cliff Ave. SECT: 21 BLOCK 134 LOT 2

Owner: Ann Kronick. - ^{MITTERSILL REALTY, LLL} ~~R.A. Kronick~~ BEER ESTATE

Address: 23 Hawthorne Road City: Se Cliff State: NY Zip: 11579

Phone: _____ Cell: 516-817-4975 Email: akronick21@gmail.com

Applicant: (if applicant is different from owner state relationship to owner) Emil Lanne - Campground Beer Market

Address: 46 Dubois Ave. City: Sea Cliff State: NY Zip: 11579

Phone: _____ Cell: 646-712-1411 Email: emil@lanne.se

Architect: N/A

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

Phone: _____ Cell: _____ Email: _____

Contractor: N/A

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

Phone: _____ Cell: _____ Email: _____

Plumber: N/A

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

Phone: _____ Cell: _____ Email: _____



Electrician: N/A

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

Phone: _____ Cell: _____ Email: _____

Other/Mechanical: N/A

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.

Inside of 208 Sea Cliff avenue will see an interior furninshing and simple buildout to create a Craft beer store and tasteroom. The buildout will consist of a point of sale counter, food prep area (self contained unit on wheels), Long draft beer system, 2 glass door merchandiser coolers, soft and hard furnishing and decoration. The store will have operating hours between 12pm and 10pm, but with some days closed (Monday). The outside of the building will have 4 picnic tables and decoration to be used in warmer weather. The total occupancy will be around 24 people.

Changing zoning from automotive to general use.



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:

\$ 80,000

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: [Signature]

Owner Signature: _____

Date: 11/12/2021 Notary: [Signature]

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

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

OFFICIAL USE

FEES \$250 ZBA

REQUIRED CERTIFICATES

Application Fee

\$ 100

Permit Fees

Building _____

Plumbing _____

Electrical _____

Mechanical _____

Certificate _____

Other _____

Total Permit Fees \$

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

Approved by _____

Examined for approval on _____

New State Law Requires: Site visits by the **Building Department** prior to the issuance of any permit. Changes in project elements or design shall not be made until such changes are approved and documented with the **Building Department**.

Village Code Requires: Zoning variances become invalid if authorized work has not begun within six (6) months of Building Department Approval. Extensions may be applied for to the Zoning Board. (138-1304). Building Permits expire twelve (12) months after the approval. Two (2) subsequent six (6) month extensions may be applied with approval of the Building Department and payment of fees. Additional approvals require application (48-15)

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

-----x
IN THE MATTER OF THE APPLICATION OF
CAMPGROUND BEER MARKET, INC. AS TENANT
MITERSILL REALTY, LLC AS OWNER APPLICATION
Village of Sea Cliff.

-----x
OPERATE CRAFT BEER STORE & TASTING ROOM

1. Name of applicant: CAMPGROUND BEER MARKET, INC.
2. Applicant's address: 46 DUBOIS AVE, SEA CLIFF NY 11579

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

TENANT

4. The property which is the subject of this application is located at: 208 SEA CLIFF AVE., Village of Sea Cliff, N. Y. and is also known as Section 21, Block 134, Lot(s) 2 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:

RA HENORICKSON, ANN KRONICK
23 HAWTHORNE RD., SEA CLIFF

-
6. The property is located in the BUS A zoning district of the Village of Sea Cliff.
 7. The subject property is located on the NORTH side of SEA CLIFF AVE (street).
 8. The date on which the owner(s) acquired the property was _____.
 9. The approximate dimensions of the property are 180 feet by 113 feet, and the total acreage of property is 0.47 acres.
 10. The property is presently used for COMMERCIAL.
 11. Are there existing buildings on the property? 2 of 2
 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: COMMERCIAL
 14. The Building Department of the Village of Sea Cliff denied an application for a building permit on 11/24/2021
 15. The proposed construction use of the property does not comply with the following sections of the Village Code: 13B-1103
13B-1002
-
-
-

16. This is an application for:

_____ an appeal

_____ a variance

_____ a special permit

X other (describe): CHANGE IN USE

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)

SEE ATTACHED.

18. Has any previous application been made to the Zoning Board of Appeals or Planning Board for the relief sought in this application, or relief similar to that sought in this application? NO If so, attach a description of each such prior application, including the date the application was made, the date of the determination by the Zoning Board of Appeals or Planning Board, and a summary of the determination by the Zoning Board of Appeals or Planning Board.

19. Has any previous application been made to the Zoning Board of Appeals or Planning Board for any other relief with respect to the property which is the subject of this application? NO
If so, attach a description of each such prior application, including the date the application was made, the date of the determination by the Zoning Board of Appeals or Planning Board, and a summary of the determination of the Zoning Board of Appeals or Planning Board.
20. Are there any outstanding violation notices affecting the subject premises? NO
21. Are there any pending court proceedings involving the subject premises? NO
22. The undersigned applicant states under penalty of perjury that the foregoing statements and information, and all statements and information contained in papers submitted herewith, are true, correct and complete, to best of the signer's knowledge.

Name of applicant: CAMPGROUND BEER MARKET, INC.

Signature of applicant: 

Title of signatory: PRESIDENT

Date: 12/02/2021

AFFIDAVIT OF APPLICANT

STATE OF NEW YORK) SS:

COUNTY OF NASSAU)

The undersigned, being duly sworn, deposes and says that deponent has read the foregoing application subscribed by applicant, and knows the contents thereof, and that the contents of the application are true of the deponent's personal knowledge, except as to the matters stated to be upon information and belief, as to which matters deponent believes the contents to be true.

If the applicant is a corporation, the deponent is an officer thereof, to wit the PRESIDENT, and is authorized by the Board of Directors of the corporation to execute this application on behalf of the corporation.

If the applicant is a partnership, the deponent is a general partner thereof, and has authority to execute this application in the name of the partnership.

If the applicant is a limited liability company, the deponent is member thereof, and has authority to execute this application in the name of the company.

EMIL LARNE

Print Name



Signature

Sworn to before me this 2nd
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)

[Signature] being duly sworn, deposes and says that (s)he is the owner of the property known as 208 SEA CLIFF 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.

* [Signature] - Owner

Sworn to before me on this 30th day of November 2021.

[Signature]

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.

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

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

In the Matter of the Application of
CAMPGROUND BEER MARKET INC
AS TENANT
EA

DISCLOSURE
AFFIDAVIT
General Municipal Law
Section 809
AS OWNER - MITERSILL REALTY, LLC


STATE OF NEW YORK) COUNTY OF NASSAU)

ss:
EMIL LANNE, being duly sworn, deposes and says:

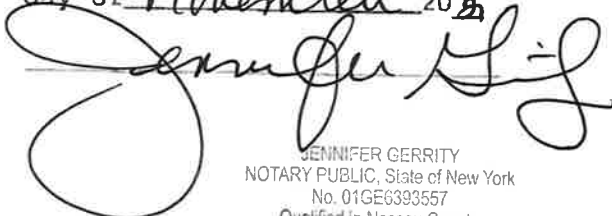
1. I am the (applicant with respect to) (owner of the premise which are the subject of) the attached application.
2. I make this affidavit for the purposes of complying with the requirements of General Municipal Law Section 809.
3. No officer of the State of New York, and no officer or employee of the 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>
-------------	----------------	-----------------	---------------------------

NONE


Signature

Sworn to before me this 30th
day of November 2021



JENNIFER GERRITY
NOTARY PUBLIC, State of New York
No. 01GEG393557
Qualified in Nassau County
Commission Expires 06/17/2023



Incorporated Village of Sea Cliff
Office of the Superintendent of Buildings
Sea Cliff Village Hall, 300 Sea Cliff Ave., Sea Cliff, New York 11579

Inspection Authorization

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

Homeowner: 

Date: 11/30/2021

Campground Beer Market Located on 208 Sea Cliff Avenue is a craft beer focused retail store and tasting room focused on bringing a curated and rotating selection of craft beers from smaller, local breweries based all throughout Long island, the five boroughs of New York City, New York state and beyond. The location will be owned by and run by local sea cliff residents Emil Lanne and Pete Johnson with the ambition of adding to the town's reputation, history and serving as a community-focused business that blends with the town and its inhabitants.

In the lower part of the building facing Sea Cliff Avenue, the location will have a retail focus and retail-like atmosphere featuring glass door merchandisers with chilled beers, retail shelving with beer as well as other goods like gourmet snacks, nuts, and pre-packaged delicatessen products. The retail space will be inventive and fun. Upscale but unpretentious. Designed specifically to accommodate small gatherings and quick browsing. Lower level music comparable to a typical retail scenario will be played in the space to create ambiance. The music will not be heard from outside the building.

In the space, there will also be a bar & point of sale counter prominently displaying beer taps that have a rotating selection of beers that can be enjoyed on premise in glasses, or poured into growlers / crowlers for take-away consumption.

A small food prep counter in the same area will allow the serving of small bite-sized food like finger sandwiches and pretzels from the Bar & point of sale location. All food served is prepared off premise in a commercial catering kitchen in Sea Cliff and brought to the space daily where it is refrigerated in the food prep counter before serving. Food will be served in sustainable paper wrapping or similar and will not require any cutlery or dishes. Casual seating will be provided throughout the space where customers can sit down and socialize while tasting the beer & food.

The hours of operation are 12PM-11PM daily, but hours might be reduced based on levels of patronage during weekdays or weekends. There will be around 1-3 staff members on premise at all times depending on the time of day and patronage.

Campground

Information prepared for
Sea Cliff Zoning Board of Appeals.

Contents:

SECTION	PAGE
1. Introductory letter.	3
2. The Applicants.	4
2.1 About the owner of the building.	5
2.2 About the future tenants.	6
2.3 About Campground Beer market.	6
3. The location.	7
3.1 The history of the location.	8
3.2 The location and it's surroundings.	9
3.3 Previous use of location.	10
4. The business.	13
4.1 Business description and ambition.	14
4.2 Description of target audience and customer.	15
4.3 The lease agreement.	16
4.4 Operational details.	17
4.5 Liquor License overview.	18
4.6 Food offering & operations.	19
4.7 Dept of health submission information.	20
4.8 Description of interior activities and events.	21

SECTION	PAGE
5. Building & site exterior.	22
5.1 The overall exterior appearance.	23
5.2 Exterior Lighting & Security.	27
5.3 Traffic patterns around the location.	28
5.4 Parking on-premise and overall impact.	29
5. 5 Overall exterior operations & logistics.	32
6. Building interior.	33
5.1 Overall build out overview.	34
5.2 Interior flow and traffic.	38
5.3 Occupancy, Load & ADA Compliance.	39
5.4 Interior lighting & Audio specification.	41
7. Future ambitions.	42
7.1 Description of phased approach.	44
7.2 Delivery service.	45
7.3 Outdoor seating & games.	46
7.4 Full day operation.	47
8. Supportive documents.	48
List of supportive documents attached.	49

Introductory Letter.

We'd like to take a moment to thank you for extending our application's eligibility. We realize that as officers of the village, your duty is to scrutinize and stress-test each and every application that comes across your desk. With that in mind, and with the learnings we had from our previous meeting in December, we thought it best to provide you with the most transparent, detailed presentation of our proposed operations. This presentation is intended to provide specific context and color for not only the jurisdictional needs of the zoning board, but also for context as fellow citizens of Sea Cliff.

We hope that this presentation allows the board to envision the transformation of 208 Sea Cliff Ave from its past use as an automotive shop and towing service, to a warm and inviting addition to the village of Sea Cliff.

This effort has always been about adding vitality and beauty to a part of Sea Cliff that we believe has clear potential to be something more. We're excited for the future of this village and to bring 208 Sea Cliff Ave. to life with our passion and enthusiasm.

Section 2.

The applicants.

A Word From Ann Kronick Hendrickson.

I came to Sea Cliff in 1987, my husband Jon's family had emigrated here from New Amsterdam in the 1800's. They were very involved with Sea Cliff from the start. Various members of the family settled on Bay Ave. between 17th and 20th Streets and bordered by Prospect Ave. Some of you might know my husband's childhood home as Natalie Portman's house since her residence seemed to make it notable. You might say they've always been involved with "horsepower" as the family horse, Harrison, led the stagecoach from the beach up into town for the visiting New Yorkers. They owned the Hendrickson Feed, Grain and Hay store where Robert's American Gourmet resides on the corner of Roslyn Ave. and Glen Ave.

They owned one of the first garages in town on Roslyn and Fifteenth Avenues. Jon's great grandfather, Robert, housed all of the Sea Cliff Fire Department's apparatus while the present building was under construction in 1932. His grandfather Roy, was the first chief driver of the fire department's first motorized Mercedes hose truck.

The Hendrickson family have always been involved in community activities such as The Good of the Village, The United Methodist Church, Mutual Concerns, Sea Cliff Rotary, the Sea Cliff Elementary PCA, Kiwanis' Sea Cliff Mini Mart and the Sea Cliff Yacht Club. Elsie Hendrickson, Jon's grandmother, dedicated the book "Gaslight and Gingerbread" a photographic recollection of old Sea Cliff to her husband, Roy, and the Methodist Church which can be purchased at the Sea Cliff Village Museum.

With all this history in mind, I am very excited to play a part in helping usher in a small part of the next chapter of our beloved community. It is my hope that this board, and this town, does as well.

Thank you,
Ann Kronick Hendrickson.

Mittersill Realty.

Established in 2018 as a second generation for Hendrickson Real Estate, Mittersill Realty LLC was specifically created to help develop a more thriving business community in Sea Cliff. Mittersill owns the corner from 208, 212 and 216 Sea Cliff Ave. to 39 Roslyn Ave. to 15 10th Ave. also known as the proposed Campground Market, DiResta Design Collective, Great Expressions and The Metropolitan Bistro. Mittersill is owned by Ann Kronick Hendrickson.

Future tenants.

These are the applicants and people behind this submission.
Both are local residents of Sea Cliff and fellow beer enthusiasts.

Pete Johnson

Pete has lived in Sea Cliff at 201 Franklin Avenue since the summer of 2016 with his wife Tracy, his three children, two cats and a dog. Professionally, Pete serves as Executive Vice President, Global Executive Creative Director for McCann NY, where he oversees the global advertising and creative marketing for Microsoft and other clients. Pete is also a screen writer and film director and now 2nd year Sea Cliff little league coach.

Emil Lanne

Emil has lived at 46 Dubois Avenue since November 2019. He lives with his wife Ruth, and his two children and labrador, Max. Emil has a background in design and marketing and works as a Creative Director for the world's largest architectural firm, Gensler. In his professional capacity, he focuses on future-forward experiences that utilize design and technology. Emil has extensive experience designing events and interiors for retail, mixed use and corporate settings.

Campground beer market inc.

Campground Beer Market Inc. Is an independent C corp formed solely for the legal operations of the proposed business at 208 Sea Cliff Avenue. Currently, the organization has no other expressed business interests or operations other than its plans in Sea Cliff. The company was formed in 2021 and has its legal address as 46 Dubois Avenue in Sea Cliff, NY11579.

The incorporation letter is attached to this submission as supportive material.

Section 3.

The location.

The Location's History.

The Hendrickson garage (which was one of the first in Sea Cliff) was built by Jon's Hendrickson grandfather at 208 Sea Cliff Avenue to service the foreign cars at his dealership located at 212 Sea Cliff Avenue—now known as DiResta Design Collective.

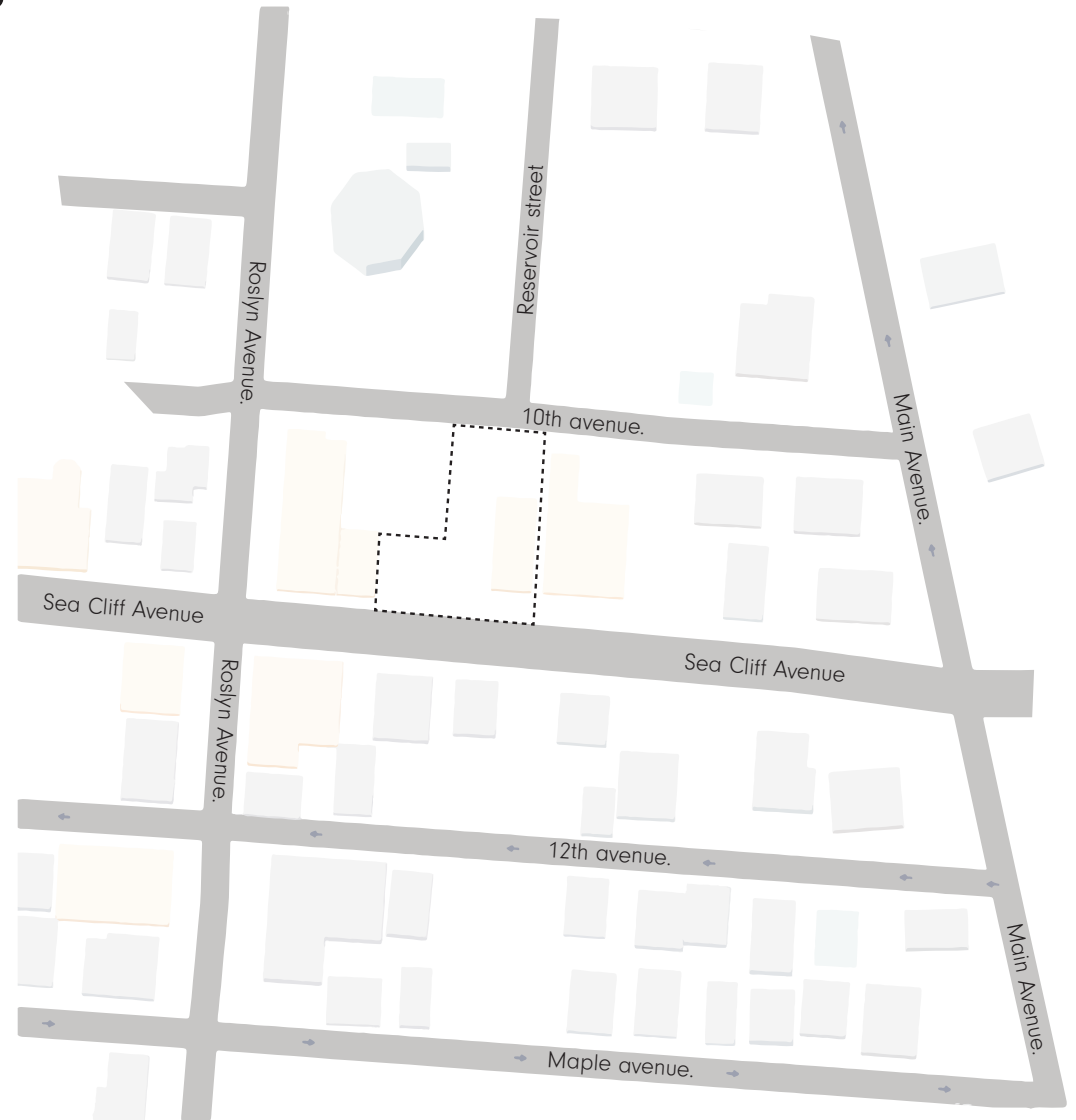
Having the parking lot between each building provided much-needed space for both displaying the vehicles and servicing. Jon's father Roy Jr., eventually leased out the garage space to Gordon and Harry in the 1970's for the service and minor repairs of Mercedes on Gordon's side and domestic as well as foreign vehicles on Harry's side.



The Location and Its Surroundings

The location of 208 Sea Cliff Avenue sits on the block surrounded by Sea Cliff Avenue to the south, 10th Avenue to the north, Main Avenue to the east and Roslyn Avenue to the west. The lot is part of a parcel owned by Mittersill Realty and houses several long-standing businesses such as The Metropolitan Bistro, K. DiResta Collective, and Great Expressions Dental.

The lot is directly adjacent to the Sea Cliff post office that sees substantial traffic during day, and several food establishments like Still Partners, Ill Villaggio Pizzeria and Tavern 227 that are frequented in the evenings.



Past use.

Previous to the renovation and re-construction of 208 Sea Cliff Avenue, the space was occupied by both G&H Auto and Ray's Towing.

Ray's Towing was a 24/7 operation with significant noise and visual impact to the neighboring community. Neighbors (and the town itself) can attest to the myriad of complaints received regarding its operations. Traffic flow from Ray's was significant on the 10th avenue side of the property with a steady influx of tow trucks and automobiles at all hours. Traffic and noise were ever-present in addition to the space being littered with abandoned automobiles, car parts and general detritus.

G&H Automotive has sat unoccupied for a number of years. Objectively, the location was an eyesore of peeling paint, broken doors, and an unkempt parking lot that invited late night trouble and drug use.



G&H Auto.

Description of business:

The business operated from the site of 208 Sea Cliff Avenue for 45 years, until recently when the owner’s lease was up and he was ready to retire. The business performed typical mechanical services, and as such had frequent traffic and storage of cars in the parking lot. Over the years, the business received many complaints due to its noise and overall operation and was objectively an eyesore to the main entrance of the village from Glen Cove Avenue. In addition, the business did very little to maintain the building over the years, and it fell into major disrepair.

Years in business:

45 Years. The business closed recently, due to retirement. The front part of the building and business location has been derelict ever since.

Operating hours:

8 am to 6 pm Monday to Friday.



Rays Towing.

Description of business:

The business operated from the 10th avenue side of the property for about 15 years. The location was taken over by Ken Uhline of Ray's Towing when the previous tenant, John, got sick and could no longer continue the existing auto mechanic business. Ray's towing was a 24/7 towing business responding to towing assignments at all hours of the day. The operation accumulated many complaints over the years due to the noisy around-the-clock operation and the spillover of cars parked on the streets around the location. Furthermore, the business kept the site in constant disrepair and the grounds outside littered with trash and abandoned cars.

When lease ran out in 2021, the business was asked to move and now operates out of a new location in the Glen Head area.

Years in business:

15 years at the location. The business moved in 2021, on the request of the owner. The building and business location has been empty since.

Operating hours:

Around the clock operation at all days of the week.



Section 4.

The business.

Business Description & Ambition.

As the Long Island craft brew movement booms—with over 30 different breweries on Long Island, and hundreds more in the city and state of New York—there is a demand for more access to new varieties of beer. However, the lack of availability in the surrounding area is apparent.

With this in mind, Campground Beer Market aspires to be a community-focused retail store/tasting room that specializes in high-quality craft beer while providing a comfortable, low-key alternative destination where the community can socialize, relax and enjoy a rotating selection of local, national and international drafts, cans and crowlers.

Community Integration:

Our beautiful town is historic, filled with wonderful traditions, amazing long-time residents, and yet is also very much in flux. The last few years have seen a wave of new, younger residents arrive from New York City (and beyond) to start new chapters and families in our idyllic seaside village. And while every Sea Cliffian (new and old) loves and wants to preserve the charm and character of our town, there is a growing frustration of not having more options for socializing, connecting and creating an even more tightly-knit community—especially in lieu of how isolating and difficult the pandemic has been for our normally community-focused home. Campground Beer Market is a business venture and idea that seeks to fill some of that void.

The name:

Campground Beer Market was named purposefully after the methodist campground origins of our town to honor our history of inclusivity, cheerfulness, and community. And if approved, we hope to set the standard for how a new, modern experience can both add new life to Sea Cliff while honoring its traditions.

Description of Target Audience.

Besides the beer aficionados who will most certainly love exploring a curated selection of over 150 SKUs of local, national and international craft beer—our intended customers will be members of the Sea Cliff community who are looking for an elevated tasting experience in a bright, modern, tranquil environment.

We envision Campground as a positive, inclusive destination that appeals to all types of people on the North Shore of Long Island. We hope to create a friendly and approachable atmosphere that appeals both to long term residents of the town, but also to those who might be newer to the surrounding area.

The core operating principle for Campground is to, above all things, provide a community experience surrounding a service and commodity that is very hard to find in the immediate area. While there are a small assortment of beverage and beer stores within a few miles, none of them are offering a curated, rotating selection of craft beer. With this in mind, we think that there is a wide appeal to a broad range of customers who are prepared to pay a small premium for a higher quality beer and an interesting and ever changing selection.



The lease agreement.

The lease agreement between Mittersill Realty and Campground Beer Market Inc. has been negotiated over the later half of 2021.

The lease has been negotiated on behalf of Campground Beer Market LLC by Steve Fox Esq. (Fox Law Offices, 25 Roslyn Road, 1st Floor, Mineola, N.Y. 11501) and on behalf of Mittersill Realty by Gary R. Steinberg, Esq. (Albanese & Albanese LLP, 1050 Franklin Avenue, Garden City, New York 11530).

A redacted lease agreement can be found as supportive documentation provided with this submission.

Subjects of interest negotiated in the lease:

- Lease is based on Standard form of Store lease by Real Estate Board of New York.
- Length of lease is set for 5 years.
- Liability insurance at a minimum of \$1,000,000 is required.
- Lease will commence on the 1st of April 2022 on the condition of full approval by town Zoning boards of appeal and building department.
- Tenant is responsible for all utilities (electricity, gas, water) except for sewage service.
- Tenant is responsible for snow removal.
- Tenants are not allowed to construct, install or operate a kitchen or any cooking facilities on premise.

Operational details.

Hours of Operation:

Like many other establishments in the village, our proposed hours of operation are 7 days a week from 12-11pm. And while these hours might be **reduced** some days of the week (based on traffic and patronage in our initial period of business) our objective is to have flexibility as we grow more accustomed to the shopping habits of our customers.

Employees:

We will have anywhere from 1-5 employees servicing the store at any given time. The number of employees will be dependent on traffic and patronage. We envision several types of employees ranging from store manager to stock handlers and we will make every reasonable effort to hire local residents so that the business can further give back to the village by creating job opportunities.

Deliveries:

Deliveries will be made in the mornings between 8am-12pm on the 10th Avenue side of the property, through the service door adjacent to the parking lot.

Garbage Pick Up:

Exactly 1 dumpster will be placed towards the 10th Avenue exit of the property. Removal will come from the 10th avenue side of the property during normal business hours and compliant with Sea Cliff sanitation code.

Bike Rack:

In order to discourage excess traffic, we will install a bike rack to further our commitment to a greener Sea Cliff as well as a more responsible enjoyment of alcoholic beverages.

Cashless operations:

We envision Campground to be a cashless business in order to increase efficiency at checkout, and decrease risk for our employees. We will create inventive ways to pay through multiple electronic means so that we create equal opportunity for patrons to buy products at Campground.

Liquor license overview.

Campground Beer Market has applied and been given an conditional approval for an alcoholic beverage on premises license. This license will allow Campground Beer Market to sell Beer, Wine & Cider beverages to patrons on premise, and beer for take-away consumption. The sale of food is a requirement for the license applicants.

Type of License:

Tavern Wine (TW 344)

“Allows a person to serve beer, wine and cider in a tavern for on premises consumption. A tavern must have, at minimum, a food preparation area and menu satisfying the Authority’s minimum food requirement. The sale of unopened beer to go is allowed. ABC Law Sections 81-a and 106. This license is also available seasonally.”

Serial Number:
1336589

Letter of conditional approval can be found as supportive documentation provided with this submission.

License allows us to:

Sell Beer, Wine & Cider for on premise consumption.
Sell unopened Beer to go.

License does NOT allow us to:

Sell any alcoholic beverages that are not Beer, Wine & Cider for on/off premise consumption.

Conditions for final approval:

Following conditions needs to be met for the final approval.

1. Copy of certificate of authority to collect taxes.
2. Submit a copy of the certificate of occupancy or other such document (letter in lieu) issued to the applicant by the local code enforcement agency for the premise.
3. Workers compensation and disability benefits carrier name and policy # or submission of certificate of attestation of exemption from New York state workers compensation and/or disability benefits insurance coverage.
4. Filing receipt.
5. Business phone number.
6. Photos showing premise ready to open and operate.

Food offering and operation.

In order to comply with our Tavern (Liquor) License, we are required to serve a minimal amount of food. While our intention is not to operate as a food destination (and there are no plans to cook on site) we have included a proposed menu that will consist of all re-heatable fare that will be delivered daily/weekly at the proposed times indicated in the operation section.

Sample Menu:

Heated food:

Beef empanada (2 per order).

Ground angus beef, caramelized sauteed onions, raisins & hard boiled egg filling in pastry. Served with sides of hot sauces and small mixed leaf salad with dressing.

\$13

Chicken empanada. (2 per order).

Seasoned shredded chicken, sauteed onions & tomatoes filling in pastry. Served with sides of hot sauces and small mixed leaf salad with dressing.

\$12

Veggie empanada. (2 per order).

Carrots, green beans, corn, peas, onion & potato filling in pastry. Served with sides of hot sauces and small mixed leaf salad with dressing.

\$11

Spinach and Cheese empanada. (2 per order).

Sauteed Spinach and feta cheese filling in pastry. Served with sides of hot sauces and small mixed leaf salad with dressing.

\$12

Hot Sigmund's pretzel. The OG pretzel.

Served with a side of dijon mustard.

\$5

Hot Sigmund's pretzel. Truffle & cheddar

Served with a side of Schaller & Weber Dusseldorf mustard.

\$6

Hot Sigmund's pretzel. Everything seasoning.

Served with a side of Schaller & Weber Dusseldorf mustard.

\$6

A small food prep station will be in place consisting of an under counter refrigerator, three compartments and handwashing sink, panini press, microwave and garbage disposal. Food will be served on eco-conscious recyclable plates with disposable cutlery.

THERE WILL BE ABSOLUTELY NO COOKING OF ANY KIND ON PREMISE. Hence, no fumes, smoke or exhaust concerns of any kind.

Bites & nibbles:

Salad Parfait jar.

Plum tomatoes, Persian cucumber, bell pepper, shredded carrot and romaine lettuce. Tossed in Olive oil & white balsamic. Served with yogurt chimichurri dressing.

\$7

Roast beef Two-bite sandwich

Roast beef, swiss cheese, coleslaw, and Russian dressing on pumpernickel squares.

\$4

Swedish meatball Two-bite sandwich

Swedish meatball, pickled beet salad, pickle, and parsley on rye bread squares.

\$5

Vietnamese Banh-mini sub.

Crunchy mini-sub baguette with ground beef, pickled daikon & carrot, coriander and special mayo.

\$7

Brooklyn Piggies Regular (count of 6 per order).

Regular sausage wrapped in croissant pastry.

\$8

Brooklyn Piggies Chicken (count of 6 per order).

Chicken sausage wrapped in croissant pastry.

\$8

Brooklyn Piggies Spicy (count of 6 per order).

Spicy pork sausage wrapped in croissant pastry.

\$8

Jar of pickles.

Assorted spiced fridge pickles in 8oz jar.

\$5

Department of Health Submission Information.

Below you will find all the information we have available regarding our Department of Health Submission. While this submission is contingent upon both zoning and building department approval—in the spirit of full transparency, this gives an overview of the requirements that will be part of this submission.

Establishments that prepare or serve ready-to-eat foods for on or off-site consumption are required to have a food establishment permit. Examples include food establishments, delicatessens, retail bakeries, school cafeterias, taverns, as well as mobile units, and temporary stands at fairs and festivals. Campground falls into this category, and thus will be required to go through the permit process.

Prior to construction or renovation of a food service establishment, we as operators must submit plans and applications for review. The plans should include the floor layout, all culinary equipment specifications, plumbing, lighting, ventilation, refuse storage facilities, sewage disposal facilities, and similar information.

The checklist for information submitted is as follows:

Completed signed permit application including names & addresses of all corporate officers.

Corporate seal or NYS Filing Receipt / IRS Tax ID # / LLC - Articles of Organization

NYS Law requires food service operators provide certificates of Worker’s Compensation & Disability Insurance coverage listing NC Department of Health as the Entity requesting.

Signed NC Department of Health Sick Worker Policy

Certified check or money order for permit fee

Once permit is obtained and inspection is complete, We are required to conspicuously post your permit to operate and any Nassau County Food Managers certificates. Additionally, we must display the following posters/signs:

First Aid for Choking (English, Spanish)

Availability of CPR Equipment

Hand washing signs at all employee hand washing facilities
Nassau County Hand-wash sign (English, Spanish, Chinese)

Notice to Patrons stating “The most recent report of inspection by the Nassau County Department of Health is available for your review upon request to the person in charge.”

Description of interior activities and events.

The main purpose of the space will be to serve as a retail location/tasting room featuring beers that can be bought at the store and brought home for consumption and enjoyment as well as onsite. With that in mind we plan to have a state of the art, glycol cooled draft line system with a rotating selection of beers available. In order to create an environment that blends the ideas of a retail shopping experience and community gathering place, we envision several types of low-key activities catered toward making the experience more enjoyable. And while the following list is NOT written in stone, the spirit of transparency compels us to share with you our thinking.

Arcade games and Pinball.

One or two games.

Ping pong

A table set up up for casual play.

Games.

A selection of games such as chess or backgammon.

Trivia nights and bespoke events.

Over time we envision hosting special events such as trivia nights, quizzes or pop-up's for patrons in order to attract the local crowd and build community and togetherness through the location.

Private events.

We will offer part of the location up for private events. There will be a strict limit on people allowed at these events, and most likely a limit to the number of these types of events that are arranged per month so that we are not disrupting the normal operations significantly. There will be a strict screening of the events and how they are performed so that we can ensure an atmosphere and impact that falls in line with our overall vision outlined in this submission.

Section 5.

Building & site exterior.

Building Site & Exterior.

The newly renovated 208 Sea Cliff Avenue is a full rehabilitation of the space by JGM construction and now features ADA Compliant bathroom, updated electrics and plumbing with sewage connection, a reconstructed concrete floor, full HVAC, new energy efficiency windows, doors and garage doors. Working hand in glove with the owner, Campground will be situated in a bespoke environment perfect for our needs as a retail, tasting, and gathering place intended to create as little impact on the surrounding residential and commercial areas as possible, while bringing back to life a centrally located building in the village of sea cliff.

The garage doors will serve to provide a fresh welcoming indoor/outdoor ambiance in the warmer months with a bright and airy, modern feel to keep the positivity going through the winter ones.

The main parking lot has been re-paved and the retaining walls facing the main parking lot have been rebuilt. The drainage of the parking lot has been upgraded and rebuilt so that no excess water or snow melt goes into Sea Cliff Ave.

The main customer entrance will be through the Sea Cliff Avenue side with access to the back part of the property through a connecting staircase and door as well as an outside path from the parking lot.





Render showing approximate apperance



Render showing approximate appearance from Sea Cliff Ave.



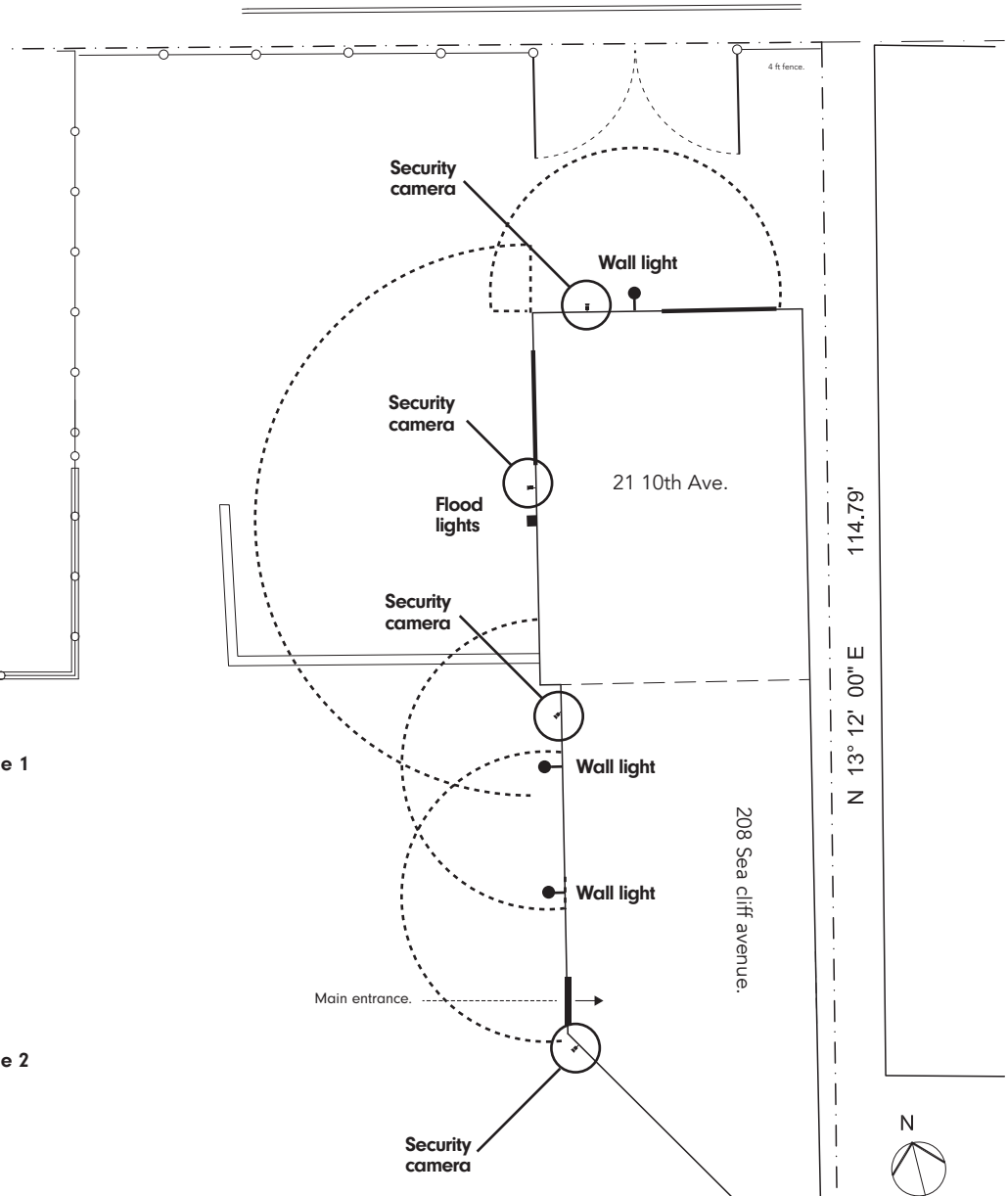
Exterior lighting and security.

The following diagram details the exterior lighting and security we envision to be installed on the exterior of the building. These installations will not only ensure a safer Campground experience but also a more community-friendly environment crucial to keeping late-night spillover from neighboring bars and food establishments at bay while deterring any misbehavior—criminal or otherwise.

Mounted above the two main garage doors on 208 Sea Cliff Avenue, and above the service entrance will be decorative LED down-lights (see example 1) that creates an illuminated area around the building. Color temperature will be 3000K, and the lights will be operated from dawn to dusk at all times of the year.

Mounted to the wall on the larger building and facing east, will be a LED flood light (see example 2) that illuminates the upper courtyard between dawn and dusk and ensures that any activity is visible.

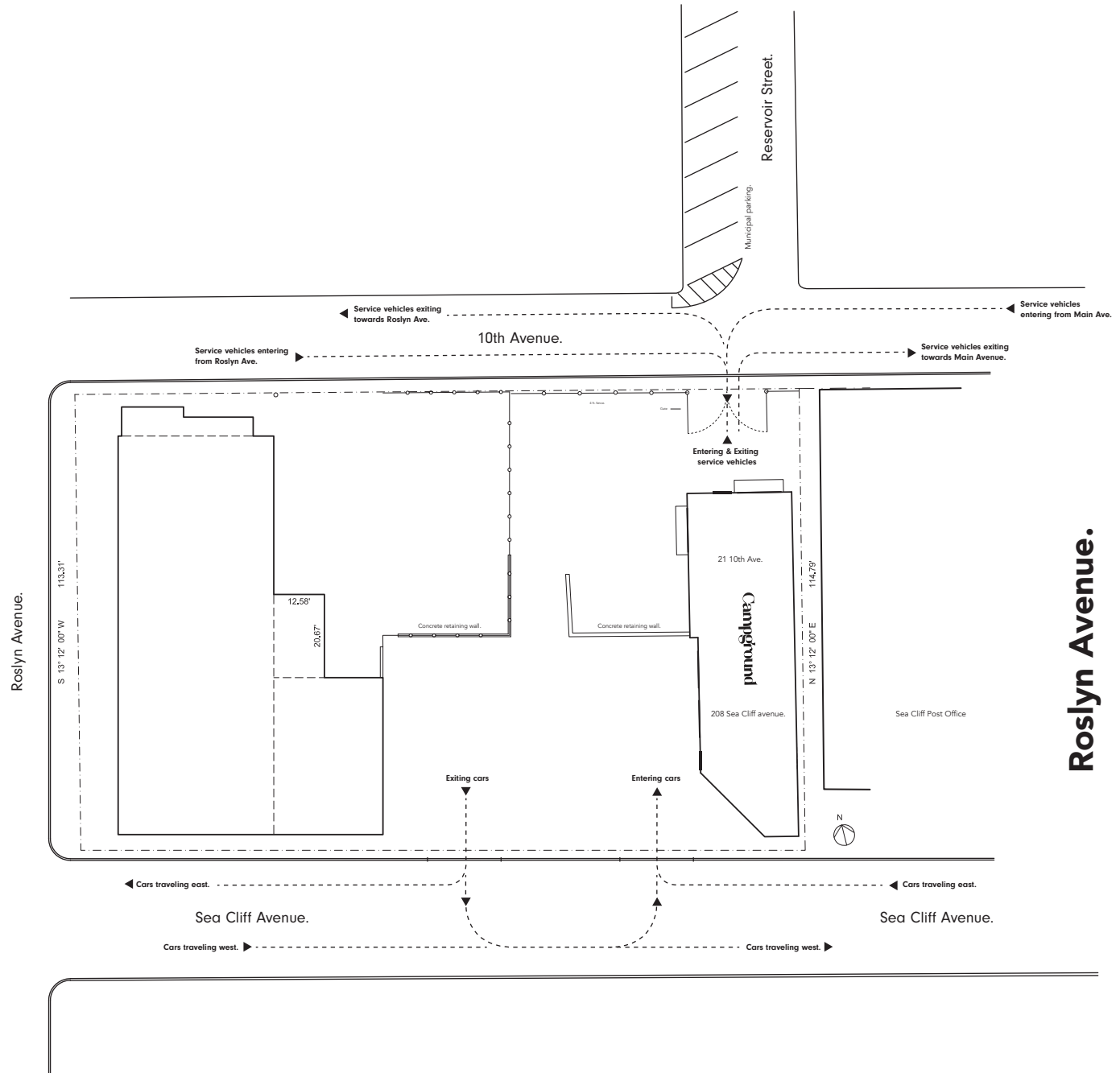
In addition There will be security cameras mounted around the perimeter of the building that record video 24/7. There will be clear signage indicating that video recording is in progress.



Traffic patterns.

The main traffic for patrons of Campground will always be directed towards Sea Cliff avenue, with cars entering the parking lot from the western curb-cut and exiting through the eastern curb-cut. There will be signage put up to ensure that the intended traffic flow is followed by patrons upon arrival and departure. Service-specific traffic (deliveries, garbage pickup, employee parking and other services) will be directed to use the alternative entrance facing 10th Avenue.

Service-specific traffic will also be encouraged and anticipated to come and go during daytime hours and on weekdays in order to bring as little disruption as possible to neighboring buildings and residents.



Parking operation and overall impact.

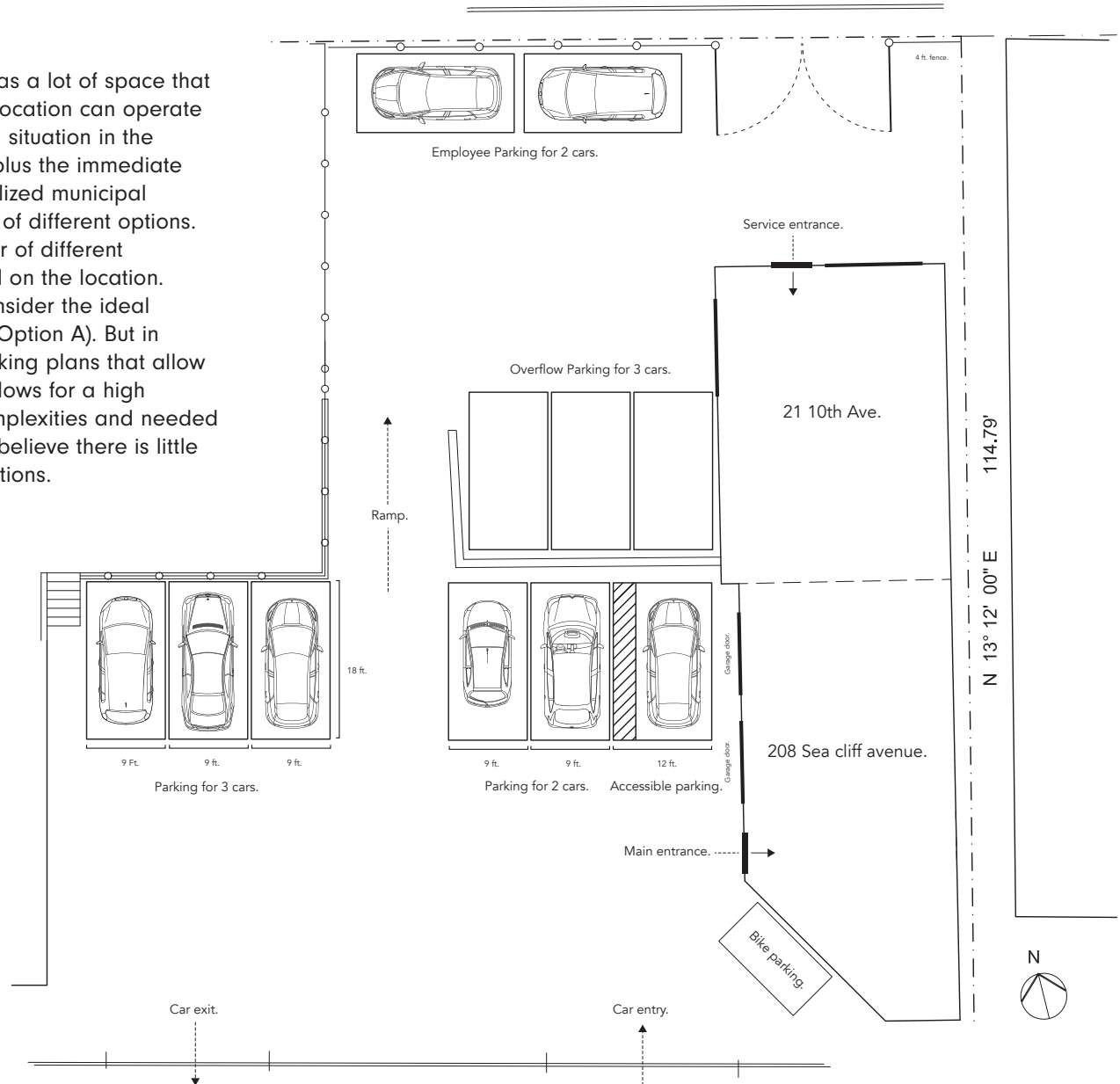
208 Sea Cliff Avenue is unique in the sense that it has a lot of space that can be dedicated for parking. This means that the location can operate without any significant impact to the overall parking situation in the Village of Sea Cliff. The available parking spaces, plus the immediate street parking outside the location and the underutilized municipal parking on Reservoir Street provides us a multitude of different options. We believe that because of this, there are a number of different configurations possible for how parking is arranged on the location. The chart detailed to the right is what we would consider the ideal configuration with approximately 11 parking spots (Option A). But in subsequent pages, we have supplied alternate parking plans that allow for up to 15 cars. However, the configuration that allows for a high number of vehicles on the premises comes with complexities and needed modifications to curb-cuts and street markings. We believe there is little gain in these modifications as they create complications.

Specific Parking Considerations to note:

The ramp connecting the Sea Cliff Avenue parking lot and the 10th Avenue parking area will not be operational. And there will never be traffic progressing between each side of the property. 10th Avenue parking is specifically for employees and “overflow” parking as needed in special circumstances.

The 10th Avenue gate will always be locked and parking/service-related parking will be at the discretion of employees.

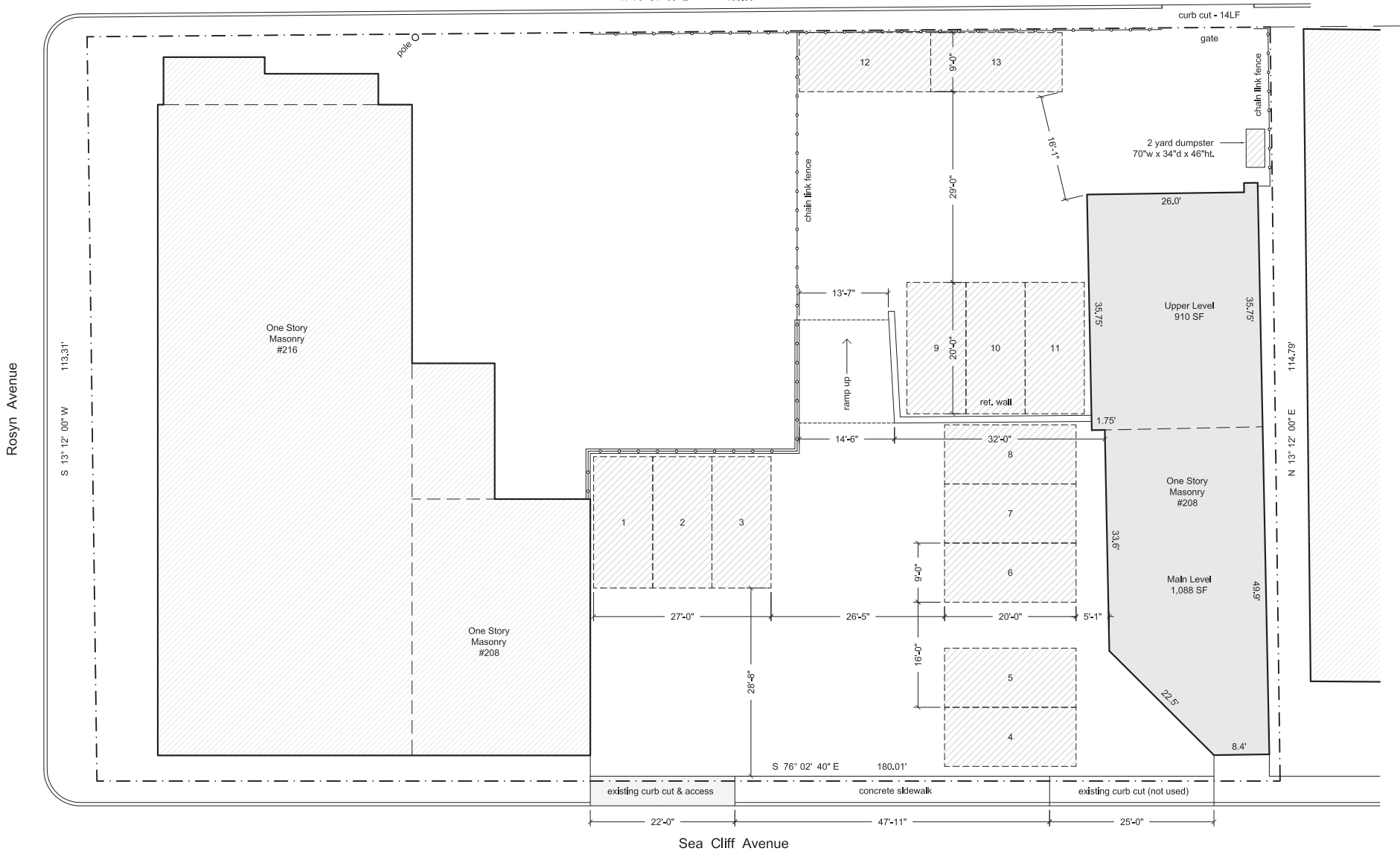
Our preference would be to try to keep our parking solution to something simple and intuitive that allows for maximum flow and access for our patrons.



13 spot parking plan - option B.

10 th Avenue

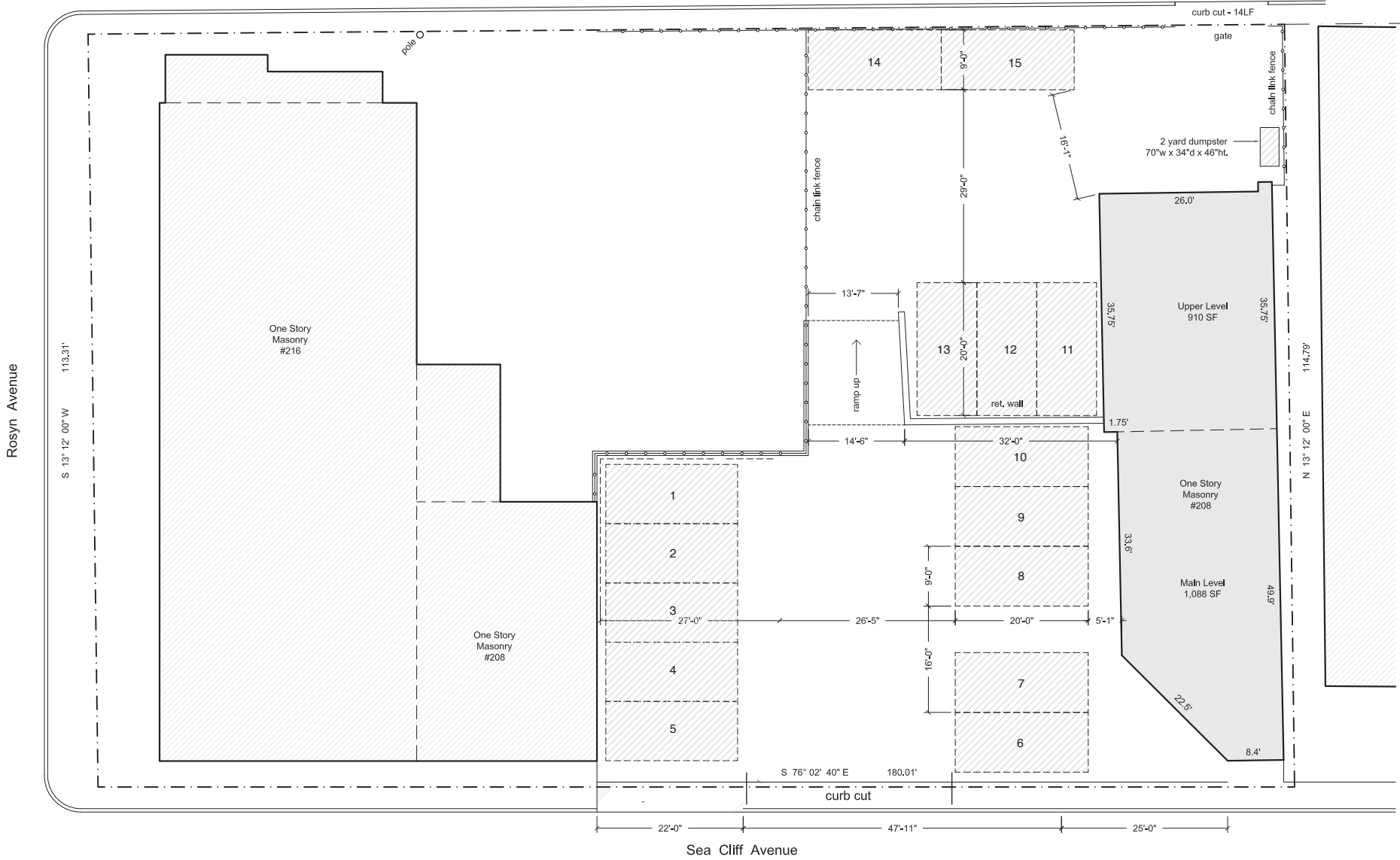
N 76° 31' 00" E 180.00'



15 spot parking plan - option C.

10 th Avenue

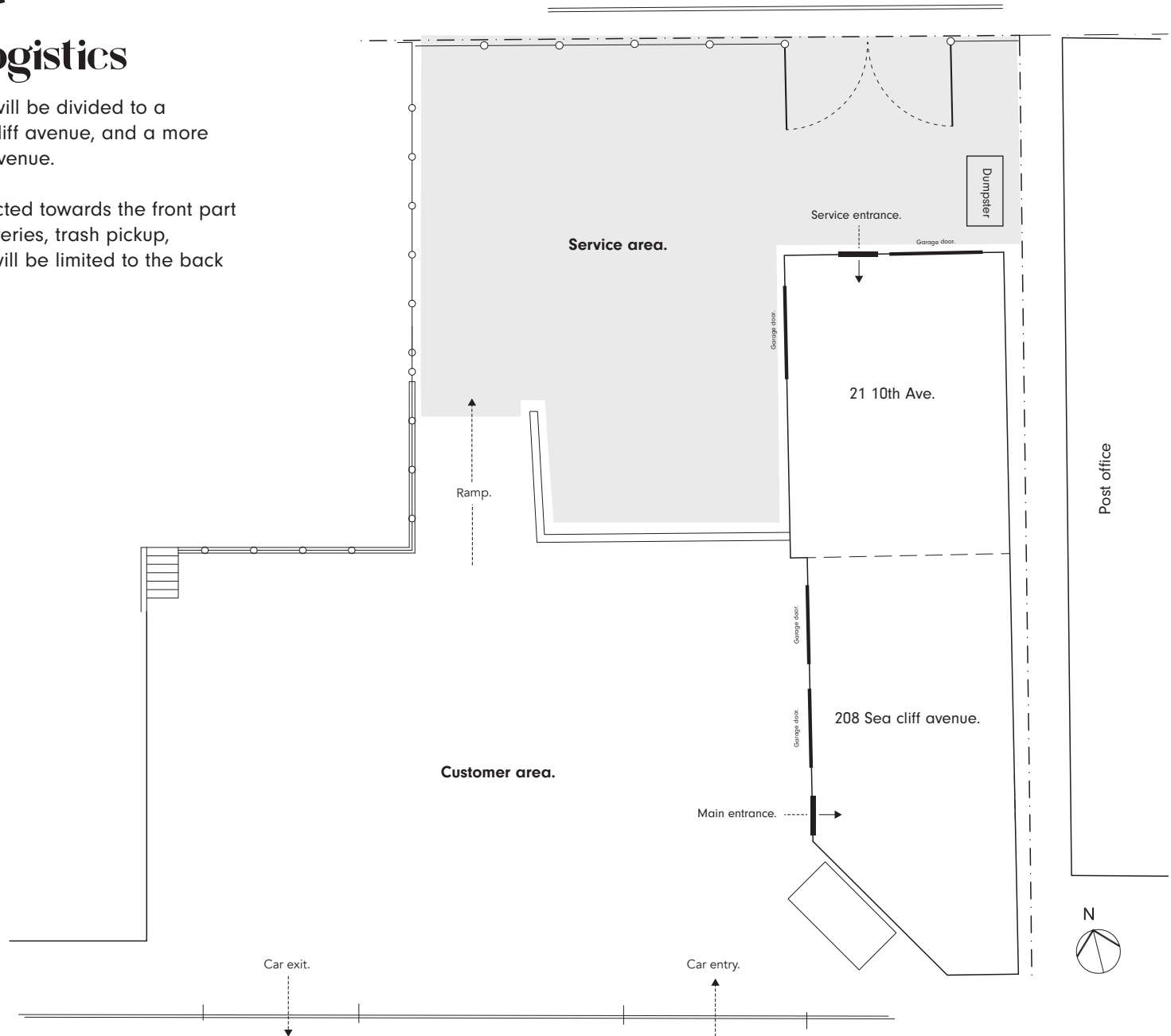
N 76° 31' 00" E 180.00'



Overall Exterior Operations & Logistics

The overall layout of the property will be divided to a customer facing area facing Sea Cliff avenue, and a more service focused area facing 10th Avenue.

This means all patrons will be directed towards the front part of the property at most times. Deliveries, trash pickup, employee parking and entrances will be limited to the back portion of the property.

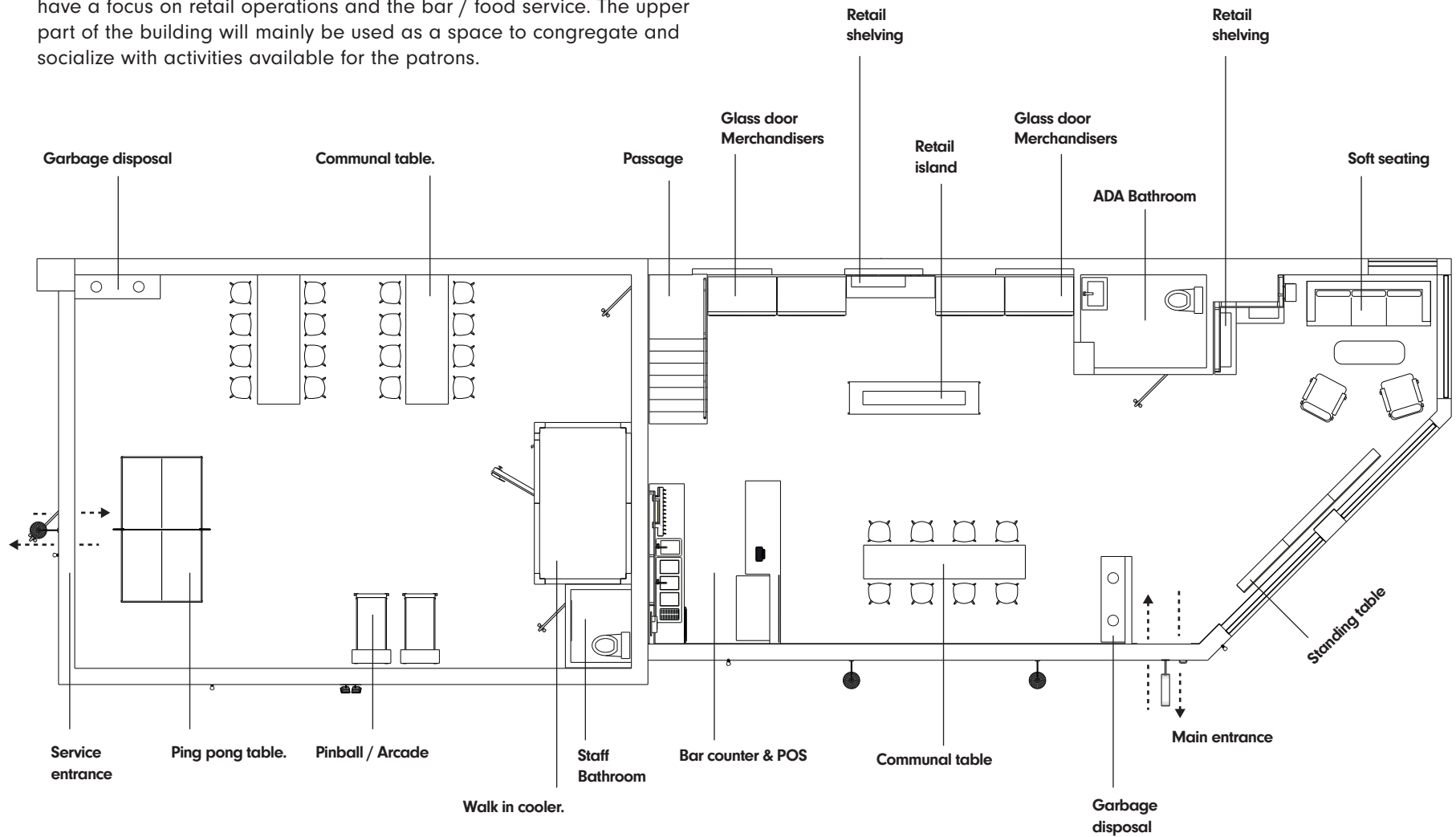


Section 6.

Building interior.

Build Out Overview.

This drawing details out the overall footprint and approximate configuration of the overall space. The lower part of the building will have a focus on retail operations and the bar / food service. The upper part of the building will mainly be used as a space to congregate and socialize with activities available for the patrons.





Conceptual sketch of lower building Interior.



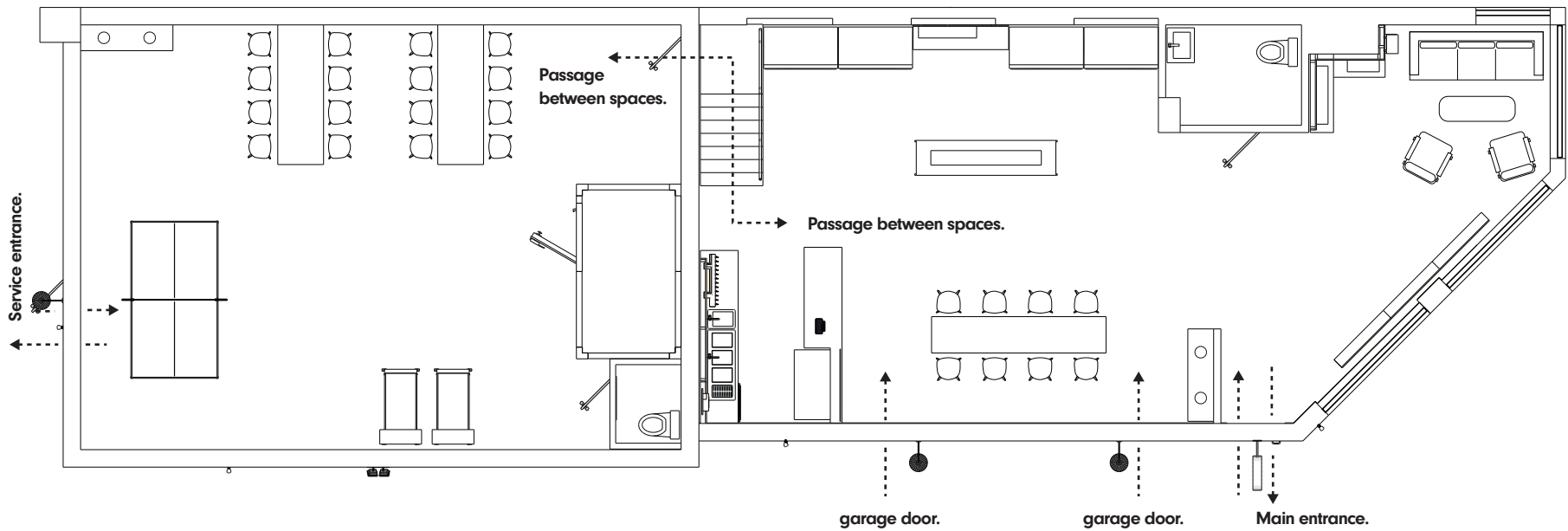


Conceptual sketch of lower building Interior.

Interior Flow. Foot Traffic.

The interior of the building has limited options for flow. The main traffic will be between the two spaces utilizing the existing stairs and door that connects the two parts of the building. Inside of the lower space, there will be retail shelving, communal tables and a soft seating corner facing Sea Cliff Ave.

During warmer days and ideal weather conditions, one, or two of the garage doors might be opened to create an indoor / outdoor feeling inside of the lower space. Patrons will still be encouraged to use the main entrance at all times to enter and exit the store.



Occupancy, Load & ADA Compliance.

The amount of people that will frequent the premises and the potential implications that stem from that are an important factor for the board to consider. Your job is to mitigate the risk of a new location in town bringing an overbearing influx of people— and we understand that this is one of the most important answers that we need to provide.

We feel it's important for us to emphasize that we are envisioning an environment that is relaxed, stress free and uncomplicated. We believe that this will only be achievable by reducing the capacity of the space and making it less about having a large crowd, and more about a manageable group of people in the space at any given time having an experience that is fostering community and allowing people from all walks of life to have a wonderful time together. To put it bluntly, we want this to be a more adult place with a focus on a friendly and simple atmosphere rather than people getting drunk and having a party.

So, we have developed the interior and overall activities with this goal in mind. This means we have made choices that create limited seating, and configurations of the interior that we hope will help bring people together in an unpretentious and uncomplicated way while also limiting the occupancy to a manageable level. We feel this type of approach is inline with community standards and far exceeds the positive use of the previous auto-mechanic and tow company footprint.

In regard to ADA compliance, we want to make sure that every possible precaution is in place to ensure that people with disabilities are able to enjoy the core Campground experience.

As you will see in our load plans on the next page, **we have mapped out the anticipated load using our interior design** in the typical and daily operation of the location. In the typical configuration of the space, you will find that the occupancy is at about 25 people per building at a maximum of 50 people in total.

Anticipated load plan.

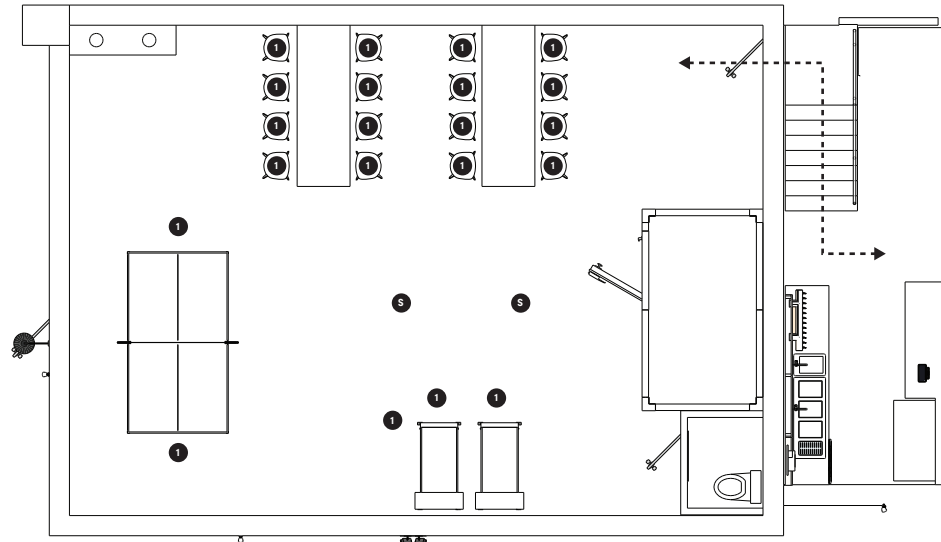
This plan details out the anticipated capacity in each of the buildings. Please note that the exact configuration of the layout might be tweaked and changed as plans are finalized.

Upper building:

5 Standing room

16 seats around communal tables.

1-2 staff members.



21 10th Ave.

Lower building:

4 general shoppers in retail section of space.

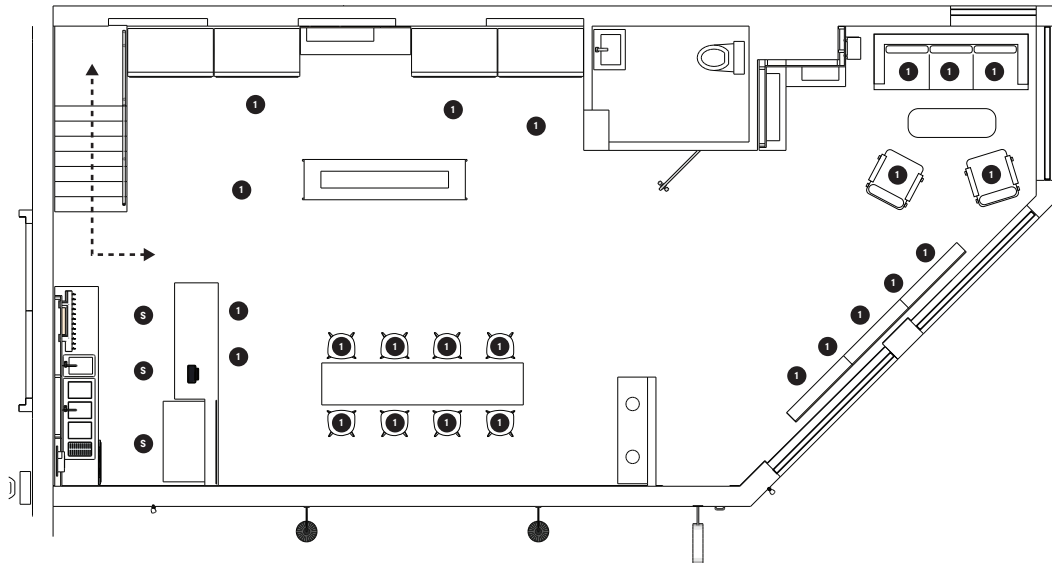
8 seats around large communal table.

5 placements by standing bar by window.

5 seats in soft seating group by window.

2 placements by Bar counter.

1-3 staff members.



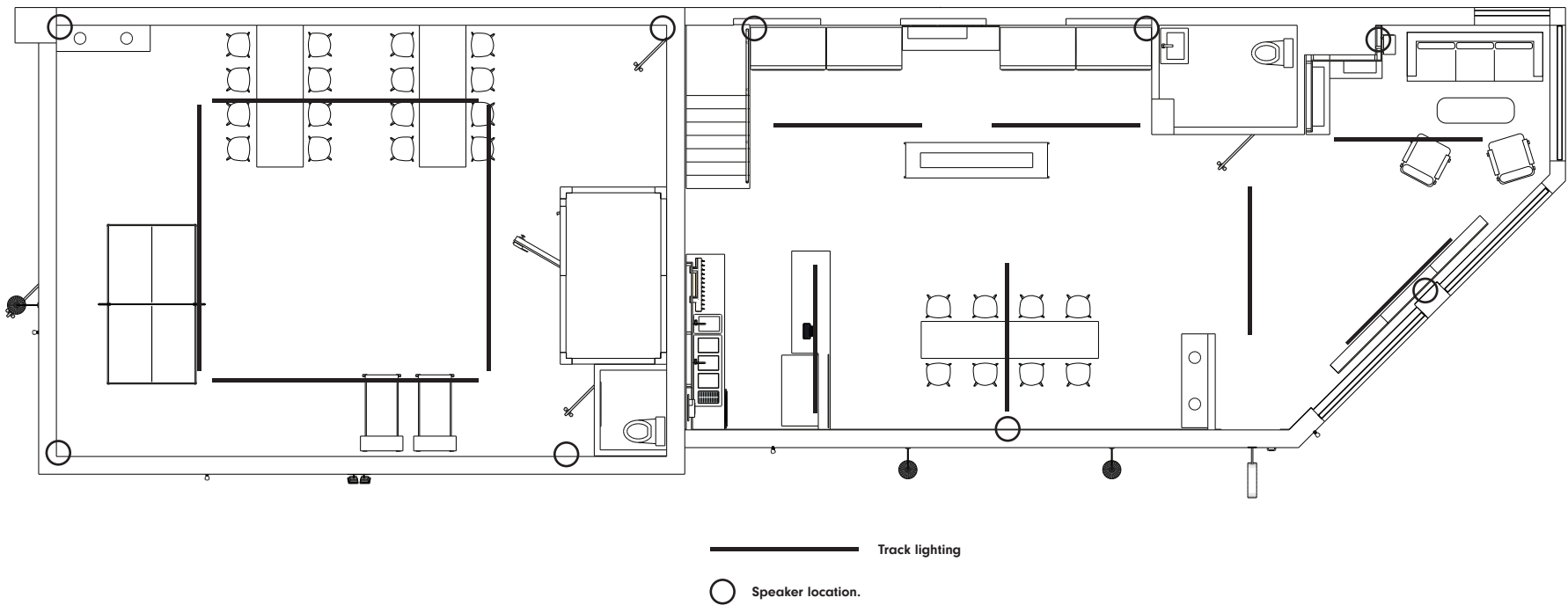
208 Sea Cliff Ave.

Interior Lighting & Audio Specifics.

The ambiance and atmosphere will be heavily influenced by the overall lighting design and audio experience. As such, it will be an important detail in our vision of creating a warm, inviting environment. The chart below details how we will be augmenting the building with additional lighting and speakers.

Our internal lighting will be based on a track lighting system that allows us maximum flexibility in how the lights are distributed throughout the space and will help give a retail feel to the location.

The speakers will be play music at a reasonable volume in the interest of creating an enveloping and pleasant accompaniment to the interior and location. Thanks to the multitude of speakers placed throughout the space, we are hoping to create a soft and gentle soundscape. Think retail-level volumes you might hear at Starbucks.



Section 7.

Future ambitions.

The future of Campground.

It is worth noting that during our December zoning board meeting, we were continuously asked of our ambitions for the space in the future. These questions were specific, pointed and seemingly mission critical to the board's full assessment of this application. At the time, we were advised to not speak about these ambitions and to only focus on the change of use narrative. It became very clear that the ambitions of the Campground business must be addressed in full transparency to accommodate the zoning board's favor.

With that in mind this section will focus on a proposed phased approach and how we would like to develop the space to create a community hub, but to also increase our profit margins in the most respectful community-forward manner.

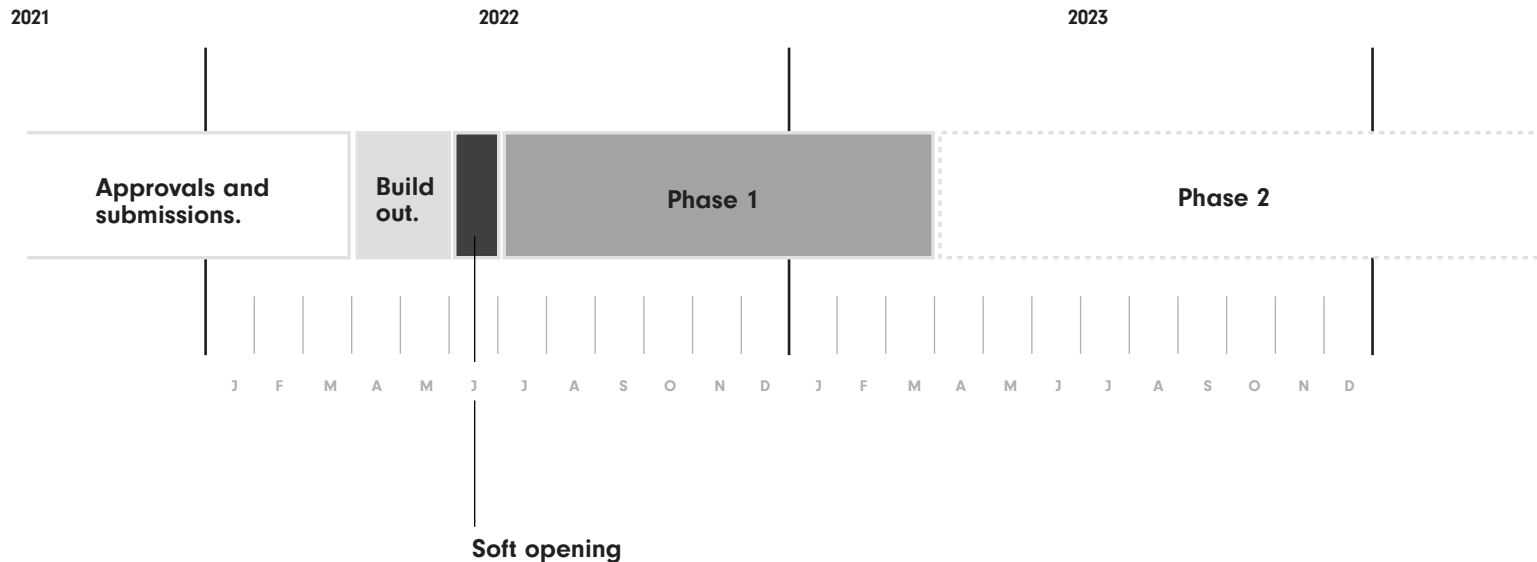
Many we spoke to regarding this issue advised us to hide our ambitions in an effort to slowly ease into favor with the town. And while that may seem like a diplomatic approach we heard loud and clear the annoyance the board feels when applicants return to amend their ambitions. Obviously, we do not want to find ourselves subject to that criticism as well as finding ourselves restricted from executing our business plans. As a result, we feel it is extremely important to be as honest and open as possible.

Description of our phased approach.

The Campground beer market venture is a undertaking that will require a huge amount of effort to get off the ground. With that in mind we emphasize and communicate the hope that we will be able to grow and expand on the business in a multitude of ways. As such, we are thinking about this venture as something that will evolve over time, biting off one chunk after another.

We do want to make it abundantly clear that the ideas and aspirations featured in this section are NOT part of the consideration at this point in time, but rather a glimpse into our vision of the venture's future.

Our anticipated timeline.



Delivery service.

In order to create convenience and ease of access, we think a delivery service would be an excellent addition to the business. This would allow patrons in the immediate area to place orders and have beer delivered to their home. There could be on-demand deliveries, or other solutions like weekly subscription services that would deliver a selection of beers on a frequent basis.

Initially, this ambition might be realized using delivery platforms such as Uber Eats, Postmates etc, but over time, we would hope to add local delivery people and use eco-friendly and eye catching modes of transportation.

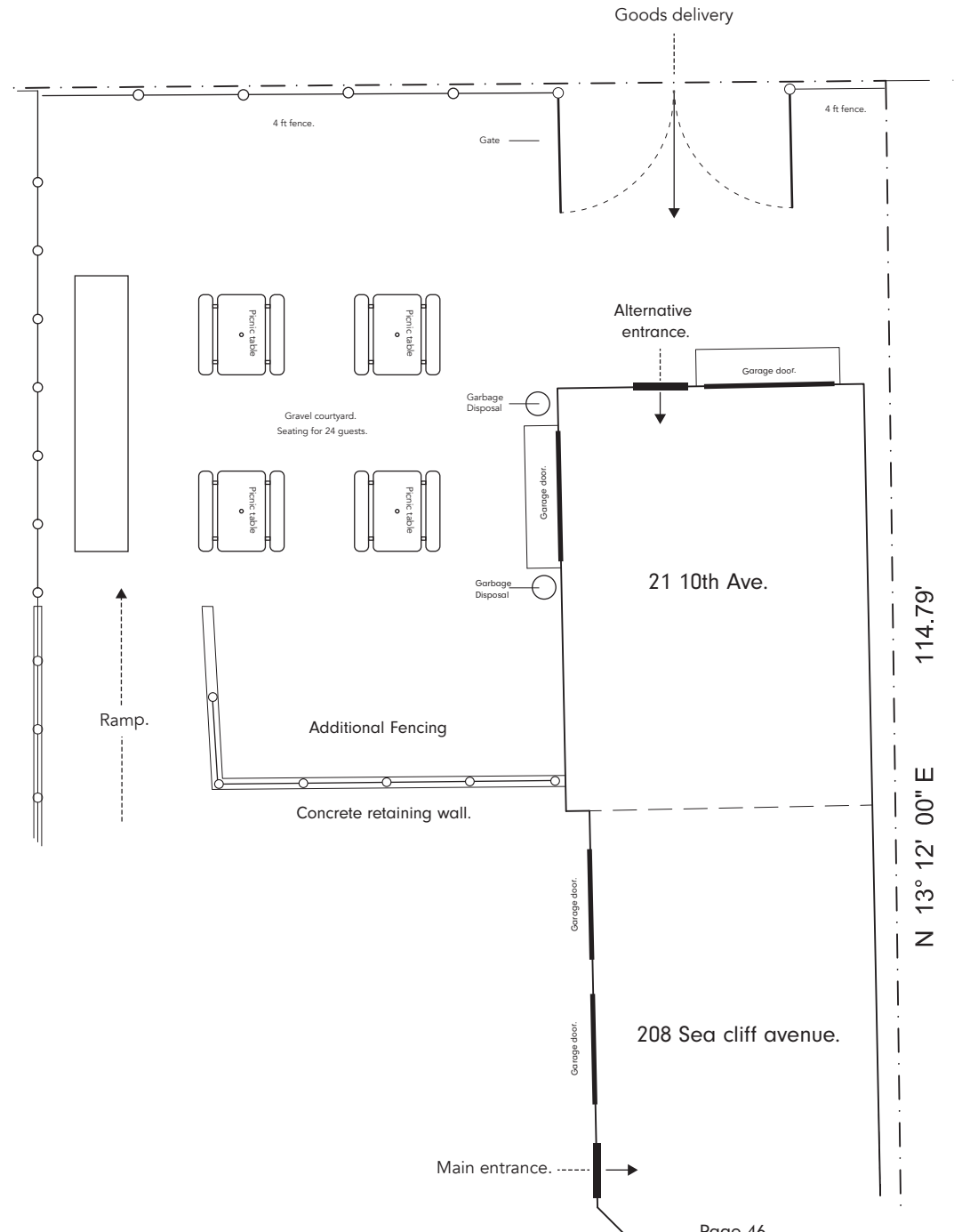


Outdoor seating & games.

In similar fashion to many of the other establishments in Sea Cliff (and anywhere else really), our ambition is to add outdoor seating to our offering in the warmer summer months. The plan to the right shows a sketch of how we think outdoor seating could be added to the location in a respectful manner with limited hours of operations to promote a neighbor-friendly atmosphere.

In this scenario, a small number of picnic tables would be located on the back half of the property facing 10th Avenue, and additional fencing would be installed to create privacy and ensure that the impact on the surrounding area would be minimal.

Outdoor seating is NOT part of this application to the zoning board of appeals, and this outline is only indicative of potential plans that may be presented to the board at a future date. We include it as a gesture of good faith as, again, the board asked a number of times of our thoughts/ambitions regarding this matter.



Full day operation.

As of now we envision a operating model that is focused on beer sales between the hours of 12-11PM, but we believe there is great potential to expand the operation to morning hours also.

In this scenario we would add a barista and coffee station to the upstairs part of the building to create a desperately-needed, tranquil work from home space with powerful wifi during morning and afternoon hours.

We believe this is yet another way that the location can give back to the village and provide a much needed alternative to the home office considering the shifts many of us are seeing in workplace and office culture.

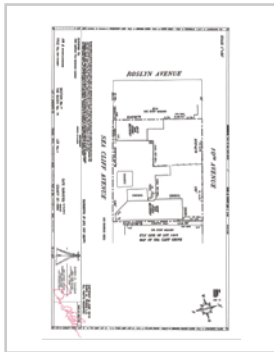


Section 8.

Supportive documents.

List of supportive documents attached.

As mentioned throughout this document, there are several supporting documents that we are providing in the effort of giving the board as complete picture as possible of all details of this application. Please find the following PDF's as attachments.



Survey of property.
(1 page.)



Redacted Rental lease and rider. (24 pages)



NYS SLA Approval
(2 pages)



Campground Beer Market
incorporation documents.
(3 pages)

Proposed Commercial Space

208 Sea Cliff Avenue

Sea Cliff, NY 11579

Project Scope of Work	List of Drawings	Energy Statement
New Commercial Space Interior renovation	A-01 Title, Notes, Site Plan, Proposed Floor Plan	To the best of my knowledge the proposed work complies with the requirements of the Energy Conservation Construction Code of New York State

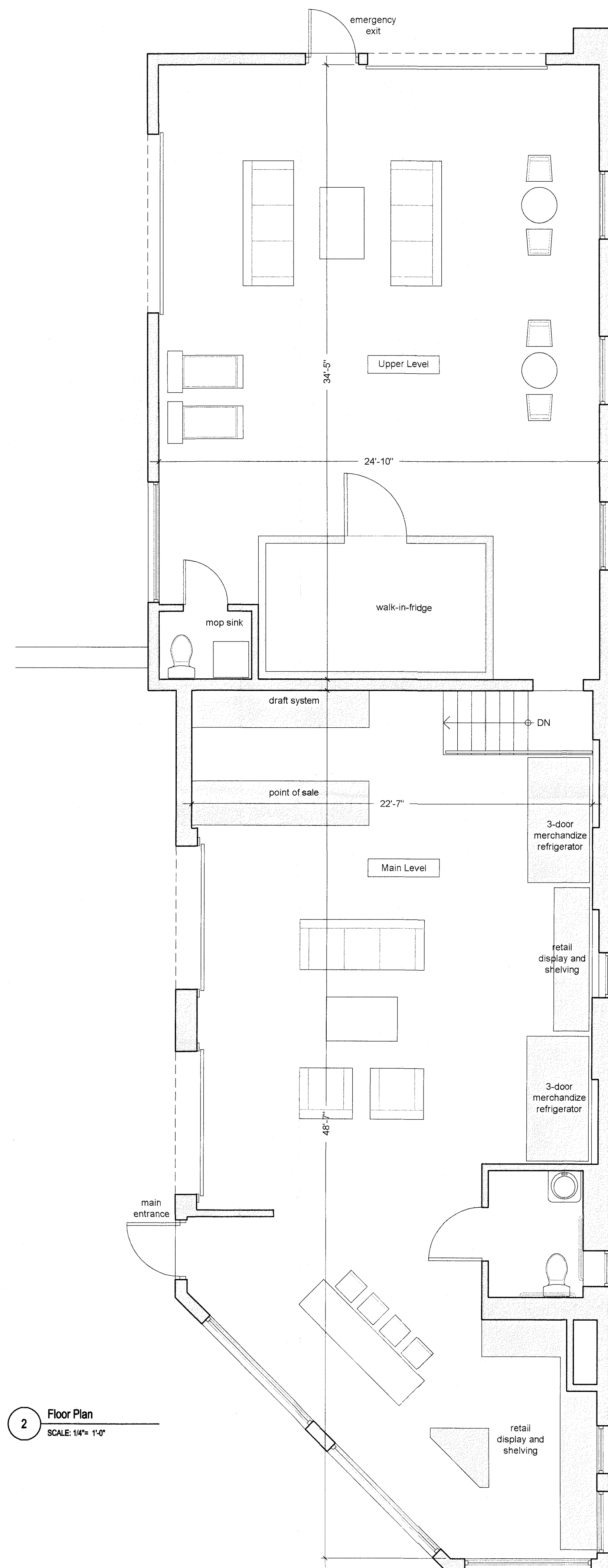
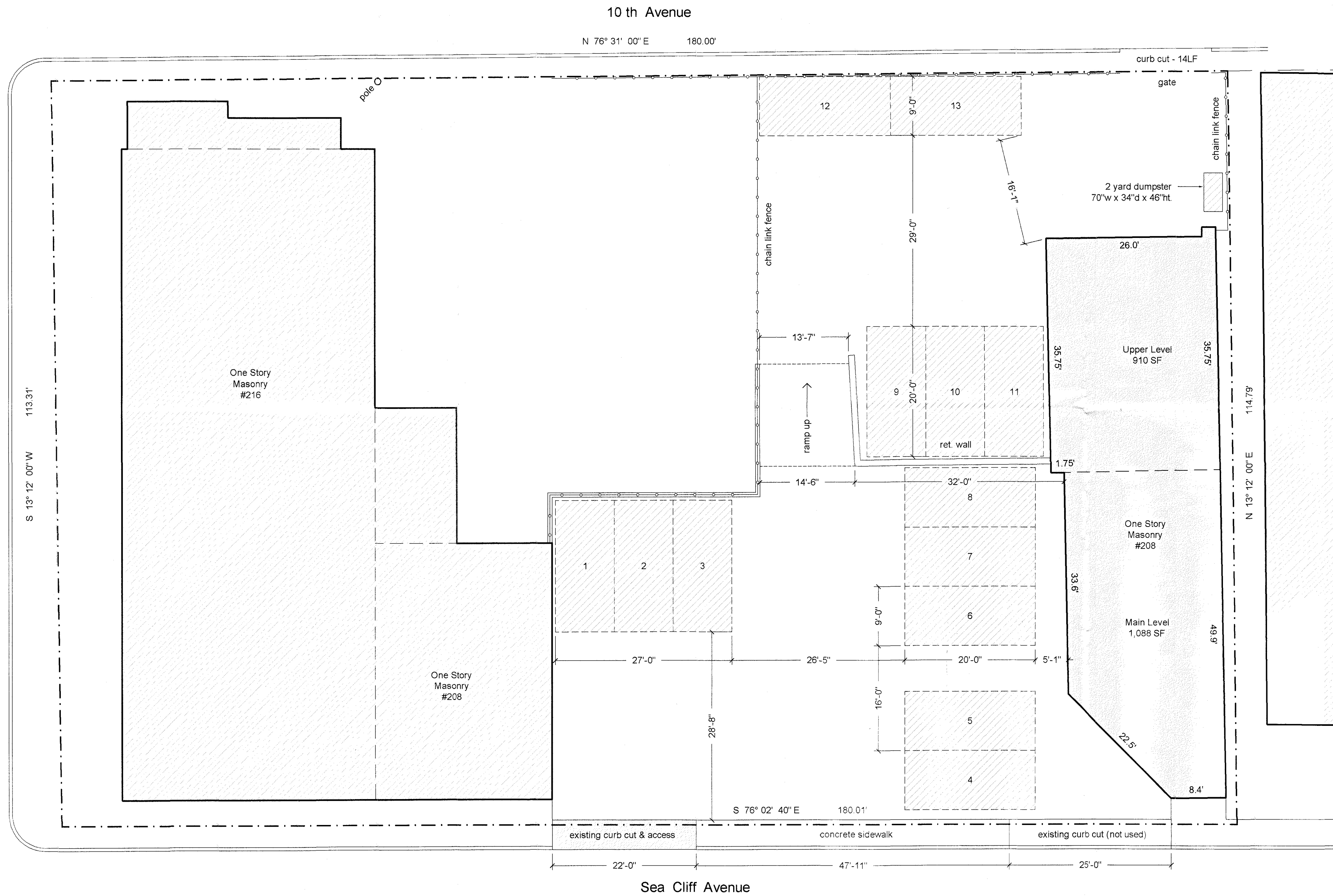
General Notes

All materials, assemblies, forms and methods of construction and service equipment shall comply with the requirements of the 2020 Building Code of New York State and any additional applicable codes and regulations.



2 Finch Way
Sea Cliff, NY 11579
(516) 551-8678
mbf@maxbusch.com

M. BÜSCHFRERS
Architect P.C.



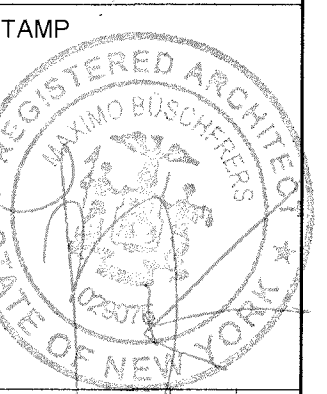
Section 21
Block 134
Lot 1 & 2
Site Plan based on survey dated 06.12.10

1 Site Plan & Parking
SCALE: 3/32" = 1'-0"

2 Floor Plan
SCALE: 1/4" = 1'-0"

REVISIONS
1. 11.22.2021 issued for ZBA review

PROJECT:
208 Sea Cliff Avenue
Sea Cliff, NY 11579



DRAWING TITLE:
Title, Notes, Site Plan, Proposed Floor Plan

SHEET No.

A-01

Proposed Commercial Space

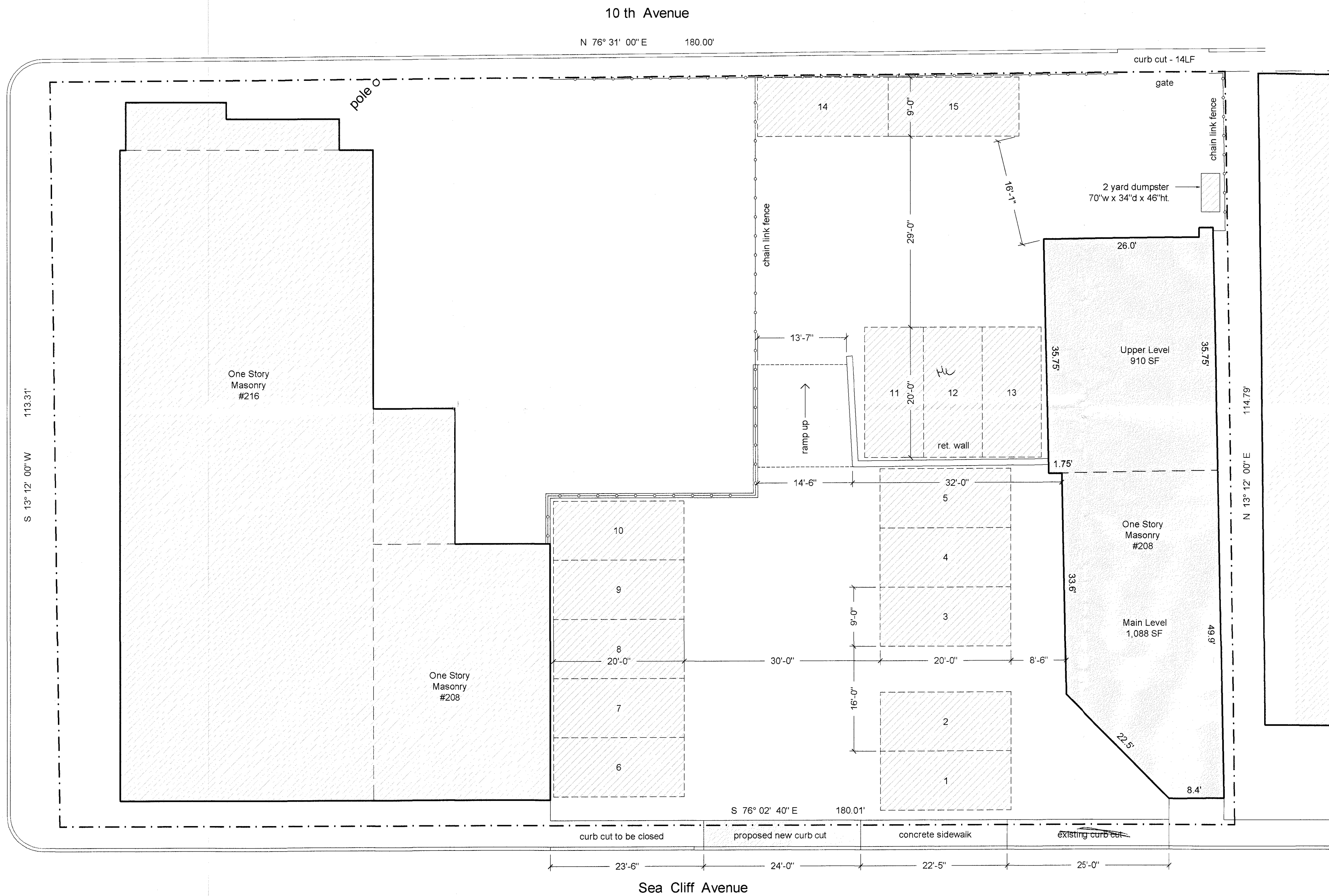
208 Sea Cliff Avenue

Sea Cliff, NY 11579

Project Scope of Work	List of Drawings	Energy Statement
New Commercial Space Interior renovation	A-01 Title, Notes, Site Plan, Proposed Floor Plan	To the best of my knowledge the proposed work complies with the requirements of the Energy Conservation Construction Code of New York State

General Notes

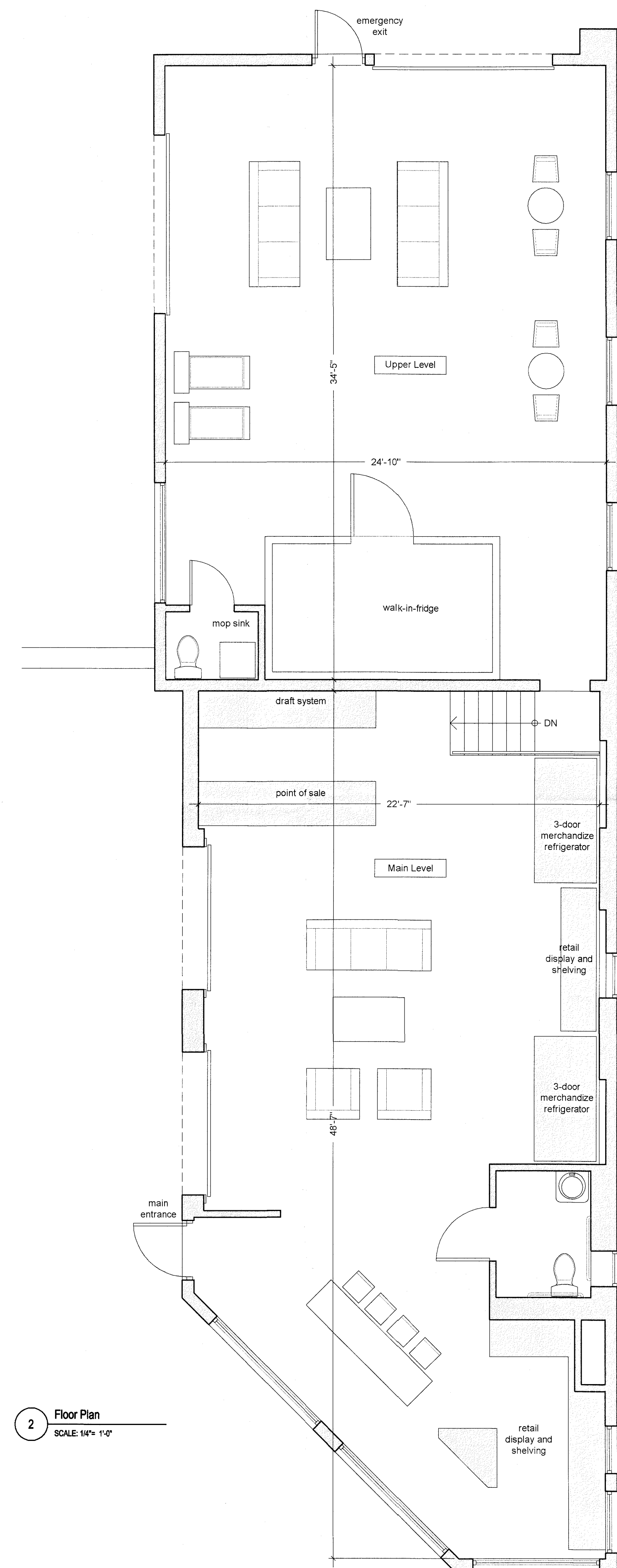
All materials, assemblies, forms and methods of construction and service equipment shall comply with the requirements of the 2020 Building Code of New York State and any additional applicable codes and regulations.



Section 21
Block 134
Lot 1 & 2
Site Plan based on survey dated 06.12.10

1 Site Plan & Parking
SCALE: 3/32" = 1'-0"

zoning district	Business A
proposed use	Restaurant
building area	1,998 SF
parking requirements	22, or 20 + 2
	1 space for each 100 SF of gross floor area + 1 space per employee (per. 138-1002 O)
parking spaces provided	15



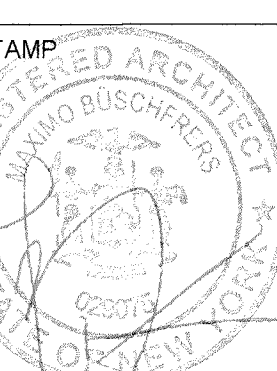
2 Floor Plan
SCALE: 1/4" = 1'-0"

MBF
2 Finch Way
Sea Cliff, NY 11579
(516) 551-8678
mbf@maxbusch.com

M. BÜSCHFRERS
Architect P.C.

REVISIONS
1. 11.22.2021 Issued for ZBA review

PROJECT:
208 Sea Cliff Avenue
Sea Cliff, NY 11579



DRAWING TITLE:
Title, Notes, Site Plan, Proposed Floor Plan

SCALE:
AS NOTED

DATE:
NOV 22 2021

APPROVED:
MB

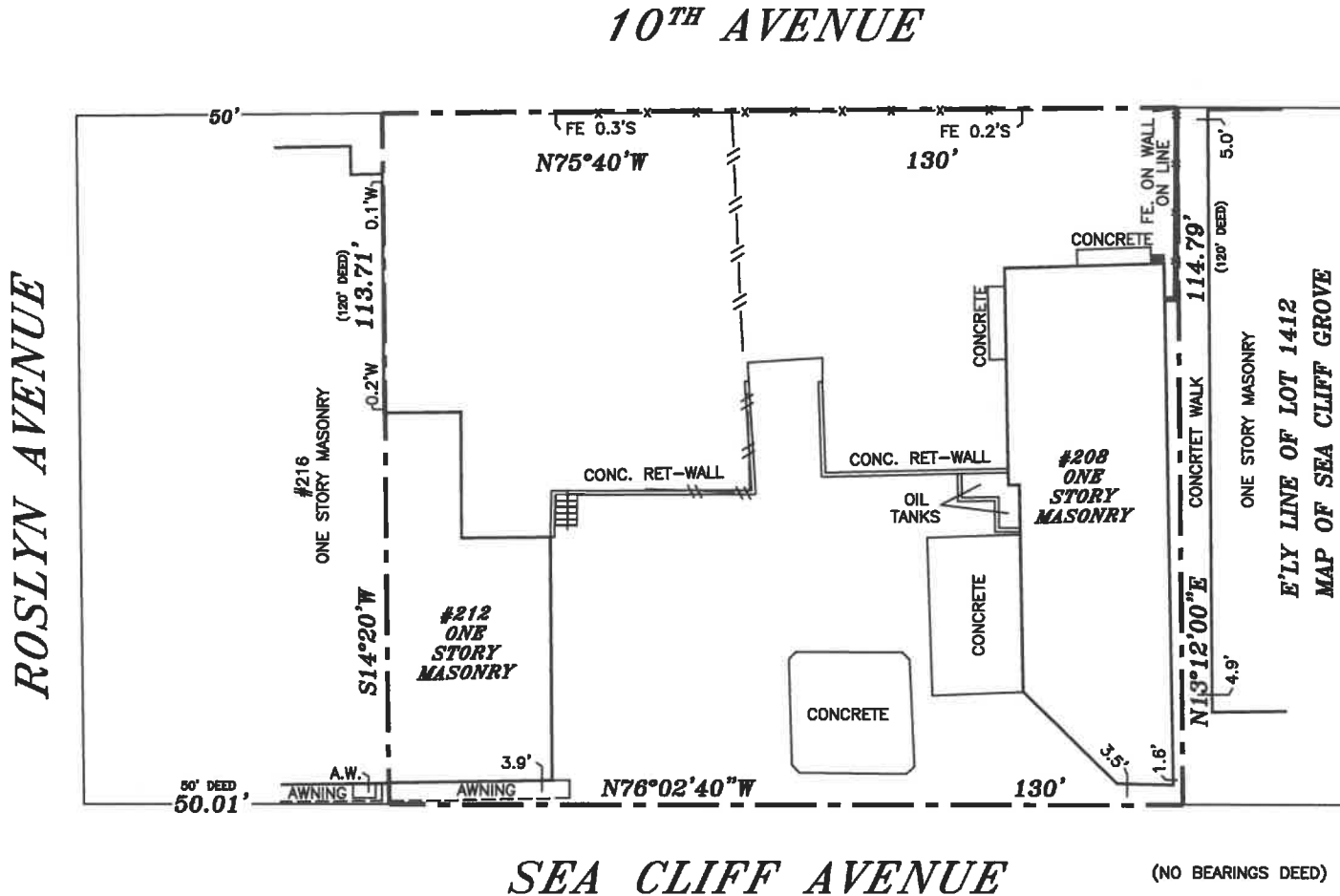
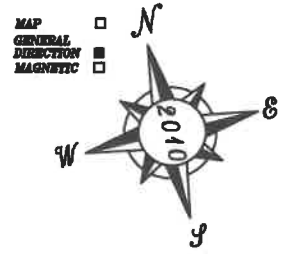
DRAWN BY:
MB

CHECKED BY:
MB

SHEET No.

A-01

SCALE 1"=30'



LOT LINE
 --- = PROPERTY LINE
 A.O. = AWNING OVER
 O.H. = OVER HEAD
 S.W. = SIDEWALK
 L.S.T. = LANDSCAPE TIE

UTILITY POLE LOT
 --- = TAX MAP LOT
 # --- = FILED MAP LOT
 # --- = CELLAR DOOR
 G.B.C. = GRANITE BLOCK CURB
 C.C. = CONCRETE CURB

This survey is intended to be used for title purposes only and is subject to whatever a more complete title search may reveal. Use of this survey for any other purpose may result in problems for which this surveyor will not be liable.
 "Unauthorized alteration to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law"
 "Only copies from the original of this survey marked with an original of the land surveyor's embossed seal shall be considered to be valid true copies."
 "Certifications included herein signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveyors adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey was prepared, and on his behalf to the title company, government agency and lending institution listed herein, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners."

EASEMENTS, IF ANY, NOT SHOWN.

COPYRIGHT © JUNE 2010
 BARRY M. FAHRER L.S.
 ALL RIGHTS RESERVED

CERTIFIED TO:
 FIRST AMERICAN TITLE INSURANCE COMPANY

208216SEACLIFF
 UPDATED: 07/14/2020

JOB # 20100313/20200268
 TITLE No. 3020-1012408NY1

SECTION No. 21
 TAX BLOCK No. 134

LOT No. 2

DATE SURVEYED 6/12/2010
 COUNTY OF: SEACLIFF MASSAU



BARRY M. FAHRER
 NEW YORK STATE
 LICENSED LAND SURVEYOR
 No. 49851

206 CHURCH STREET
 FREEPORT NEW YORK 11520
 (516)623-2069
 FAX (516)623-0628

STATE OF NEW YORK

L.S.T. = LANDSCAPE TIE
 FENCES: METAL --- X --- WOOD --- \\ --- POST & RAIL --- □ --- VINYL --- V --- (G) = GATE



State Liquor
Authority

KATHY HOCHUL
Governor

LILY M. FAN
Commissioner

VINCENT G. BRADLEY
Chairman

GREELEY FORD
Commissioner

CONDITIONAL LETTER OF APPROVAL
DATE 10/29/2021

231NASSTW1336589344
SERIAL NUMBER 1336589
LANNE, EMIL
46 DUBOIS AVE
SEA CLIFF, NY 11579

Premise Address
CAMPGROUND BEER MARKET INC
CAMPGROUND CRAFT BEER MARKET
208 SEA CLIFF AVE
SEA CLIFF, NY 11579

Your application for a license has been reviewed and can be approved and the license certificate issued once you have complied with all the conditions on the attached page.

Please be advised that the Authority reserves the right to further review and disapprove the application if, subsequent to this letter, any information is received that relates to the character and fitness of the applicant or the eligibility of the applicant or the premises to be licensed.

No license will be issued until, and unless, all of the conditions have been met. YOU MUST BE READY TO OPEN AND BEGIN OPERATIONS UPON THE ISSUANCE OF THE LICENSE CERTIFICATE

The application will be deemed disapproved if you fail to submit all required documentation within six (6) months from the date of this letter. If you cannot comply within the six month period, you must seek an extension of time, from the Authority, by submitting a request to licensing.information@sla.ny.gov. Requests for an extension over the initial six months, as allowed in this letter, will not be granted if the applicant is operating on a Temporary Retail Permit.

If you wish to withdraw your application, you must request your withdrawal in writing. The State Liquor Authority will then disapprove your application without prejudice to your refile at a future date and will process your refund (less the filing fee).

All communications should be sent to Condapproval@sla.ny.gov or the address as indicated at the bottom of the page.

Sincerely yours

Adam Roberts, Deputy Commissioner

NOTE: FAILURE TO COMPLY WITH THE ATTACHED CONDITIONS WITHIN 6 MONTHS FROM 10/29/2021 WILL NECESSITATE THE DISAPPROVAL OF THIS APPLICATION.

cc: JOHN SPRINGER
PO BOX 497
PORT JEFFERSON, NY 11777

CONDITIONS OF APPROVAL

The conditional approval is granted upon adherence to any conditions listed below as well as any conditions stipulated to with the municipality or community board or full board.

1. Copy of Certificate of Authority to collect taxes.
2. Submit a copy of the Certificate of Occupancy or other such document issued to the applicant by the local Code Enforcement Agency for the premises.
3. Workers' Compensation and Disability Benefits Carrier Name and Policy # or submission of a Certificate of Attestation of Exemption From New York State Workers' Compensation and/or Disability Benefits Insurance Coverage.
4. Certificate of Occupancy
5. Filing receipt
6. Business Phone Number
7. Photos showing premise ready to open and operate

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project:			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest Agricultural/grasslands Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: _____ Date: _____ Signature: _____ Title: _____		

Project:

Date:

***Short Environmental Assessment Form
Part 2 - Impact Assessment***

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing:		
a. public / private water supplies?		
b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Project:

Date:

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency

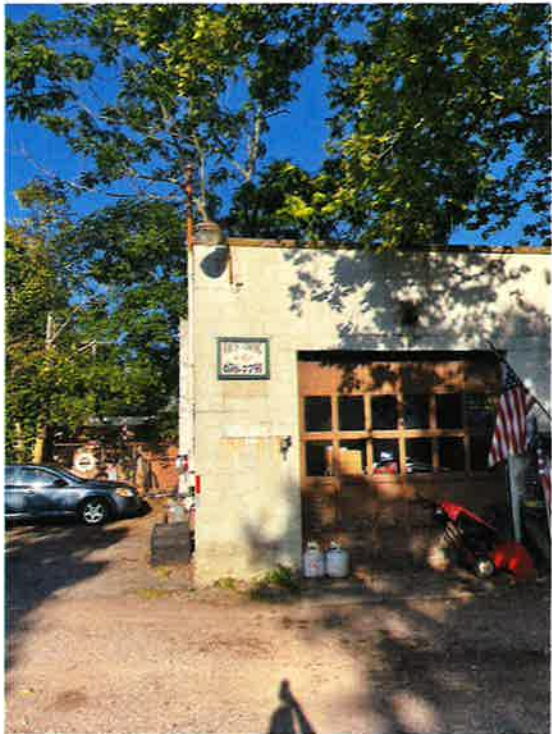
Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)



VILLAGE OF SEA CLIFF, NY
NOV 12 2021
BUILDING DEPARTMENT

~~RA HENRICKSON REALTY
OR CURRENT OWMER
208 SEA CLIFF AVE
SEA CLIFF, NEW YORK 11579~~

~~INC VILLAGE OF SEA CLIFF
OR CURRENT OWMER
TENTH AVE
SEA CLIFF, NEW YORK 11579~~

HUNTINGTON PHILIP
OR CURRENT OWMER ✓
221-225 SEA CLIFF AVE
SEA CLIFF, NEW YORK 11579

MORET PARTNERSHIP
OR CURRENT OWMER ✓
216 SEA CLIFF AVE
SEA CLIFF, NEW YORK 11579

DIPIETRO ANN
OR CURRENT OWMER ✓
76 MAIN AVE
SEA CLIFF, NEW YORK 11579

SEACLIFF MANAGEMENT CORP
OR CURRENT OWMER ✓
200 SEA CLIFF AVE
SEA CLIFF, NEW YORK 11579

LANTONIO GRACE E
OR CURRENT OWMER ✓
215 SEA CLIFF AVE
SEA CLIFF, NEW YORK 11579

Vito Milanese
~~60-64 Roslyn Ave~~

SAPORTA ELIEZER
OR CURRENT OWMER ✓
68 MAIN AVE
SEA CLIFF, NEW YORK 11579

(Sea Cliff Ny 11579)
53 12th Ave ✓

~~209 Sea Cliff Ave LLC
OR CURRENT OWMER
209 SEA CLIFF AVE
SEA CLIFF, NEW YORK 11579~~

Kevin + Timothy Driscoll ✓
31 9th Ave
Sea Cliff Ny 11579

CIAMPI JOHN & MARGARET
OR CURRENT OWMER ✓
188 SEA CLIFF AVE
SEA CLIFF, NEW YORK 11579

Patrick + Nicole Donoghue ✓
203 8th Ave
Sea Cliff Ny 11579

~~OR CURRENT OWMER
NEW YORK~~

GARRY MATTHEW & LORRAINE
OR CURRENT OWMER ✓
199 SEA CLIFF AVE
SEA CLIFF, NEW YORK 11579

Matthew + Lynne Schatz ✓
191 8th Ave
Sea Cliff Ny 11579

MURRAY O O'FLAHERTY & DON
OR CURRENT OWMER ✓
82 MAIN AVE
SEA CLIFF, NEW YORK 11579

~~Many
Bruno + Thomas McCabe~~
22 9th Ave ✓
Sea Cliff Ny 11579

VITERETTI DANIELLE M TRUST
OR CURRENT OWMER ✓
203 SEA CLIFF AVE
SEA CLIFF, NEW YORK 11579

Kenneth + Maria Schwab ✓
54 10th Ave
Sea Cliff Ny 11579

DONOGHUE PATRICK
OR CURRENT OWMER ✓
~~TENTH AVE~~ 203 8th Ave
SEA CLIFF, NEW YORK 11579

GEIRINGER STEFGAN & NINA S
OR CURRENT OWMER ✓
12TH AVE
SEA CLIFF, NEW YORK 11579

Janet ~~Michael~~ Kenny ✓
44 Roslyn Ave
Sea Cliff Ny 11579

~~Victor Angwald
BLOSSON DUDLEY
OR CURRENT OWMER
191 SEA CLIFF AVE
SEA CLIFF, NEW YORK 11579~~

CIAMPI MARGARET MARY & MCCARTY MICHAEL J
OR CURRENT OWMER ✓
7 10TH AVE
SEA CLIFF, NEW YORK 11579

Peter + Michelle Ohman ✓
240 Sea Cliff Ave
Sea Cliff Ny 11579

Christine Ferrara
~~Louis Rosario~~ ✓

39 12th Ave
Sea Cliff Ny 11579

~~Danielle Viteretti
203 Sea Cliff Ave
Sea Cliff Ny 11579~~

~~Stefgan + Nina Geiringer
12th Ave
Sea Cliff Ny 11579~~

Mittersill Realty, LLC -

209 Sea Cliff Ave LLC ✓ 208 Sea Cliff Ave

David Weinberger
~~Robert + Terry Lunge~~
228 Sea Cliff Ave ✓
Sea Cliff Ny 11579

Vincent Gimondo
~~Robert + Kimberly Serravallo~~
40 Roslyn Ave ✓
Sea Cliff Ny 11579

Christopher + Laura Ann Semiles
60 10th Ave
Sea Cliff Ny 11579 ✓

Twelfth + Roslyn LLC ✓
54 Roslyn Ave
Sea Cliff Ny 11579

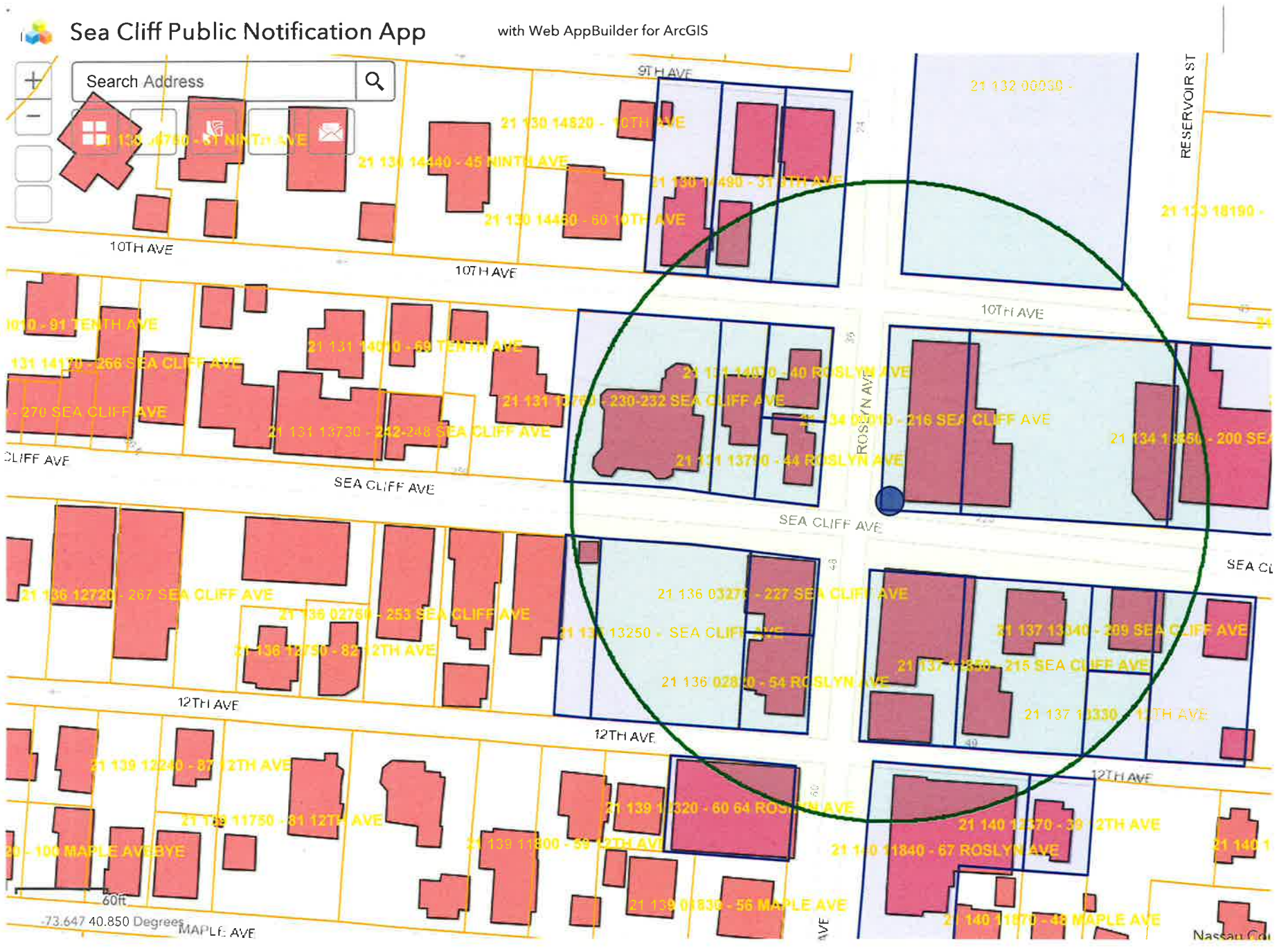
~~Patrick Donoghue
Tenth Ave
Sea Cliff Ny 11579~~

Kenneth + Joanna Neice ✓
29 9th Ave
Sea Cliff Ny 11579

Giuseppe + Antonia Zuccaro ✓
227 Sea Cliff Ave
Sea Cliff Ny 11579

J+R 10th Ave LLC ✓
230-232 Sea Cliff Ave
Sea Cliff Ny 11579









Sea Cliff Public Notification App

with Web AppBuilder for ArcGIS



To the Sea Cliff Zoning Board,

My name is Christopher Marks and I live at 10 Preston Avenue. I have lived in this town for the last 5 years and my wife and I both grew up in this area. I specialize in Commercial real estate.

It has come to my attention that there is a permit pending for a beer store with indoor/outdoor seating in Sea Cliff. I am strongly opposed to this business being approved for the following reasons:

1. Approving this variance for this location to add another bar type business is unnecessary. This market is already completely saturated. The other restaurants in town have struggled to stay open through the pandemic and this would negatively impact those that have been serving this community for years. It would cause parking and noise issues which are already a problem.
2. A beer hall will encourage more people to drive to Sea Cliff. These people will be driving our streets after drinking. The very narrow streets where our kids walk and bike and play.
3. In my experience, the proposed proprietors do not respect their neighbors. They do not believe in diversity of opinion and are very volatile towards those who do not share their exact views on things. The community is already so divided these days and we are concerned that this will add to the unrest.

I strongly feel that this business has no place in our little village and hope that this permit will be denied.

Sincerely,

Chris Marks
10 Preston Ave
Sea Cliff, NY 11579

From: Aimee Canzoniero <acanzoniero@gmail.com>

Sent: Saturday, February 5, 2022 5:38 PM

To: info@seacliff-ny.gov

Subject: Attention Zoning Board

To Whom It May Concern at the Village Zoning Board:

Please accept this email in support of the proposed Beer Market on Sea Cliff Avenue.

The Campground beer market fills a much needed niche in town. Tracy Bacher and Pete Johnson are dedicated to creating a family-friendly gathering space that is consistent with the inclusivity and welcoming kindness of Sea Cliff.

For those of us living in Sea Cliff with families, this space will provide a location for us to relax together and let the kids run around.

The owners are building this not just with profit in mind, but also to create a gathering space for the community that is especially needed coming out of this pandemic.

The Sea Cliff families opening this are creative professionals that will only enhance the character of a village we all love. They are turning a forgotten old lot into something cool and functional.

I cannot wait for it to open!

Aimee Canzoniero

Sent from my iPhone

jgerrity@seacliff-ny.gov

From: Nicole Ecker <nicole.ecker10@gmail.com>
Sent: Saturday, February 5, 2022 4:50 PM
To: zba@seacliff-ny.gov
Subject: Campground beer market

Good Afternoon,

I am writing in support of the proposed beer market on sea cliff avenue. I am lucky to know the owners of Campground Beer Market and consider them friends. They are people who care so much about our lovely village and embody so much of what we all love about Sea Cliff. I know that they will create a space to bring people and families together that will be welcoming, warm and fun for all. In a time where we have been secluded and divided, a place like Campground can help bring our wonderful community back together.

Sincerely,
Nicole Ecker

Sent from my iPhone

jgerrity@seacliff-ny.gov

From: Chris Dijon <dijonband@gmail.com>
Sent: Saturday, February 5, 2022 3:19 PM
To: zba@seacliff-ny.gov
Subject: New beer market

Hey , Heard the amazing news that A Beer market with a community gathering space is trying to open where Harrys gas and repair used to be (life long customer). I think it is a brilliant idea . What a great way to spruce up the old spot and bring the community together . The upgrades on the building have already changed the property . Last thing we need is to have another inactive store . Been a Sea cliff resident 46 years . More then most board members . Remember the board represents our interests not their own . I have spoke with well over 50 people from Sea cliff , all with positive reactions . A few people against should never outweigh the majority .

Thanks
Chris Damphouse

Sent from my iPhone

jgerrity@seacliff-ny.gov

From: katie cline <katiecline@gmail.com>
Sent: Saturday, February 5, 2022 3:02 PM
To: zba@seacliff-ny.gov
Subject: beer market on sea cliff avenue

hi!

just wanted to write a quick note in support of the beer garden/market on sea cliff avenue. we'd love it + think it would be such a wonderful addition to our village. i see my family stopping there for a drink before dinner at partners or elsewhere in town 😊

my son is in class with one of the owners' sons + i have no doubt they'd create an aesthetically pleasing, welcoming spot that will be an asset to this town on so many levels.

will try to join the zoning meeting to show our support in person, but at the very least wanted to send it in writing...

thanks for your time!

katie
333 carpenter avenue

To the Sea Cliff Zoning Board,

My name is Heather Fichtl and I live at 70 Ransom Avenue. I have lived in this village for 10 years with my husband, Todd Fichtl, and two sons. My husband grew up in the area, riding bikes and running through the streets of Sea Cliff with his friends. We chose Sea Cliff as our home because we felt it focused on family and community, giving our children a place to play with friends like their father while enjoying the beauty of what the village had to offer.

It has come to our attention that there is a permit pending for a beer hall/beer store with indoor and possibly outdoor seating in Sea Cliff at 208 Sea Cliff Avenue. This is the information I am currently aware of. Please advise us if we are mistaken in the permit use of this space. My husband and I strongly oppose such a business being approved for the following reasons.

- 1) Approving the variance at this location, which would add yet another bar type/alcohol selling establishment, is unnecessary and excessive. The market for purchasing alcoholic beverages in Sea Cliff is already saturated within our very small one square mile residential community. In addition to the many restaurants we have within walking distance, there is Village Wine Merchant, Glen Cove Liquor near corner of Glen Cove Avenue and Glen Avenue, Cove Discount Liquors, which is moving to Glen Cove Avenue between Horace Place and Lafayette Avenue in Sea Cliff and Glen Cove Beer Distributors on Sea Cliff Avenue by North Shore Farms.
- 2) If indeed it is a bar type establishment, the existing Sea Cliff restaurants, which also serve food and are family friendly, would be negatively impacted. As many in the restaurant business are aware, monies earned from the sale of alcoholic beverages are significant to their bottom line profits. This stream of income could be stripped away from our local favorites, and possibly put them out of business, especially given that they are still struggling to recoup losses during the height of the pandemic. These businesses have been serving our village for years and they deserve our valued loyalty and support.
- 3) Sea Cliff has extremely limited parking. There are times during the day and often in the evenings, especially weekends, when vehicles are trolling the streets looking for a parking space. An additional business of this type would exacerbate the parking issues even further.
- 4) A beer hall/beer store would encourage more people to drive through the residential streets of Sea Cliff for the sole purpose of buying and drinking alcohol and then driving back through those same streets possibly intoxicated. The streets are extremely narrow and Sea Cliff is a walking community. Such a business would further endanger the lives of the many adults and children walking the streets and walking their dogs, especially in the evening.
- 5) Finally, allowing a drinking only establishment in Sea Cliff or even a beer-selling distributor at this village location, would take away from the safe family-friendly small town charm of our village. This could negatively impact the real estate value of the homes in our community.

Thank you for your time and consideration. I trust that you will make the right decision for our community.

Regards,
Heather Fichtl

kgerrity@seacliff-ny.gov

From: kregank@aol.com
Sent: Tuesday, February 8, 2022 9:08 PM
To: zba@seacliff-ny.gov
Subject: New Business in Sea Cliff

Zoning Board of Appeals,

I am writing in support of a new business in Sea Cliff, The Campground: Beer and Market. My family and I are Sea Cliff residents and we love our village! We are frequent supporters of local businesses and are thrilled that this new venture has considered Sea Cliff for its home. Even more wonderful is that the owners would be Sea Cliff residents with a vested interest in the Village and the community. The Campground will be a unique and complementary addition to the Avenue; providing a gathering space for locals and visitors to enjoy. Something that both patrons and existing establishments will benefit from.

Let's keep Sea Cliff Weird, not empty.

Looking forward to a more prosperous Village.

Best,

Kelly and Eric Rechsteiner
44 Hawthorne Road
Sea Cliff, NY 11579
516-383-0536

From: Suzanne Cohen <suzcohen1@gmail.com>
Sent: Monday, February 7, 2022 1:23 PM
To: zba@seacliff-ny.gov
Subject: Regarding 208 Sea Cliff Avenue

To Whom It May Concern:

I'm writing in support of Campground Beer Market on Sea Cliff Ave. First, I'd like to let the Board know that I have no personal or financial ties to this business. It has come to my attention that the business owners have received letters, some anonymous, claiming they are "divisive" and not tolerant of all people in Sea Cliff, and therefore shouldn't be able to open a business in Sea Cliff.

Unfortunately, this attack against one of the business owners is personal and has gotten way out of hand. The people writing these letters do not agree with Tracy Bacher's liberal political beliefs because they are extremely conservative people. Sadly, they are using their difference of political opinions as an excuse to bring down the business of an incredibly inclusive and community-oriented person.

Tracy is a former elementary school art teacher, and also served as a NY state lead of Moms Demand Action group, working tirelessly to end gun violence in our country. Locally, she is on the Sea Cliff Youth Activities Board, served on the North Shore School District's Legislative Action Committee, and is currently on the District's Equity for All Students Committee. As you can see, her volunteer activities all surround bringing our community together and making the world a safer place for *everyone.*

It's truly heartbreaking how divisive our country has become, but what's even more heartbreaking is seeing people in our local community attacking and trying to destroy the livelihood of others just because of their differing political beliefs.

Thank you in advance for consideration of this letter and for having to deal with such troubling subject matter.

Sincerely,
Suzanne Cohen

From: LEIGH Kristie <Kristie.LEIGH@danone.com>
Sent: Tuesday, February 8, 2022 5:22 PM
To: zba@seacliff-ny.gov
Subject: Campground Beer Market

Members of the Zoning Board of Sea Cliff,

It is my understanding that the Campground Beer Market is coming up for zoning approval at tonight's meeting. I would like to officially offer my support of the Campground Beer Market as a great new addition to the village of Sea Cliff. I am thrilled that the family trying to start this new business is a local family interested in building a community gathering space, that will keep the inclusive, creative and fun characteristics of our village alive. They have already drastically improved the appearance of that end of sea cliff avenue, with the slight renovations to the space. The fact that the beer market will be in Ray's old tow shop, is just the type of character building this village needs. Plus since its at the far end of sea cliff avenue where there is virtually no traffic or congestion we won't have to worry that this new business will clog up our "Main Street". This new business will even provide some much needed foot traffic to that end of Sea Cliff Avenue.

I hope you all will approve the opening of the Campground Beer Market. I know it will give myself, my friends and this village something to look forward to!

Best,
Kristie Leigh
336 Franklin Avenue

Ce message électronique et tous les fichiers attachés qu'il contient sont confidentiels et destinés exclusivement à l'usage de la personne à laquelle ils sont adressés. Si vous avez reçu ce message par erreur, merci de le retourner à son émetteur. Les idées et opinions présentées dans ce message sont celles de son auteur, et ne représentent pas nécessairement celles de DANONE ou d'une quelconque de ses filiales. La publication, l'usage, la distribution, l'impression ou la copie non autorisée de ce message et des attachements qu'il contient sont strictement interdits.

This e-mail and any files transmitted with it are confidential and intended solely for the use of the individual to whom it is addressed. If you have received this email in error please send it back to the person that sent it to you. Any views or opinions presented are solely those of its author and do not necessarily represent those of DANONE or any of its subsidiary companies. Unauthorized publication, use, dissemination, forwarding, printing or copying of this email and its associated attachments is strictly prohibited.

From: Julie Tortorici <juliesth75@gmail.com>
Sent: Monday, February 14, 2022 12:41 PM
To: zba@seacliff-ny.gov
Subject: Writing in support of the Campground Beer Market

Dear Members of the Zoning Board,

I am a Sea Cliff resident, writing in strong support of the proposal for the Campground Beer Market. After enduring the pandemic, I can think of nothing more exciting than the opening of an establishment where families and residents of the community can informally come together and gather. The village has so many wonderful community events that encourage residents to socialize, join together, and get to know one another. The Campground Beer Market would be created in that same welcoming spirit.

I know the people behind the Campground Beer Market to be creative individuals who love and appreciate the fact that they call Sea Cliff home. Beyond any financial hopes, I know that they were longing to build an inclusive space where everyone can come together. We need these spaces. We need more family-friendly places that bring us together and provide opportunities to socialize. The Campground Beer Market would be a unique and fun place that can help fulfill this need.

Thank you for your consideration and I look forward to (hopefully) sitting down and enjoying a pint with you all.

Sincerely,
Julie Tortorici

From: Lisa Cashman <lbcashman@gmail.com>
Sent: Monday, February 14, 2022 5:36 PM
To: zba@seacliff-ny.gov
Subject: Campground

To the Zoning Board,

It has come to my attention that you have the opportunity to give appropriate permissions for an exciting new endeavor for our community called the Campground beer market. The space the purveyors, who are local families, hope to occupy has been one that has delayed maintenance for the near decade that I've lived in Sea Cliff until their interest and enthusiasm, in partnership with the building's owner, has greatly improved it. It's my understanding that their mission is to create a family-friendly, inclusive, gathering space very much fitting the character and charm of our unique and special Village. These spaces are especially needed as we hopefully rebuild and recover from pandemic-induced isolation.

It's my great hope as a villager that your board will give the necessary approvals to this business to move forward.

Thank you for your consideration and service, Lisa Cashman

85 Glenlawn Ave

ygerrity@seacliff-ny.gov

From: Lynn Schatz <lynnmschatz@gmail.com>
Sent: Tuesday, February 15, 2022 1:54 PM
To: zba@seacliff-ny.gov
Subject: Campground Beer Market

To whom it may concern,

I am writing in enthusiastic support of Campground Beer Market. I live around the corner from the proposed site of this new establishment and can see it from my backyard. I think Campground would be a welcome addition to Sea Cliff Avenue, and would provide the kind of welcoming, family friendly venue that we are currently lacking as a community. I hope you will move forward and approve its opening. Thank you for your consideration.

Sincerely,
Lynn Schatz
197 8th Avenue

From: Elaine Neice <elaineneice@gmail.com>
Sent: Tuesday, February 15, 2022 2:01 PM
To: zba@seacliff-ny.gov
Cc: jgerrity@seacliff-ny.gov
Subject: Campground Beer Market

Hello,

I'm writing in concern to the application for 208 SC Ave, Campground Beer Market. This application has only recently been brought to my attention so I'm not sure if my questions regarding the nature of the business can still be addressed but regardless I have questions about the parking and traffic, as well as the non-conforming use which I believe are the issues in the original denial letter to be addressed on February 15 ZBA meeting.

On the Environmental Assessment Part 1 Question #2 it is asked if there will be a substantial increase in traffic above existing levels. The applicant answered NO.

The proposed business is planning for 11-15 parking spaces, a seating plan for a minimum of 24 patrons (not including standing) and requesting to operate between 12-10pm (or 11pm - the application states both?) That is a minimum of ten hours of business operations that will most certainly add to the traffic and parking limitations in the busiest part of town. The intersection of Sea Cliff and Roslyn Avenues is one of, if not the busiest, intersections in the village with often ignored stop signs (especially at night) on Sea Cliff Avenue in both directions. Even one of the village trustees pointed this busy intersection out (relating to another matter) during the recent Village Board Meeting on Feb 14. Adding another bar/restaurant/store within 100 feet of THREE existing businesses of the same nature will obviously increase traffic, especially since it is easy to assume the applicants want their business to succeed and will be promoting it and advertising it. The public parking lot on Reservoir St. is just about full by 6pm on any given night of the week (contrary to the applicant referring to it as "underutilized") for a new business to rely on a public lot for the potential overflow would be a careless assumption. The local residents rely on this parking area as one of the few overnight parking options in the village. Furthermore, when the pre-existing G&H Auto occupied the location, at no time was there 24 customers inside the building or 15 cars in the lot. The applicant states that they will have 1-5 employees at any given time, effectively utilizing half of their proposed parking spaces or utilizing parking at various points around the village.

On top of that, the congested parking in the center of town is already a strain on the parking availability for the first responders. Adding another potentially popular "hang out" spot, promoting lingering (assorted games, comfortable "lounge areas") will create a further burden on the parking available around the Sea Cliff Firehouse potentially creating a dangerous situation if the response time is delayed due to the lack of parking.

Environmental Assessment Part 2 Question #3 asks if the intended use will impair the quality or character of the existing community. The applicant replied NO

Within a .2 mile radius there are five existing restaurants. Most of which have been in existence for decades. (Although Onion Tree is a new owner, the use of the premises has been that of a bar/restaurant for close to 60 years and 227 was previously converted from a stationary store to a pizzeria approximately 30 years ago). As stated above, three of these businesses are within 100 feet of each other, the fourth within 500 feet. I believe that adding an additional business solely focusing on alcohol will impact the "heart" of town negatively in addition to creating more traffic and noise in the surrounding residential area.

This will also have a negative impact on the surrounding residential communities with traffic, additional trucks on 10th avenue as well as noise from patrons.

Further questions in regards to the nature of the business that seems contradictory in the application:

The application seems to imply a mixture of beer store and bar - If the beer market is offering food, ping pong, pinball and places for socializing, how will it not attract teenagers? Is it over 21 only? Under 21 with parents only? Only until a set time? But even at that, it is questionable to have a store with lounging areas and games open at noon that won't be enticing to young people. How will Campground Beer Market handle that? The only thing possibly enticing to teenagers at the other restaurants, is to eat and leave. The nature of Campground Beer Market with games and lounge areas will easily attract teenagers. In addition, several of the letters in support of the business raved about how great it will be for families and the "kids to run around" yet the applicant clearly states that "To put it bluntly, we want this to be a more adult place..." So which is it? Adults or families?

What exactly are the hours? One part of the application states 12-10pm then another states 12-11pm and then they ask for "flexibility"? Flexibility to close early or stay open later similar to the other restaurants in town? Why does a "store" need to be open until 11pm? There are no other stores in town that are open that late.

The applicants point out that their chosen name Campground (which is great and clever) is a reflection of the Methodist roots of Sea Cliff, it is hard to imagine that four bars within a hundred feet is what the Methodists had in mind for Sea Cliff. Another bar is not fitting for the historical integrity of the village. While the business concept is great and innovative and I applaud their ideas, however, as a fourth generation resident of Sea Cliff, I fully object to another bar in the heart of the village and the vagueness of the application, to me implies, that they are going to be both a beer store AND an operating bar, of which the center of Sea Cliff needs neither.

Respectfully,

Elaine Neice
9 Cromwell Pl

jgerrity@seacliff-ny.gov

From: Patrick Donoghue <patrick@thedonoghues.com>
Sent: Tuesday, February 15, 2022 9:12 PM
To: zba@seacliff-ny.gov
Subject: Campground Beer Market

Thank you for your careful review of the application from Campground Beer Market. As long-time residents of 203 8th Avenue and owners of the adjoining property on 10th Avenue, we are not opposed to the new tenants. We listened in on both meetings and carefully reviewed their application materials. We are hopeful that, if approved, they follow the plans as outlined. Our only request is that they do move forward with the plan for a gate at the back of the building (on 10th Ave) which will limit the flow of foot traffic, cars, and any potential related noise. There was some discussion with the board about whether or not a gate should be installed, and we would like to encourage the tenants to please stick with their original plan for a gate. As the closest residents to the new business, we think it would be less disruptive to the neighborhood and would be greatly appreciated.

Patrick Donoghue
patrick@thedonoghues.com
917 841 3369

jgerrity@seacliff-ny.gov

From: Viktor Angwald <angwald@gmail.com>
Sent: Wednesday, February 16, 2022 9:47 AM
To: jgerrity@seacliff-ny.gov
Subject: Support For CampGround Beer

Hello,
My name is Viktor Angwald and I live with my family a couple of houses down from the location of the proposed beer store "CampGround" and I wanted to add my support for the proposal. There are many reasons why we hope this business will open up in the near future, but the main one being that my family and I would feel much safer if there was an established business across the street rather than an abandoned lot. Having someone who manages and surveils the space would most likely minimize the risk of people congregating after dark. I know many of our neighbours feel the same way. Additionally, I got a chance to review CampGround's proposal and found it to be very thorough and believe it will be a wonderful addition to the neighbourhood. Please don't hesitate to reach out to me directly with any questions. I look forward to your decision next week.

Sincerely,
Viktor Angwald

--
Viktor Angwald
viktorangwald.com
(415) 812 8493

kgerrity@seacliff-ny.gov

Subject: FW: Other

From: Nino v. Luciano via Sea Cliff NY <cmsmailer@civicplus.com>
Sent: Wednesday, February 16, 2022 10:46 AM
To: bkennedy <bkennedy@seacliff-ny.gov>
Subject: Other

Submitted on Wednesday, February 16, 2022 - 10:46am
Submitted by anonymous user: 12.180.142.242
Submitted values are:

Subject: Other

Message:

I virtually attended last night's Zoom meeting regarding the application for the Beer Bar and Store on Sea cliff Ave.

my impression is that this can be a terrific addition to the Village downtown.....we need public spaces for people to congregate...especially in summer when outdoor space is available , this sounds like a great concept.

I'm sure the Building and Planning boards will make sure that things are done safely and appropriately.

but I think this is a winning concept.

==Please provide the following information==

Your Name: Nino v. Luciano

Your E-mail Address: nluciano@financialguide.com

Organization: 35 year resident of Sea cliff

Phone Number: 516 526 5681

==Address==

Street: 354 Carpenter ave

City: Sea Cliff

State: New York

Zipcode: 11579

The results of this submission may be viewed at:

<https://www.seacliff-ny.gov/node/2/submission/4531>

jgerrity@seacliff-ny.gov

From: Leo Leone <mrleo@me.com>
Sent: Wednesday, February 16, 2022 9:27 PM
To: jgerrity@seacliff-ny.gov
Subject: Campground Beer Market

Hi Jennifer.

Hope you are well.

I'm writing in support of the proposal to open Campground Beer Market on Sea Cliff Ave. As you know, my family owns the property at 362 Sea Cliff Avenue and are thrilled at the idea of a local, walkable, family-friendly space to grab a pint and meet with friends. It feels like it matches the Sea Cliff vibe we fell in love with and ultimately decided to become part of.

We know both of the proprietors families personally as friends and were super excited when we first heard their plans. It will compliment the rest of our quaint little downtown. We hope hope you choose to allow this wonderful new addition.

Thank you.

Leo, Stephanie, Pearl, Rose & Birdie

jgerrity@seacliff-ny.gov

From: Kee Koo <glowingbike@gmail.com>
Sent: Thursday, February 17, 2022 2:16 PM
To: jgerrity@seacliff-ny.gov
Subject: A letter in support of Campground Beer Market.

Dear members of the Sea Cliff Zoning Board of Appeals,

I'm writing in support of the opening and existence of Campground Beer Market.

I am a residence of the area, well acquainted with Pete Johnson and Emil Lanne and know them as upright citizens and members of our community.

This tasting room would be a vibrant addition to the village culture and I think the community and business strip would benefit from some more social, cultural and gastronomic venues in our town.

Best,

Kee Koo
graphic designer

jgerrity@seacliff-ny.gov

From: Matt Curiale <mattcuriale@gmail.com>
Sent: Thursday, February 17, 2022 7:12 PM
To: jgerrity@seacliff-ny.gov
Subject: Campground Beer Market

To Whom it May Concern:

I am writing this letter in support of the proposed Campground Beer Market. This new, vibrant, exciting destination to bring the family, or to meet up with neighbors, or to reconnect with friends sounds like exactly what our town needs.

The owners are residents who aim to improve upon and add to the culture of the town. They aren't completely profit driven, nor are they ignorant of Sea Cliff's unique vibe. With that in mind, I have faith that their vision is one that is friendly, open and forward-thinking.

Like so many others, my family strives to support local businesses. In this ambulatory town, more bright places means more people walking about. It means more window shopping. It means more dollars spread around. So many positive boxes to check.

I hate to think about the type of business that might occupy this space if Campground Beer Market is approved.

With respect,

Matt Curiale

jgerrity@seacliff-ny.gov

From: Renee Curiale <reneecuriale@gmail.com>
Sent: Thursday, February 17, 2022 7:58 PM
To: jgerrity@seacliff-ny.gov
Subject: Campground Beer Market

I am writing in support of the Campground Beer Market. I am very excited about the prospect of having this craft beer market in our village! I believe this type of business is one that many Sea Cliffians (new and old) would appreciate. Our community lacks places to gather and socialize. Since the options are limited, people tend to leave the village to get dinner, spend time with friends or grab a beer. I have been living in Sea Cliff for 14 years and I think the time has come for the village to be open-minded to new businesses. The Campground Beer Market seems like the perfect place to start. The updates that have been made thus far have changed an area that was neglected into a space that has potential. I believe that opening this venue would bring more business to our local shops and provide another place for our neighbors to visit. I am confident that this would not take away from the businesses that currently line Sea Cliff Avenue, but rather bring in more business by making our little downtown more desirable. I am hopeful that we can get excited for a new place to catch up with old friends and meet some new ones. I also must add that we are good friends with the owners and they are all lovely people who are dedicated to maintaining the charm of the village that we all love so much.

Warmly,
Renee Curiale

From: lauren healy <laurennymail@gmail.com>
Sent: Thursday, February 17, 2022 8:36 PM
To: kgerrity@seacliff-ny.gov
Subject: Campground Beer Market

To whom it may concern,

My name is Lauren Healy. I've lived in Sea Cliff since April 2014 with my husband and two young children. I feel strongly that the proposed Campground Beer Market would be a wonderful asset to have in town and would only bring a freshness and sense of community to that end of the block. It has been so nice to see some news businesses move onto Sea Cliff Avenue and it would be such an asset to the town to add this impeccably designed addition to the street. As a small business owner myself, I'm a strong believer in the shop small / shop local movement and love the idea of being able to walk to town to run errands, support the local businesses, and see neighbors. I strongly believe that supporting local businesses like "Campground" will only help out town remain the vibrant creative community that I'm so proud to call my home.

Sincerely,

Lauren Healy

jgerrity@seacliff-ny.gov

From: jessica marsanico <jmarsanico@gmail.com>
Sent: Friday, February 18, 2022 8:41 AM
To: jgerrity@seacliff-ny.gov
Cc: joe.bonvicino@gmail.com
Subject: Campground Beer Market

Good morning,

We are writing to express our strong support for the Campground Beer Garden. We believe it will be a place where families can gather, build community and provide a covid safe environment with the outdoor space.

The founders are benchmarks of our community who have fought for the safety and inclusivity of our children. I have no doubt that, knowing their character, they will create a warm, inviting, fun, and positive environment.

Campground Beer Market will be an asset to Sea Cliff Avenue, potentially bringing more patronage and thus increasing revenue for surrounding businesses.

Thank you,

Jessica and Joe Bonvicino

jgerrity@seacliff-ny.gov

From: Eric Miller <eric@ericmillerdesign.com>
Sent: Friday, February 18, 2022 10:29 AM
To: jgerrity@seacliff-ny.gov
Subject: Campground Beer Market

Hello, I hope you are having a good day. My name is Eric Miller and I have been a resident of Sea Cliff since 2014. I am writing to voice my support for Campground Beer Market, currently looking to occupy the old G&H auto space on Sea Cliff Ave.

I have known the future tenant Pete Johnson and his family since our children attended pre-school in Sea Cliff together, and have more recently got to know Emil Lanne. I respect them and their families very much, and know them to be excellent members of the community and entrepreneurs.

We live close to the location, and believe it would positively contribute to Sea Cliff Avenue and would be part of a growing number of businesses that were able to open even during the pandemic (eg the shave ice shop and Frost Ceramics). While it is an alcohol based business, the Wine shop has a different offering and I believe the local bars follow a different business model.

Thank you for your time,
Eric & family

jgerrity@seacliff-ny.gov

From: Greg Felice <gregfelice@gmail.com>
Sent: Friday, February 18, 2022 10:34 AM
To: jgerrity@seacliff-ny.gov
Subject: Writing in support...

Hello,

I'm writing in support of the new establishment being proposed for the old garage on sea cliff ave.

Pete and Emil are responsible community members. This establishment is something a lot of sea cliff residents want, and sea cliff would benefit as a whole from their business concept.

Thanks.

jgerrity@seacliff-ny.gov

From: Ariel Jatib <ariel.jatib@gmail.com>
Sent: Friday, February 18, 2022 11:44 AM
To: jgerrity@seacliff-ny.gov; zba@seacliff-ny.gov
Cc: Nicole Jatib
Subject: Re Campground Beer Market, Inc

Hi -

We are writing in support of Campground.

Having reviewed the proposal, we think this is an excellent opportunity for the village to permit a new, unique, service to local residents.

We've also read the letters opposing the proposal. Particularly troubling was one letter from someone who believes their difference of opinion on matters unrelated to business or beer warrants mention as a reason for denying the request. If you have an issue with the business or the owners, there's a simple solution - don't patronize it.

Having started a couple of successful small businesses, we can attest to the difficulties and challenges associated with creating something sustainable which delivers value to consumers and provides jobs. We should celebrate and support these brave entrepreneurs looking to improve the services available to the residents of the village.

We hope you approve the permit and the village continues to focus on enabling small businesses. It was local small businesses like Partners, Sea Cliff Bistro and others which attracted us to the village. With more folks working from home than ever before, these businesses will provide places where we can once again come together as a community. They serve to improve our quality of life and experience, along with positively impacting our property values in the long-term.

All the best,

Ariel and Nicole Jatib
388 Carpenter

jgerrity@seacliff-ny.gov

From: Molly Deegan <mollydeegan@branchreg.com>
Sent: Friday, February 18, 2022 2:43 PM
To: jgerrity@seacliff-ny.gov
Subject: Support for Campground Beer Market

Hi Jen. If you could please pass this along to the Zoning Board of Appeals I would appreciate it. Thank you!

Best,

Molly

To the Zoning Board of Appeals:

My name is Molly Deegan and I'm the owner of Branch Real Estate Group here in Sea Cliff. I am also a lifelong resident of Sea Cliff, and my family has a history here going back 100 years.

My grandfather, father and first cousin were all Sea Cliff mayors and as such, committed, positive contributors to the overall progression and beauty of the village. Additionally, my grandmother was the first woman President of the Sea Cliff Civic Association. So, as you can see, our roots run deep and our love for this village has been immense and enduring. Our family has always wanted Sea Cliff to remain a flourishing and evolving community while maintaining its historical integrity and significance.

I'm writing today in strong support of Campground Beer Market, the proposed new venture by Emil Lanne and Pete Johnson.

I have known Emil and Pete both personally and professionally for a few years now, and in that short amount of time they have demonstrated themselves to be men of vision and integrity with a fierce love for our village, which is their home too. Because of this, they have a desire to see our already vibrant downtown continue to thrive and grow.

As a real estate business owner and someone who has brought many new faces to Sea Cliff, I consistently receive feedback that while everyone loves the charm of the village, they would like to see something a little more forward thinking and community-oriented.

It is my firm belief that this proposed venture is exactly what our village needs. In particular in the former spot of G and H Auto which has been an eyesore for far too long. Campground will foster that sense of community, something sorely needed as we once again come out of the pandemic and begin to enjoy more time connecting with friends, neighbors and family.

It's is my sincerest hope that you will approve this project for the betterment of Sea Cliff and its fine citizens.

Sincerely,

Molly Deegan
Owner
Branch Real Estate Group.

m o l l y d e e g a n, RETP
[licensed real estate salesperson]

203 Glen Cove Avenue Sea Cliff, NY 11579
Office 516-671-4400 | Fax 516-671-4200
Mobile 917-744-3961
www.branchreg.com