



INCORPORATED VILLAGE OF SEA CLIFF

**OFFICE OF THE VILLAGE OF SEA CLIFF BUILDING DEPARTMENT
300 SEA CLIFF AVE SEA CLIFF N.Y. 11579 PHONE (516) 671-0080**

Notice of Review

1/28/22

TO:
PROPERTY OWNER: Sea Cliff Social
APPLICANT: The Onion Tree-Gastropub, LLC
PROPERTY ADDRESS: 242 Sea Cliff Ave
SECTION/ BLOCK/ LOT: 21/131/6

APPLICATION NO: 12722
APPLICATION RECV'D: 1/26/2022
ZONE: Business A

DESCRIPTION: The applicant proposes to modify their Special Use Permit by adding an additional 8 seats outside.

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

§ 138-802 Uses permitted by special permit.

The following uses are permitted by special permit in the Business A District:

A. Restaurant, where all food is prepared, served and consumed on the premises. Drive-in restaurants of all types are hereby specifically prohibited.

The applicant proposes to modify their Special Use Permit by adding an additional 8 seats outside on the eastern portion of the property

Shane Dommin
Village of Sea Cliff Building Department

Note; If the proposed construction does not comply with the Village Code, applicant may apply to the Zoning Board of Appeals for relief, within 60 days hereof. If the proposed construction requires Planning Board approval, an application to the Planning Board may be made. All plans are subject to the Building Codes of New York State.



INCORPORATED VILLAGE OF SEA CLIFF

Post Office Box 340 • 300 Sea Cliff Avenue • Sea Cliff, NY 11579
(516) 671-0080 phone • (516) 671-6508 fax • www.seacliff-ny.gov

BUILDING PERMIT

APPLICATION ID # 12722 APPLICATION DATE 1/26/22 PERMIT # _____

PROPERTY ADDRESS: 242 Sea cliff Ave SECT 21 BLOCK 21 LOT 131

Owner: sea cliff social LLC
Address: 242 sea cliff Ave City: Sea cliff State: NY Zip: 11579
Phone: _____ Cell: 917 733 2250 Email: David.Swinburne@gmail.com

Applicant: (if applicant is different from owner state relationship to owner) The onion Tree - Gastropub LLC
Address: 242 sea cliff Ave City: Sea cliff State: NY Zip: 11579
Phone: _____ Cell: 516 633 7240 Email: ~~Robert@~~ 19fb@theoniontree.com

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

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

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

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

Other/Mechanical:
Address: _____ City: _____ State: _____ Zip: _____
Phone: _____ Cell: _____ Email: _____

A/C, Boiler, etc Model# _____
A/C, Boiler, etc Model# _____



PROPOSED WORK: Be as detailed as possible describing anything that is not going to be specifically provided for in plans or other supporting documents such as number of plumbing fixtures, new services, i.e. gas, water, electric, number of new branch circuits or anything else billable by permit. Billable permit items are listed in Village Code Chapter 142-A as a pdf. Link. The building dept. is responsible for assessing permit fees.

implement permanent seating in the garden where we had seating under the Mayor's executive order.

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

-----X
IN THE MATTER OF THE APPLICATION OF

The Onion Tree-Gatropub, LLC

APPLICATION

Village of Sea Cliff.
-----X

1. Name of applicant: The Onion Tree-Gastropub, LLC
2. Applicant's address: 242 Sea Cliff Avenue, Sea Cliff, New York.

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: 242 Sea Cliff Avenue, Village of Sea Cliff, N. Y. and is also known as Section 21, Block 131, Lot(s) 6 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:
Seacliff Social LLC; 242 Sea Cliff Avenue, Sea Cliff, NY 11579

-
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 Avenue (street).
8. The date on which the owner(s) acquired the property was February 23, 2021.
9. The approximate dimensions of the property are 20 feet by 50 feet, and the total acreage of property is .023 acres.
10. The property is presently used for Restaurant and Bar.
11. Are there existing buildings on the property? Yes-1 of 1
12. Are there any outstanding village taxes on the property?
No If so, for what years? N/A
13. The applicant or owner(s) wish to make use of the property for the purpose of: Restaurant and Bar
14. The Building Department of the Village of Sea Cliff denied an application for a building permit on _____
15. The proposed construction use of the property does not comply with the following sections of the Village Code: Use requires a modification of previously granted special permit, granted pursuant to Village Code Section 138-802.
-

16. This is an application for:

_____ an appeal

_____ a variance

 X a special permit

_____ other(describe): _____

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

(Note to Applicant - this information is particularly important, and must constitute a complete statement of the grounds for the relief which you are seeking. You may use additional sheets of paper if necessary to provide a complete response)

See Addendum.

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? Yes If so, attach a description of each such prior application, including the date the application was made, the date of the determination by the Zoning Board of Appeals or Planning Board, and a summary of the determination by the Zoning Board of Appeals or Planning Board.
Board of Appeals granted special permit on March 3, 2021 (see attached).

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

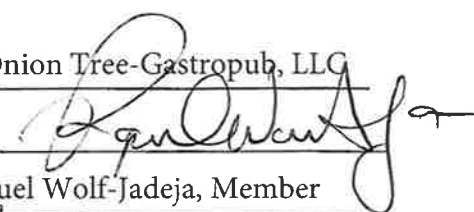
If so, attach a description of each such prior application, including the date the application was made, the date of the determination by the Zoning Board of Appeals or Planning Board, and a summary of the determination of the Zoning Board of Appeals or Planning Board.

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: The Onion Tree-Gastropub, LLC

Signature of applicant: 

Title of signatory: Raquel Wolf-Jadeja, Member

Date: 1/22/22

AFFIDAVIT OF APPLICANT

STATE OF NEW YORK) SS:

COUNTY OF NASSAU)

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

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

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

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

Raquel Wolf-Jadeja

Print Name

Signature

Sworn to before me this 22
day of January 2022

Patty Carrotta

PATTY CARROTTA
Notary Public, State of New York
No. 01CA6215546
Qualified in Nassau County
Commission Exp. 12/28/25

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

-----X

In the Matter of the Application of

The Onion Tree-Gastropub, LLC

DISCLOSURE
AFFIDAVIT
General Municipal Law
Section 809

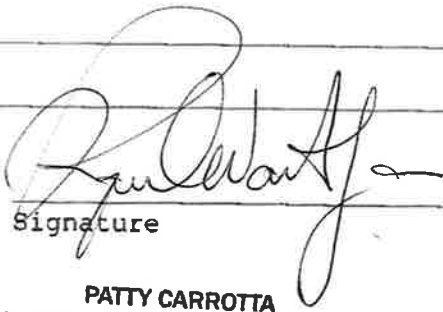
-----X

STATE OF NEW YORK) COUNTY OF NASSAU)

ss: Raquel Wolf-Jadeja , 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 22
day of January 20 22
 Patty Carrotta

PATTY CARROTTA
Notary Public, State of New York
No. 01CA6215546
Qualified in Nassau County
Commission Exp. 12/28/25

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)

David Swinburne being duly sworn, deposes and says that (s)he is the owner of the property known as 242 Sea Cliff Avenue 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 22
day of January 2022

Patty Carotta

PATTY CARROTTA
Notary Public, State of New York
No. 01CA6215546
Qualified in Nassau County
Commission Exp. 12/28/25

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.

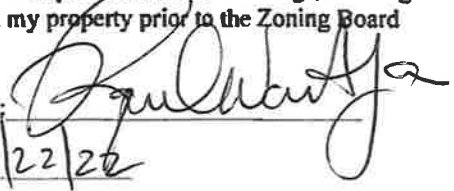
Sworn to before me on this _____
day of _____ 20__ .



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: 1/22/22

Zoning Board of Appeals
The Onion Tree-Gastropub, LLC
242 Sea Cliff Avenue, Sea Cliff, New York

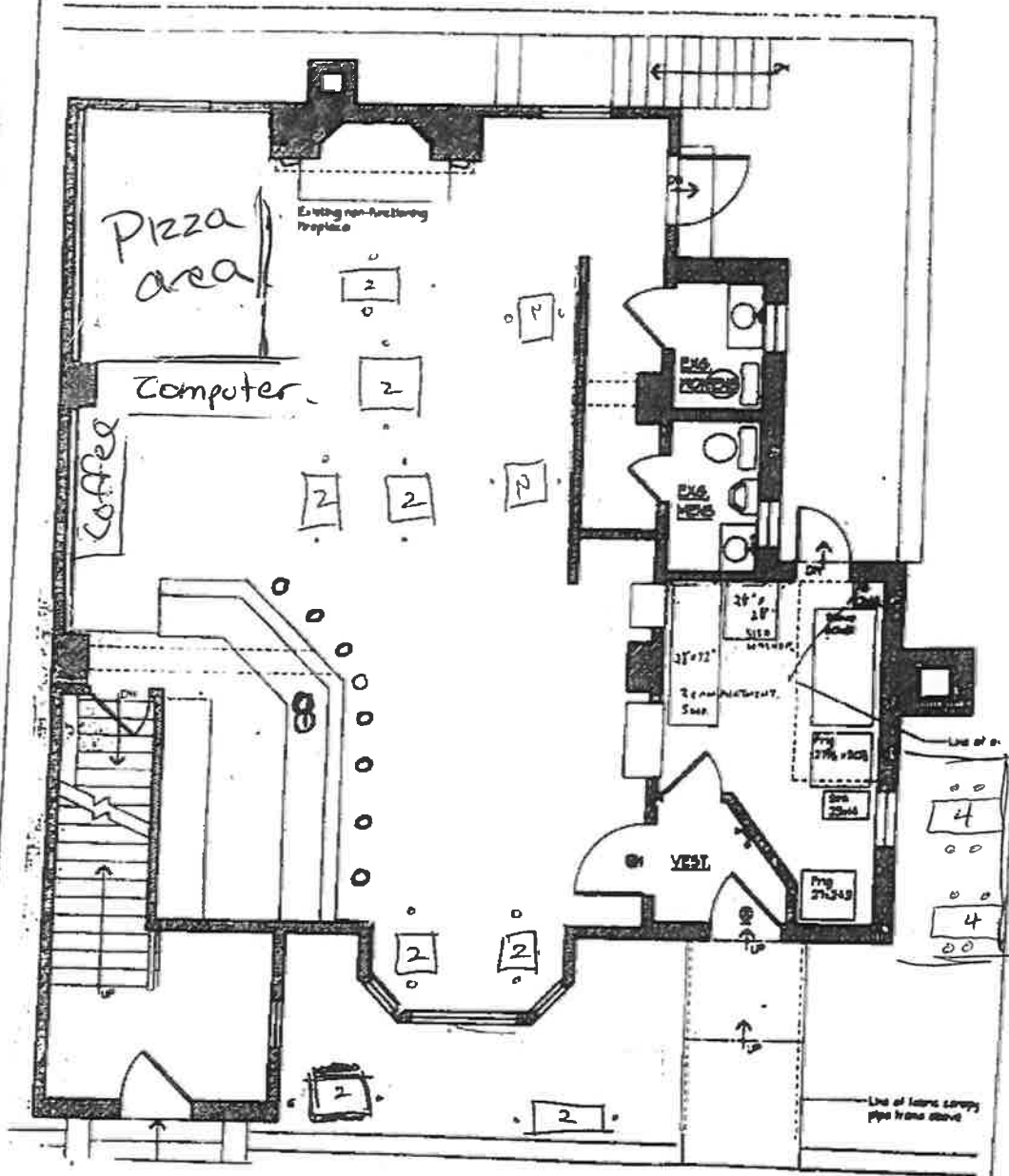
2022 Requested Amendments to Special Use Permit

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

The Applicant was granted a special use permit on March 3, 2021, for the continued operation of a restaurant at 242 Sea Cliff Avenue, which is now operated as The Onion Tree-Gastropub.

The Applicant is seeking an amendment to the previously granted special use permit to allow for additional outdoor seating in the garden area. This area of outdoor seating is to replace indoor seats, which were removed when pizza ovens were installed in the restaurant. The Applicant initially utilized the garden area for outdoor seating through permission under the Governor's pandemic-related executive orders, and is now seeking to make it a permanent addition.

2022 Submission

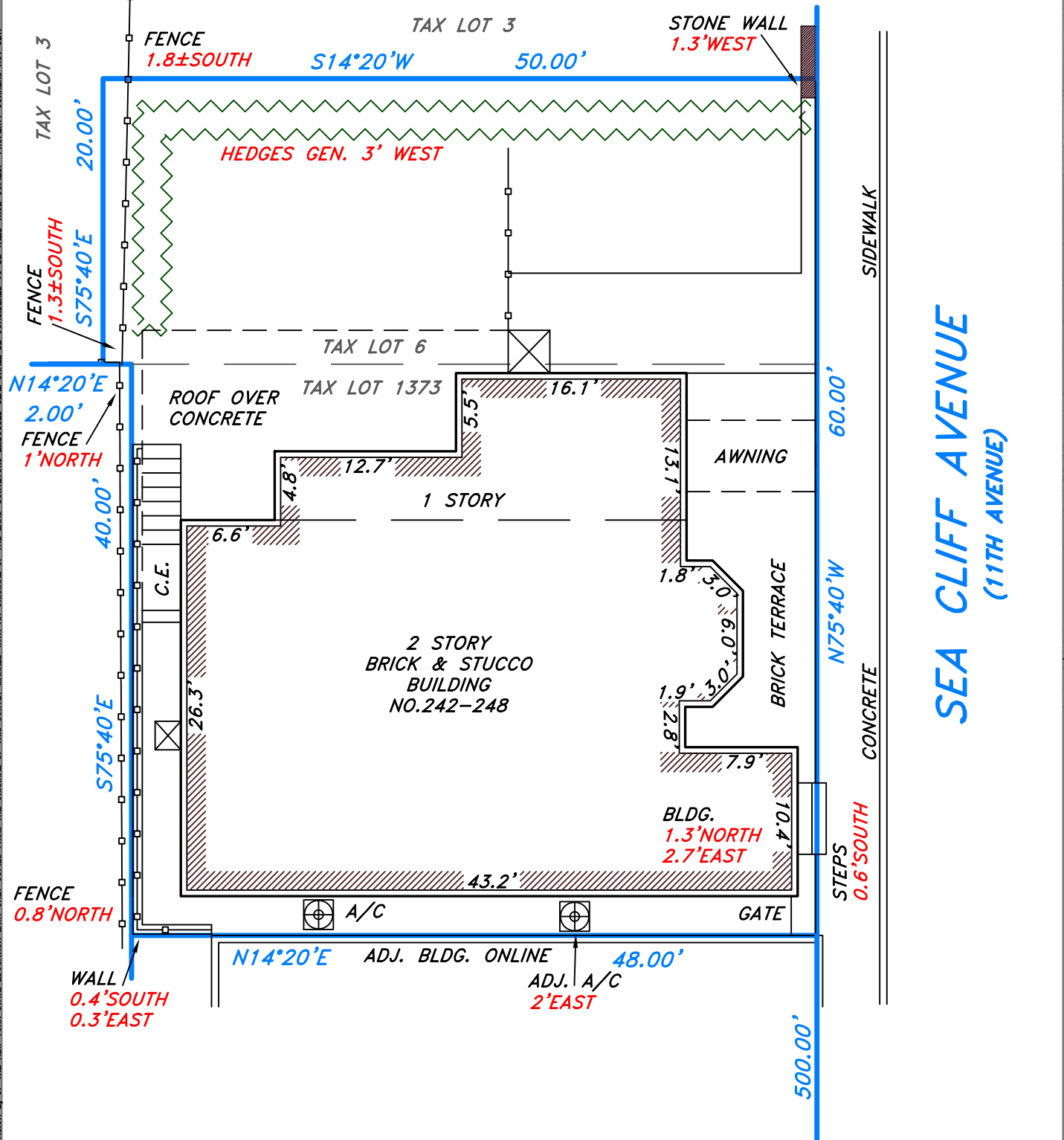


The Onion Tree - Gastropub, LLC
242 Sea Cliff Ave

GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, & ON THEIR BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY & LENDING INSTITUTION LISTED HEREON

UNAUTHORIZED ALTERATION OR ADDITION 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. PROPERTY CORNERS NOT SET.

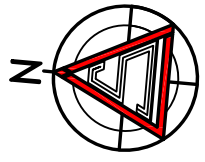
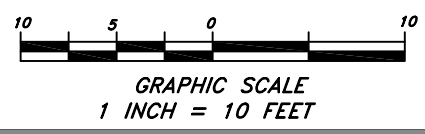
AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. CERTIFICATIONS INDICATED HEREON SHOWN THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.



NOTE:
1. 6-12" SNOW AT TIME OF SURVEY.

CENTRAL AVENUE

LEGEND:	ENC. ENCLOSED	AIR CONDITIONER
FRM. FRAME	FNC. FENCE	MAS. MASONRY
CNTVR. CANTILEVER	GAR. GARAGE	CONC. CONCRETE
O.H. OVERHANG	A.C. AIR CONDITIONER	BRK. BRICK
R/O. ROOF OVER	CE. CELLAR ENTRY	ASP. ASPHALT
C/W. CONCRETE WALK	W.W. WINDOW WELL	O.H. UTIL. OVERHEAD UTILITIES
STY. STORY	M/W. MASONRY WALK	
O.T. OIL TANK	UTILITY POLE	
F.E. FIRE ESCAPE		



MAP OF DESCRIBED PROPERTY
SITUATED AT
INC. VILLAGE OF SEA CLIFF, TOWN OF OYSTER BAY
NASSAU COUNTY, NEW YORK

TAX MAP DESIGNATION
SECTION 21 BLOCK 131 LOTS 6 & 1373

REFERENCE NO: 20300

CHRISTOPHER HENN, L.S.
SURVEY SOLUTIONS

DATE 2/12/2021

CERTIFIED TO:
SEACLIFF SOCIAL, LLC
S&P LAND SERVICE, INC.
OLD REPUBLIC NATIONAL TITLE
INSURANCE CO.
TITLE NO.SP-2404-21

PLANNERS & ENGINEERS
 LAND SURVEYORS
 100 STEVEN PLACE
 HAUPPAUGE, NY
 (631) 858-1675
 www.titlesurvey.com

N.Y.S. LIC. NO. 49857
(C) COPYRIGHT

THE ONION TREE GASTROPUB DECISION

At a meeting of the Board of Appeals of the Village of Sea Cliff, New York, on March 3, 2021, on motion of Mr. Mozer, seconded by Mr. Versocki, and adopted unanimously, the Board, having duly considered the matters brought forth at the public hearing, and other matters properly within the consideration of this Board and having discussed the subject application, rendered the following determination:

1. The applicant, The Onion Tree Gastropub, LLC, 242 Sea Cliff Avenue, Sea Cliff, applied to continue to operate a restaurant, which requires a special permit pursuant to Village §§138-802. Premises are designated as Section 21, Block 131, Lot 6 on the Nassau County Land and Tax Map (the "Subject Premises").
2. The Subject Premises are located in a Business A Zoning District, and are improved presently with a first floor unit that was occupied previously by a restaurant called The Oak Room (and before that, Roots). On January 21, 2020, the Board granted a special permit, subject to conditions, to the applicant. Upon application by the applicant for an amendment to the special permit approval, on September 30, 2020, the Board granted amendments to the conditions of the permit. The permit, and the conditions, are for a one year period, and the applicant seeks now to extend the permit approval, subject to the same conditions, as amended in September 2020.
3. The Board held a public hearing on this application, made a determination of no environmental significance, and timely referred the application to the Nassau County Planning Commission as required by law.
4. The application provided that the applicant intends to operate the restaurant identically to the current restaurant, which would include the following:
 - a. The proposed restaurant is intended to be used as a sit down restaurant. There will be 30 seats at tables and 7 seats at the bar. The outdoor seating area will not increase the number of seats available for use by patrons.
 - b. The proposed restaurant may remain open six (6) days per week, and that hours on the days that the restaurant will be open, which days in a particular week may vary based on the applicant's business choice, are Monday through Saturday, from 4pm to 11pm, and on Sundays from 12pm to 10pm.

- c. There will be no mechanical ventilation in the outdoor seating area.
 - d. The applicant may propose to provide live music in accordance with a cabaret license that would be subject to review by the Board of Trustees.
 - e. The restaurant is located on Sea Cliff Avenue in the heart of the Village's business A Zoning District.
 - f. The outdoor seating is proposed to be utilized seasonally, and is located wholly within the property boundaries and not extending into the right-of-way of Sea Cliff Avenue.
 - g. The proposed cooking equipment will be utilized in such a manner that it will not impact either the residents in the apartments above the restaurant or the nearby residents.
 - h. The cooking exhaust system and all cooking and fire sprinkler systems shall fully comply with applicable laws and municipal agency and department regulations.
 - i. No food or drink service area will be provided outdoors.
5. As a matter of law, special permits allow specific uses in a given district, provided that the applicant can demonstrate that it meets or complies with certain standards set forth in the zoning regulations related to such use and that the proposed use will not be a detriment to the neighborhood. As set forth below, the Board grants the special permit subject to certain conditions.
 6. In connection with the granting of a special permit, the Board has the power to impose such reasonable conditions and restrictions as are directly related to and incidental to the proposed use of the property and which are not inconsistent with the provisions of the zoning regulations.
 7. The applicant's request for a special permit to operate a restaurant at premises where a restaurant has been in operation for many years is also granted on the conditions set forth below. To balance the potential adverse impacts the proposed use may have on nearby properties and traffic in the area with the obligation of this Board to issue a special permit where adequate, reasonable, and appropriate conditions and restrictions can be imposed to minimize the adverse effects, the special permit is granted to operate the portion of the Subject Premises depicted in the plans submitted with the application as a restaurant subject to the following conditions:

- a. The special permit is granted to the applicant only or to any business or entity in which the applicant has a controlling interest;
- b. The parking of vehicles by patrons of the premises, employees, or suppliers, and the loading or unloading of equipment and supplies, shall not interfere with the normal flow of traffic on the adjoining streets;
- c. Only tables and chairs only may be stored outside on the east side of the building, when not in use, and no kitchen or cooking equipment shall be stored outdoors;
- d. Exterior lighting of the premises shall be designed so as to minimize any impact on the adjoining properties through shielding, directional lighting and reduction of glare and reflection. Any new exterior lighting or building lighting shall be mounted at a height and in a location such that no light spillage of 0.1 foot-candle or higher shall extend beyond the property lines. There shall be no additional lighting for outdoor usage, except for table candlelight;
- e. Seating shall be limited to the proposed seating, including 30 seats at inside tables, 7 seats at the bar, with no more than 4 outdoor seats to be used for seasonal dining. If additional seating is necessary, applicant must reapply to the Board for appropriate relief as then identified by the Superintendent of Buildings;
- f. The cooking equipment shall be limited to the equipment proposed by the applicant;
- g. No deliveries shall be made by tractor trailer sized vehicles. No trucks in excess of 24 feet in length shall make any deliveries to or pick-ups from the property. No deliveries or shipments shall be made to or from the property before 7:00 am or after 6:00 pm on any day;
- h. Prior to issuance of a certificate of occupancy, the applicant shall obtain full approval, if necessary, from the Nassau County Department of Health and all other agencies for the cooking of food, the use of the cooking and cleaning equipment proposed to be used on-site and any required modifications to the septic or water systems;
- i. Any fire sprinkler system and use of the premises for cooking purposes shall conform to applicable NFPA

requirements, as determined by the Building Superintendent or any municipal agency with jurisdiction;

- j. Cooking equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, parking area, alleys, sidewalks, neighboring properties or storm sewers;
- k. No noise, fumes, or similar sources of nuisance are to emanate in a manner as to be unreasonably annoying to surrounding property owners;
- l. Except as provided elsewhere in this decision, there shall not be any outside seating on the Subject Premises without additional application to this Board;
- m. The restaurant may remain open six (6) days per week, and that hours on the days that the restaurant will be open, which days in a particular week may vary based on the applicant's business choice, are Monday through Saturday, from 4pm to 11pm, and on Sundays from 12pm to 10pm for ingress and egress purposes or emergency purposes;
- n. Interior music shall be limited as provided in any properly issued cabaret license to prerecorded background type music and shall not include any live music. No music shall be permitted outside, and the doors and/or windows shall not be left open in a manner that would circumvent this restriction;
- o. Outdoor seating and use of the outside area shall be limited to no later than 10:00pm. Outdoor tables and chairs on the patio in front of the restaurant may remain in place when the restaurant is not open;
- p. No heating or cooking apparatus related to food preparation and no bar shall be located outside, including any bar for the service or storage of alcoholic or non-alcoholic beverages;
- q. All plantings and planted areas shall be maintained in good and neat condition to accomplish the purposes intended, and shall be replaced as necessary to maintain the screening and planted areas in a manner that serves as a buffer area for the residential properties on Summit Avenue;
- r. The Subject Premises shall not be used for any use that intensifies or increases the usage or the parking

requirements or the potential impacts of the premises without further application to the Board.

- s. Loitering outside of the restaurant is prohibited;
- t. No mechanical means of ventilation, heating or cooling shall be utilized for the outdoor seating area;
- u. No trash or debris from the restaurant shall be stored outside unless placed in fully enclosed and sealed garbage disposal receptacles. Such receptacles shall be sanitized in a manner so as not to permit odors to emanate outside such receptacles. No such receptacles shall be visible from any public way;
- v. No employees or customers shall be permitted to smoke in the outside seating area of the premises, and as otherwise permitted under any applicable law related to smoking;
- w. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all special use permit conditions and requirements contained herein; and
- x. Because of the potential of abuse which the proposed special permit use presents if not supervised correctly and the resultant adverse impacts on the surrounding property owners and the Village and its residents that could result, this Board, mindful of its responsibilities to protect nearby residents from over commercialization of the area and other potential adverse impacts and the limited ability of the applicant and/or operator to completely control the adverse impact which the business may generate, will grant the special permit to operate as proposed for a period of two (2) years commencing on the date that this decision is filed with the Village Clerk. The special permit shall be limited to the operation of a restaurant by the applicant, and any change in ownership shall require a new application to this Board for a special permit. To extend the special permit, prior to the expiration of the two (2) year period, but in no event sooner than four months prior to said date, the applicant, if it desires to continue the use of the premises in the manner proposed by the application, shall reapply to the Board having jurisdiction for a renewal of the special permit. The application shall be made in a timely manner so as to permit this Board to render its decision prior to the expiration of the

aforesaid **two** (2) year time period. **The provisions of this paragraph shall constitute a condition of this decision.**

8. If one or more of the aforesaid conditions of this decision are violated, the Village shall have the right to suspend or revoke the special permit in accordance with the procedures set forth in the Village Code.
9. Except as otherwise provided herein, the provisions of Village Code §§138-1304 and 1403 apply.

Short Environmental Assessment Form

Part 1 - Project Information

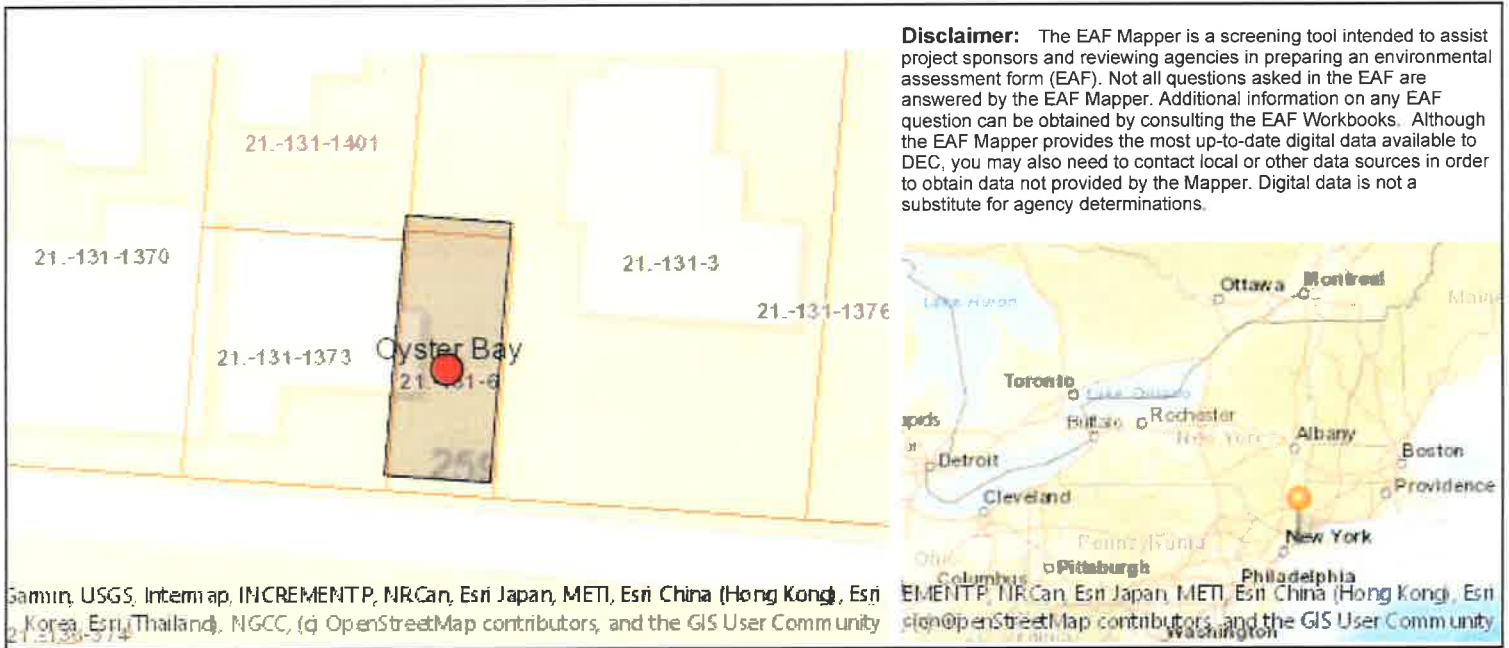
Instructions for Completing

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: The Onion Tree--Amendment to Special Use Permit			
Project Location (describe, and attach a location map): 242 Sea Cliff Avenue, Sea Cliff, NY 11542			
Brief Description of Proposed Action: Amendment to previously granted Special Use Permit to allow for the use of the eastern portion of the premises for outdoor seating for eight people.			
Name of Applicant or Sponsor: The Onion Tree-Gastropub, LLC		Telephone: 516-633-7240	
		E-Mail: raqueltwj@icloud.com	
Address: 242 Sea Cliff Avenue			
City/PO: Sea Cliff		State: New York	Zip Code: 11579
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? _____ .023 acres			
b. Total acreage to be physically disturbed? _____ 0 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ .023 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" 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			

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" 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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" 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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <input checked="" 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?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
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?	<input type="checkbox"/>	<input checked="" 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?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Samir, USGS, Intermap, INCREMENTP, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri Thailand, NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

The Onion Tree - 242 Sea Cliff Ave

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

OHMAN MICHELLE & OHMAN PETER
OR CURRENT OWNER
240 SEA CLIFF AVE
SEA CLIFF, NEW YORK 11579

SCHWAB KENNETH & MARIA
OR CURRENT OWNER
54 10TH AVE
SEA CLIFF, NEW YORK 11579

ZUCCARO GIUSEPPE & ANTONIA
OR CURRENT OWNER
227 SEA CLIFF AVE
SEA CLIFF, NEW YORK 11579

BRISSENDEN MATTHEW & ~~KIM~~ ^{Kimberly}
OR CURRENT OWNER
72 MAPLE AVE
SEA CLIFF, NEW YORK 11579

SCHINDEL PROPERTIES SEA CLIFF, LLC
OR CURRENT OWNER
253 SEA CLIFF AVE
SEA CLIFF, NEW YORK 11579

RK BUSINESS HOLDINGS LLC
OR CURRENT OWNER
61 9TH AVE
SEA CLIFF, NEW YORK 11579

NADJARI DOUGLAS M TRUST
OR CURRENT OWNER
69 TENTH AVE
SEA CLIFF, NEW YORK 11579

~~INC VILLAGE OF SEA CLIFF
OR CURRENT OWNER
2 SEA CLIFF AVE
SEA CLIFF, NEW YORK 11579~~

KENNY JANET M & MICHAEL
OR CURRENT OWNER
44 ROSLYN AVE
SEA CLIFF, NEW YORK 11579

CONSTANTINO KRISTINA
OR CURRENT OWNER
53 9TH AVE
SEA CLIFF, NEW YORK 11579

~~Sea Cliff Social
CS BROKERS CORP
OR CURRENT OWNER
242-248 SEA CLIFF AVE
SEA CLIFF, NEW YORK 11579~~

IRVART ASSET MANAGEMENT LLC
OR CURRENT OWNER
252-260 SEA CLIFF AVE
SEA CLIFF, NEW YORK 11579

SMITH HARRY
OR CURRENT OWNER
82 12TH AVE
SEA CLIFF, NEW YORK 11579

DRISCOLL KEVIN & TIMOTHY
OR CURRENT OWNER
31 9TH AVE
SEA CLIFF, NEW YORK 11579

SEA CLIFF SOCIAL LLC
OR CURRENT OWNER
267 SEA CLIFF AVE
SEA CLIFF, NEW YORK 11579

HAGAN MARK
OR CURRENT OWNER
264 SEA CLIFF AVE
SEA CLIFF, NEW YORK 11579

PATH LAND HOLDINGS LLC
OR CURRENT OWNER
263 SEA CLIFF AVE
SEA CLIFF, NEW YORK 11579

~~DAVID WEINBERGER
LANGE ROBERT & TERRY
OR CURRENT OWNER
228 SEA CLIFF AVE
SEA CLIFF, NEW YORK 11579~~

J & R 10th Ave Llc
OR CURRENT OWNER
230-232 SEA CLIFF AVE
SEA CLIFF, NEW YORK 11579

EAMC REALTY LLC
OR CURRENT OWNER
247-249 SEA CLIFF AVE
SEA CLIFF, NEW YORK 11579

PARISI CHARLES E & VIVIAN &
OR CURRENT OWNER
75 12TH AVE
SEA CLIFF, NEW YORK 11579

NATALE KATHRYNE
OR CURRENT OWNER
45 NINTH AVE
SEA CLIFF, NEW YORK 11579

~~SEMILES CHRISTOPHER J & LA...
OR CURRENT OWNER
10TH AVE
SEA CLIFF, NEW YORK 11579~~

WARD BRIAN C & TINA F
OR CURRENT OWNER
59 12TH AVE
SEA CLIFF, NEW YORK 11579

HERTLEIN MARK & KIMBERLY
OR CURRENT OWNER
86 12TH AVE
SEA CLIFF, NEW YORK 11579

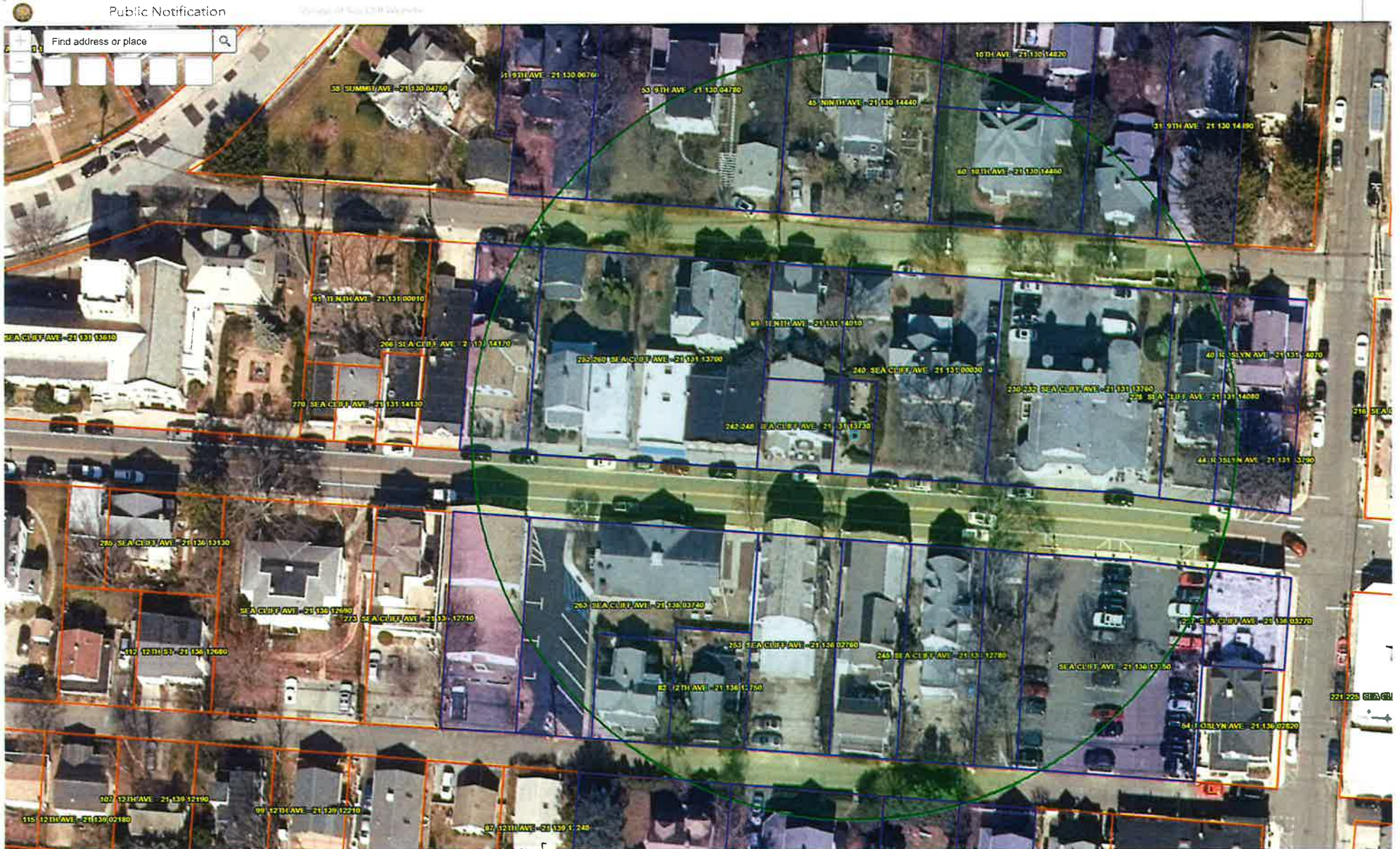
MADDEN TIMOTHY & CATHERINE
OR CURRENT OWNER
81 12TH AVE
SEA CLIFF, NEW YORK 11579

~~CS BROKERS CORP
OR CURRENT OWNER
SEA CLIFF AVE
GLEN COVE, NEW YORK 11542~~

GIMONDO VINCENT D
OR CURRENT OWNER
40 ROSLYN AVE
SEA CLIFF, NEW YORK 11579

SEMILES CHRISTOPHER J & LAURA
OR CURRENT OWNER
60 10TH AVE
SEA CLIFF, NEW YORK 11579

PETROSKE LAURIE
OR CURRENT OWNER
245 SEA CLIFF AVE
SEA CLIFF, NEW YORK 11579



COPY

Bargain and Sale Deed with Covenants against Grantor's acts.

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

THIS INDENTURE DATED FEBRUARY 23RD, 2021

Between: CS BROKERS CORP. having an address at 242-248 SEA CLIFF AVENUE, SEA CLIFF, NY 11579

party of the first part, and

SEACLIFF SOCIAL, LLC having an address at 110 GLENLAWN AVENUE, SEA CLIFF, NY 11579

party of the second part,

WITNESSETH, that the party of the first part in consideration of TEN DOLLARS and other valuable consideration paid by party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part, forever,

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING & BEING (see attached schedule "A")

PREMISES KNOWN AS: 242-248 SEA CLIFF AVENUE, SEA CLIFF, NY 11579

BEING & INTENDED TO BE THE SAME PREMISES CONVEYED TO PARTY OF THE FIRST PART BY DEED DATED 01/06/2020 & RECORDED 01/07/2020 IN THE OFFICE OF THE CLERK OF THE COUNTY OF NASSAU IN LIBER 13896 PAGE 111.

TOGETHER with all right, title and interest, if any, of the party of the first part of, in and to any streets and roads abutting the above-described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires. THIS CONVEYANCE HAS BEEN MADE WITH THE UNANIMOUS WRITTEN CONSENT OF MEMBERS OF THE CORPORATION.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

**SECTION: 21
BLOCK: 131
LOT: 6 & 1373**

CS BROKERS CORP.


BY: CHRISTOPHER SCOTT, PRESIDENT

jgerrity@seacliff-ny.gov

From: swabo55@optonline.net
Sent: Tuesday, February 15, 2022 2:28 PM
To: Zba@seacliff-ny.gov
Subject: re: Onion Tree application for outdoor dining

My name is Mark Hagan, residing at 264 Sea Cliff Ave, Sea Cliff, NY & I am commenting on the Onion Tree application to use the eastern portion of the premises for outdoor seating for eight (8) persons.

I am strongly in favor of this application. The Onion Tree provides Sea Cliff with a unique and enjoyable dining experience. I witnessed first hand the positive impact that additional seating had on their success in navigating the difficulties of the pandemic and on how they were able to continue to maintain themselves with the side dining once the street dining venue was discontinued.

In my opinion, there is no negative impact to the Village or surrounding neighbors if the Onion Tree were to be granted this application.

Best regards,

Mark Hagan

From: O'Keefe Plumbing <okeefeplumbing@gmail.com>
Sent: Friday, February 18, 2022 12:18 PM
To: zba@seacliff-ny.gov
Cc: Sea Cliff Village Building Dept
Subject: RE: Application of Sea Cliff Social LLC, as owner, and The Onion Tree-Gastropub, LLC, as tenant, 242 Sea Cliff Avenue

To the Architectural Review Board
RE: Application of Sea Cliff Social LLC, as owner, and The Onion Tree-Gastropub, LLC, as tenant, 242 Sea Cliff Avenue, Sea Cliff, New York, to permit the use of the eastern portion of the premises for outdoor seating for eight (8) people

Hello there,
We watched the Zoning Board of Appeals meeting on Tues. and wanted to email about the request of The Onion Tree.

We hope that you will consider and allow the request to permit seating 8 people in the side yard.

Even though the fear of COVID is lessening, there are still people like ourselves who feel more comfortable sitting outside. We would like the outdoor seating to still be in place there at this time.

Perhaps this is something you can still allow for a certain time period of another year or two years and make it contingent on there being any negative influence in having those seats be there? If there are complaints against it?

Most probably you are concerned with setting a precedent, but these past 2 years have been unprecedented! Restaurants still need assistance from their communities.

With their loss of 14 seats inside, in order to accomodate a pizza oven to support the take out business needed to stay in business, the allowance of the 8 outside seats would really help this business stay afloat.

As well, the customers that have gotten used to both having amazing pizza, and sitting outside would really prefer if it could remain. Even if for a limited time.

Thanks for considering all options, and the possibility of a continuation, and for supporting businesses in Sea Cliff.

Respectfully,
Christina Newton and Timothy O'Keefe
42 Harbor Way
Sea Cliff, NY 11579
516-676-3808

jgerrity@seacliff-ny.gov

From: info@seacliff-ny.gov
Sent: Wednesday, February 16, 2022 9:02 AM
To: Jennifer Gerrity
Cc: sdommin@seacliff-ny.gov
Subject: FW: Application by Onion Tree Restaurant for permanent outdoor seating

From: Richard Salditt <rbsalditt@gmail.com>
Sent: Tuesday, February 15, 2022 8:45 PM
To: info@seacliff-ny.gov
Subject: Application by Onion Tree Restaurant for permanent outdoor seating

Dear Sea Cliff Zoning Board,

I am writing in support of the application by the Onion Tree Restaurant for permanent external seating.

I am a resident of Sea Cliff Village for over 20 years. My wife and I have gotten to know proprietors Jay and Raquel and have had the opportunity to dine at the restaurant at least 15 times since their opening in March 2020. In our experience, the proprietors have always operated the restaurant in a highly courteous and professional manner. The staff is well trained, the service is excellent and the food is consistently delicious and unique. As a result of such a well managed restaurant, customers we observe when dining are also courteous, friendly and mindful of their surroundings.

As a satisfied customer of Onion Tree and long time village resident, thank you for your consideration of their application.

Kind regards,
Rich & Jill Salditt

10 Circle Way
Sea Cliff, New York