



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

11/8/21

TO:
PROPERTY OWNER: Cathy Virgilio
PROPERTY ADDRESS: 208 Littleworth Lane
SECTION/ BLOCK/ LOT: 21/K/138 & 139

APPLICATION NO: 12644
APPLICATION RECV'D: 11/8/2021
ZONE: Residence B

DESCRIPTION: The applicant proposes to install a generator in a side yard 5ft from the western property line.

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

§ 138-516 Accessory buildings.

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

B. An accessory building erected in a side yard shall be located at least 15 feet from the side property line of the lot.

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

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

The applicant proposes to install a generator in a side yard 5ft from the western property line where 15ft is the required minimum. The generator is also less than 30ft. from neighboring habitable space.

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

Cost of Improvement: \$ 12,400

Owner: Depos and says that and/ or she is the owner 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: Catherine Virgilio

Owner Signature: _____

Date: 11/4/21

LAURA RICE
 Notary Public, State of New York
 Registration #01RI4832302
 Qualified In Suffolk County
 Commission Expires Feb. 28, 2024

Notary: Laura Rice

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	Permit Fees	Application Fee \$ <u>75 pd</u>
\$ _____ Building	\$ _____ Plumbing	\$ _____ Elec.
\$ _____ other _____	\$ _____ other _____	\$ _____ Mech
\$ _____ TOTAL FEES		\$ _____ Cert
Cert of Tenancy	Letter in Lieu	Cert of Occupancy
Cert of Approval	Cert of Compliance	Cert of Completion
Approved by: _____	Examined for approval on _____	

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

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

ZONING BOARD OF APPEALS
PLANNING BOARD _____ (check one)

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

Catherine Virgilio

APPLICATION

Village of Sea Cliff.
-----x

Proposing to install generator in a side yard,
5ft from property line.

1. Name of applicant: Catherine Virgilio
2. Applicant's address: 208 Littleworth Lane

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

4. The property which is the subject of this application is located at: 208 Littleworth Lane, Village of Sea Cliff, N. Y. and is also known as Section 21, Block K, Lot(s) 138 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:

-
6. The property is located in the Res B zoning district of the Village of Sea Cliff.
 7. The subject property is located on the North side of Littleworth Lane (street).
 8. The date on which the owner(s) acquired the property was 7/15/2021.
 9. The approximate dimensions of the property are 80 feet by 58 feet, and the total acreage of property is _____ acres.
 10. The property is presently used for residence.
 11. Are there existing buildings on the property? 1 of 1
 12. Are there any outstanding village taxes on the property?
no If so, for what years? _____
 13. The applicant or owner(s) wish to make use of the property for the purpose of: residence
 14. The Building Department of the Village of Sea Cliff denied an application for a building permit on 11/8/2021
 15. The proposed construction use of the property does not comply with the following sections of the Village Code: 138-516
-
-
-

16. This is an application for:

an appeal

a variance

a special permit

other (describe): _____

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

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

The electrician, generator company & general contractor said this location is best because of where the gas line is. This area will be best cosmetically as I will hide it with a natural fence of greenery. No one will know its there I will hide it beautifully.

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: Catherine Virgilio
Signature of applicant: Catherine Virgilio
Title of signatory: owner
Date: 11/22/21

AFFIDAVIT OF APPLICANT

STATE OF NEW YORK) SS:

COUNTY OF NASSAU)

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

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

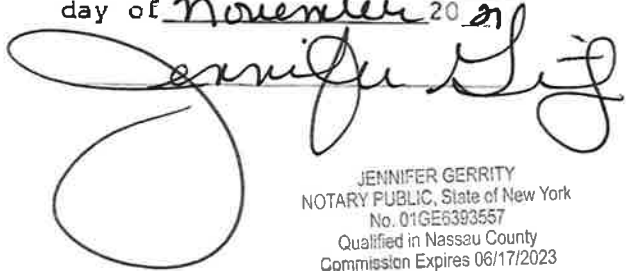
If the applicant is a partnership, the deponent is a general partner thereof, and has authority to execute this application in the name of the partnership.

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

Catherine Virgilio
Print Name

Catherine Virgilio
Signature

Sworn to before me this 24th
day of November 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)

Catherine Virgilio being duly sworn, deposes and says that (s)he is the owner of the property known as 508 Littlebrook Lane in the Village of Sea Cliff. No other person is an owner of the said property except as described in the attached application. The undersigned hereby acknowledges that the applicant herein is authorized to submit this application to the Village of Sea Cliff on behalf of the owner(s) of the subject property.

Catherine Virgilio

Sworn to before me on this 24th
day of November 2021.

Jennifer Gerrity

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

STATE OF NEW YORK) SS:

COUNTY OF NASSAU)

_____ being duly sworn, deposes and says that (s)he is the owner of the property known as _____ in the Village of Sea Cliff. No other person is an owner of the said property except as described in the attached application. The undersigned hereby acknowledges that the applicant herein is authorized to submit this application to the Village of Sea Cliff on behalf of the owner(s) of the subject property.

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

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

-----X
In the Matter of the Application of

DISCLOSURE
AFFIDAVIT
General Municipal Law
Section 809

Catherine Virgilio-----X

STATE OF NEW YORK) COUNTY OF NASSAU)

SE: Catherine Virgilio, 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>
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none

Catherine Virgilio
Signature

Sworn to before me this 24th
day of November 2023.

Jennifer Gerrity
JENNIFER GERRITY
NOTARY PUBLIC, State of New York
No. 01GE5393557
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

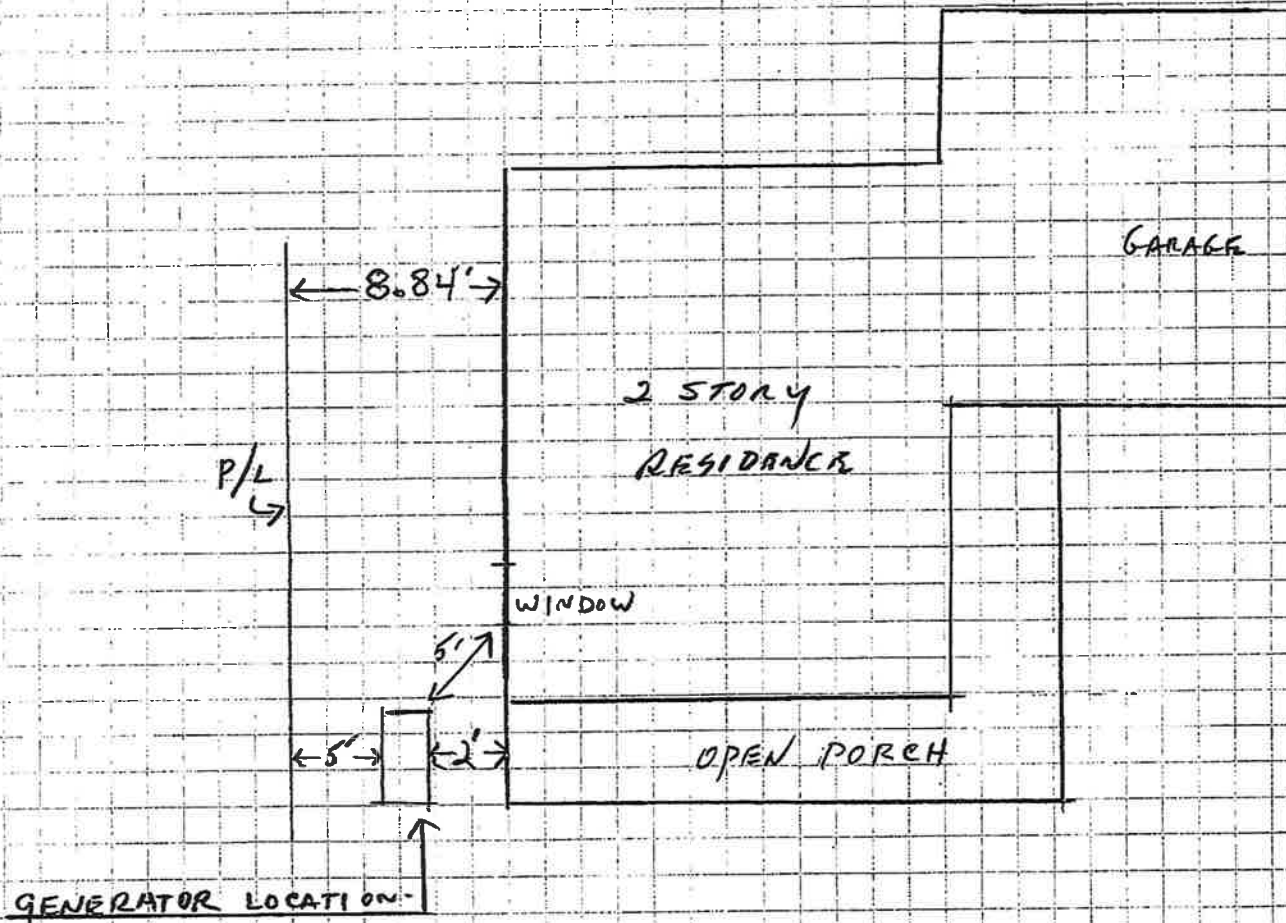
I hereby authorize the members of the Zoning Board and/or Planning Board, the Superintendent of Buildings, and Legal Counsel to the Zoning Board and/or Planning Board to enter upon and inspect my property prior to the Zoning Board and/or Planning Board rendering a determination on this application.

Homeowner:

Catherine Virgilio

Date:

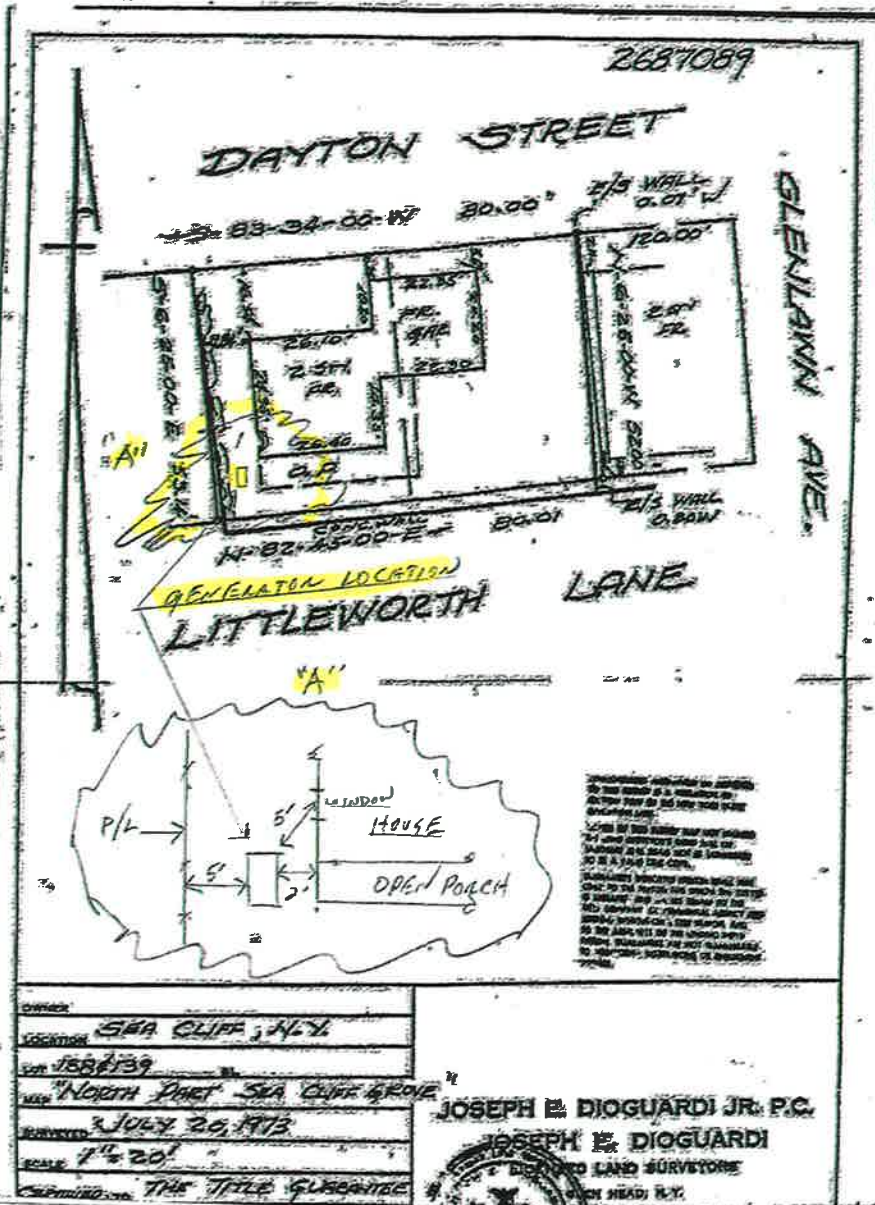
11/22/21



LITTLE WORTH LANE

CONTRACTOR
 MOHRMANN ELECTRICAL CO.
 3581 BAYVIEW ST.
 SEAFORD N.Y.
 516-826-3311

CATHERINE VIRGILIO
 208 LITTLE WORTH LA
 SEA CLIFF, N.Y.



THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN NOR FOR THE CONSEQUENCES OF ANY ACTION TAKEN BY ANY PARTY IN RELIANCE ON THE INFORMATION CONTAINED HEREIN. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN NOR FOR THE CONSEQUENCES OF ANY ACTION TAKEN BY ANY PARTY IN RELIANCE ON THE INFORMATION CONTAINED HEREIN.

OWNER	SEA CLIFF, N.Y.
LOCATION	SEA CLIFF, N.Y.
NO.	2687089
NAME	"NORTH PART SEA CLIFF GROVE"
DATE	JULY 20, 1913
SCALE	1" = 20'
PREPARED BY	THE TITLE GUARANTEE

JOSEPH E. DIQUARDI JR. P.C.
 JOSEPH E. DIQUARDI
 SURVEYOR AND LAND SURVEYOR
 SEEN HEAD, N.Y.





VILLAGE OF SEA CLIFF
NOV 29 2021
BUILDING DEPARTMENT



This is the recommended location. I will remove the fence and surround the generator with natural fencing so no one will even know its there.



10/14/18 kW

GENERAC®

GUARDIAN® SERIES Residential Standby Generators Air-Cooled Gas Engine

10/14/18 kW

1 of 6

INCLUDES:

- True Power™ Electrical Technology
- Two-line multilingual digital LCD Evolution™ controller (English/Spanish/French/Portuguese)
- Two transfer switch options available:
100 amp 16 circuit switch or
200 amp service rated smart switch
- Electronic governor
- Standard Wi-Fi® connectivity
- System status & maintenance interval LED indicators
- Sound attenuated enclosure
- Flexible fuel line connector
- Natural gas or LP gas operation
- 5 Year limited warranty
- Listed and labeled by the Southwest Research Institute allowing installation as close as 18 in (457 mm) to a structure.*

**Must be located away from doors, windows, and fresh air intakes and in accordance with local codes.*

https://assets.swri.org/library/DirectoryOfListedProducts/ConstructionIndustry/973_DoC_204_13204-01-01_Rev9.pdf

Standby Power Rating

G007171-0, G007172-0 (Aluminum - Bisque) – 10 kW 60 Hz
G007223-0, G007224-0, G007225-0 (Aluminum - Bisque) – 14 kW 60 Hz
G007226-0, G007228-0 (Aluminum - Bisque) – 18 kW 60 Hz



Note: CETL or CUL certification only applies to unbundled units and units packaged with limited circuit switches. Units packaged with the Smart Switch are ETL or UL certified in the USA only.

FEATURES

- **INNOVATIVE ENGINE DESIGN & RIGOROUS TESTING** are at the heart of Generac's success in providing the most reliable generators possible. Generac's G-Force engine lineup offers added peace of mind and reliability for when you need it the most. The G-Force series engines are purpose built and designed to handle the rigors of extended run times in high temperatures and extreme operating conditions.
- **TRUE POWER™ ELECTRICAL TECHNOLOGY:** Superior harmonics and sine wave form produce less than 5% Total Harmonic Distortion for utility quality power. This allows confident operation of sensitive electronic equipment and micro-chip based appliances, such as variable speed HVAC systems.
- **TEST CRITERIA:**
 - ✓ **PROTOTYPE TESTED**
 - ✓ **SYSTEM TORSIONAL TESTED**
 - ✓ **NEMA MG1-22 EVALUATION**
 - ✓ **MOTOR STARTING ABILITY**
- **MOBILE LINK® WI-FI CONNECTIVITY:** FREE with select Guardian Series home standby generators, Mobile Link Wi-Fi allows users to monitor the status of the generator from anywhere in the world using a smartphone, tablet, or PC. Easily access information such as the current operating status and maintenance alerts. Users can connect an account to an authorized service dealer for fast, friendly, and proactive service. With Mobile Link, users are taken care of before the next power outage.
- **SOLID-STATE, FREQUENCY COMPENSATED VOLTAGE REGULATION:** This state-of-the-art power maximizing regulation system is standard on all Generac models. It provides optimized **FAST RESPONSE** to changing load conditions and **MAXIMUM MOTOR STARTING CAPABILITY** by electronically torque-matching the surge loads to the engine. Digital voltage regulation at ± 1%.
- **SINGLE SOURCE SERVICE RESPONSE** from Generac's extensive dealer network provides parts and service know-how for the entire unit, from the engine to the smallest electronic component.
- **GENERAC TRANSFER SWITCHES:** Long life and reliability are synonymous with GENERAC POWER SYSTEMS. One reason for this confidence is the GENERAC product line is offered with its own transfer systems and controls for total system compatibility.



10/14/18 kW**Engine**

- Generac G-Force design
- "Spiny-lok" cast iron cylinder walls
- Electronic ignition/spark advance
- Full pressure lubrication system
- Low oil pressure shutdown system
- High temperature shutdown

Maximizes engine "breathing" for increased fuel efficiency. Plateau honed cylinder walls and plasma moly rings help the engine run cooler, reducing oil consumption and resulting in longer engine life.

Rigid construction and added durability provide long engine life.

These features combine to assure smooth, quick starting every time.

Pressurized lubrication to all vital bearings means better performance, less maintenance, and longer engine life. Now featuring up to a 2 year/200 hour oil change interval.

Shutdown protection prevents catastrophic engine damage due to low oil.

Prevents damage due to overheating.

Generator

- Revolving field
- Skewed stator
- Displaced phase excitation
- Automatic voltage regulation
- UL 2200 listed

Allows for a smaller, light weight unit that operates 25% more efficiently than a revolving armature generator.

Produces a smooth output waveform for compatibility with electronic equipment.

Maximizes motor starting capability.

Regulating output voltage to $\pm 1\%$ prevents damaging voltage spikes.

For your safety.

Transfer Switch (if applicable)

- Fully automatic
- NEMA 3R
- Remote mounting

Transfers vital electrical loads to the energized source of power.

Can be installed inside or outside for maximum flexibility.

Mounts near an existing distribution panel for simple, low-cost installation.

Evolution™ Controls

- AUTO/MANUAL/OFF illuminated buttons
- Two-line multilingual LCD
- Sealed, raised buttons
- Utility voltage sensing
- Generator voltage sensing
- Utility interrupt delay
- Engine warm-up
- Engine cool-down
- Programmable exercise
- Smart battery charger
- Main line circuit breaker
- Electronic governor

Select the operating mode and provide easy, at-a-glance status indication in any condition.

Provides homeowners easily visible logs of history, maintenance, and events up to 50 occurrences.

Smooth, weather-resistant user interface for programming and operations.

Constantly monitors utility voltage, setpoints 65% dropout, 80% pick-up, of standard voltage.

Constantly monitors generator voltage to verify the cleanest power is delivered to the home.

Prevents nuisance startups of the engine, adjustable 2–1500 seconds from the factory default setting of 5 seconds by a qualified dealer.

Verifies engine is ready to assume the load. Setpoint approximately 5 seconds.

Allows engine to cool prior to shutdown. Setpoint approximately 1 minute.

Operates engine to prevent oil seal drying and damage between power outages by running the generator for 5 minutes every other week. Offers a selectable setting for weekly or monthly operation, providing flexibility and potentially lower fuel costs to the owner.

Delivers charge to the battery only when needed at varying rates depending on outdoor air temperature. Compatible with lead acid and AGM-style batteries.

Protects generator from overload.

Maintains constant 60 Hz frequency.

Unit

- SAE weather protective enclosure
- Enclosed critical grade muffler
- Small, compact, attractive

Sound attenuated enclosures ensure quiet operation and protection against mother nature, withstanding winds up to 150 mph (241 km/h). Hinged key locking roof panel for security. Lift-out front for easy access to all routine maintenance items. Electrostatically applied textured epoxy paint for added durability.

Quiet, critical grade muffler is mounted inside the unit to prevent injuries.

Makes for an easy, eye appealing installation, as close as 18 in (457 mm) away from a structure.

10/14/18 kW**Installation System**

- 14 in (35.6 cm) flexible fuel line connector
- Integral sediment trap

Listed ANSI Z21.75/CSA 6.27 outdoor appliance connector for the required connection to the gas supply piping.
Meets IFGC and NFPA 54 installation requirements.

Connectivity

- Ability to view generator status
- Ability to view generator Exercise/Run and Total Hours
- Ability to view generator maintenance information
- Monthly report with previous month's activity
- Ability to view generator battery information
- Weather information

Monitor your generator with a smartphone, tablet, or computer at any time via the Mobile Link application for complete peace of mind.

Review the generator's complete protection profile for exercise hours and total hours.

Provides maintenance information for your specific model generator when scheduled maintenance is due.

Detailed monthly reports provide historical generator information.

Built in battery diagnostics displaying current state of the battery.

Provides detailed local ambient weather conditions for generator location.

DEEKS DANIEL
OR CURRENT OWMER
219 LITTLEWORTH AVE
SEA CLIFF, NEW YORK 11579

~~Philip Pesant~~

OR CURRENT OWMER
216 LITTLEWORTH LN
SEA CLIFF, NEW YORK 11579

MURELLO MARYELLEN & JUDITH
OR CURRENT OWMER
29 DAYTON AVE
SEA CLIFF, NEW YORK 11579

JAKOWLEW LORA
OR CURRENT OWMER
40 GLENLAWN AVE
SEA CLIFF, NEW YORK 11579

SCHIDLOVSKY DIMITRY & MARY
OR CURRENT OWMER
50 GLEN LAWN AVE
SEA CLIFF, NEW YORK 11579

~~Julie Tortorici~~

~~SMITH CHRISTOPHER C & BRYAN W~~
OR CURRENT OWMER
221 FRANKLIN AVE
SEA CLIFF, NEW YORK 11579

~~SMITH WALTER & PATRICIA~~
OR CURRENT OWMER
209 LITTLEWORTH LN
SEA CLIFF, NEW YORK 11579

STIEGLITZ MARIA
OR CURRENT OWMER
30 DAYTON ST
SEA CLIFF, NEW YORK 11579

SHEEHAN JOSEPH & BERNADETTE
OR CURRENT OWMER
58 GLENLAWN AVE
SEA CLIFF, NEW YORK 11579

~~John Becker~~

~~BECKER LE M BRUNETTI ETAL J~~
OR CURRENT OWMER
46 GLEN LAWN ST
SEA CLIFF, NEW YORK 11579

~~Nina Livingston~~

~~POLISENO ROSLIN~~
OR CURRENT OWMER
224 LITTLEWORTH LN
SEA CLIFF, NEW YORK 11579

~~BALK BEVERLY~~
OR CURRENT OWMER
216 LITTLEWORTH LN
SEA CLIFF, NEW YORK 11579

HANSEN KARL A
OR CURRENT OWMER
226 FRANKLIN AVE
SEA CLIFF, NEW YORK 11579

MADURA LOUIS & ANGELA
OR CURRENT OWMER
54 GLENLAWN AVE
SEA CLIFF, NEW YORK 11579

~~Lynne Chang~~

~~MCCULLIFFE LUKE J & MARY~~
OR CURRENT OWMER
200 LITTLEWORTH LN
SEA CLIFF, NEW YORK 11579

DRISCOLL TIMOTHY H & LAURIE A
OR CURRENT OWMER
199 LITTLEWORTH LN
SEA CLIFF, NEW YORK 11579

DEEKS TR NADIA
OR CURRENT OWMER
231 FRANKLIN AVE
SEA CLIFF, NEW YORK 11579

~~SMITH CHRISTOPHER C & BRYAN W~~
OR CURRENT OWMER
221 FRANKLIN AVE
SEA CLIFF, NEW YORK 11579

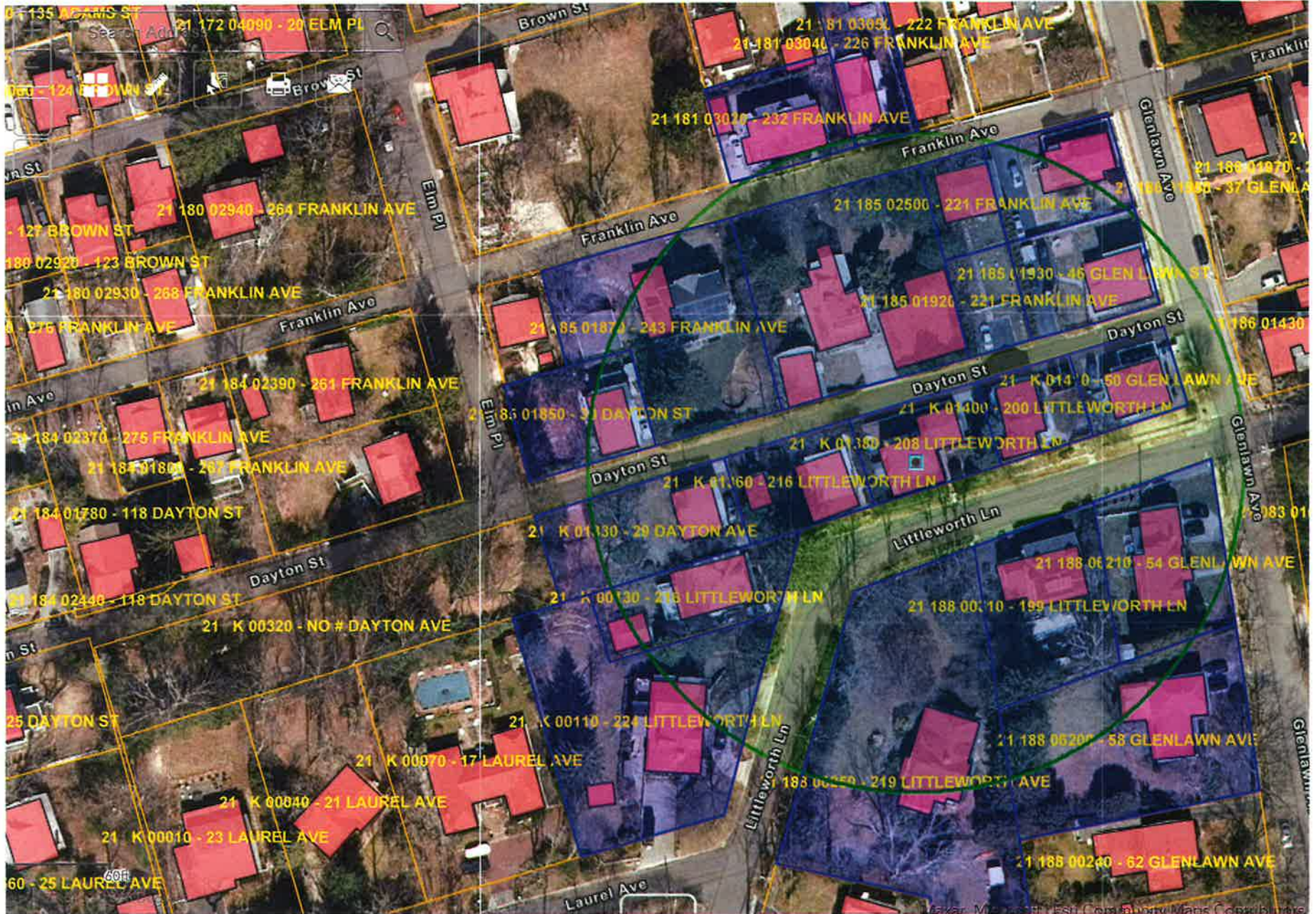
~~230 - 232 Franklin, LLC~~

~~MCCAULEY JR EDWIN M~~
OR CURRENT OWMER
232 FRANKLIN AVE
SEA CLIFF, NEW YORK 11579

WHITE KEVIN & TAMAR
OR CURRENT OWMER
243 FRANKLIN AVE
SEA CLIFF, NEW YORK 11579

Virgilio -

208 Littleworth La.



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

THIS INDENTURE, made the ^{AS OF} 13TH day of July, 2021
BETWEEN

WALTER J. SMITH and PATRICIA A. SMITH, his wife, residing at 208 Littleworth Lane, Sea Cliff, New York 11579

party of the first part

CATHERINE VIRGILIO, residing at 6 Dixon Court, Sea Cliff, New York 11579
party of the second part,

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

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

SEE SCHEDULE "A" ATTACHED HERETO

Also known as Section 21, Block K, Lots 138 and 139 on the Nassau County Land and Tax Map.

The premises herein described are the same and are intended to be the same as those conveyed to the party of the first part by deed dated 08/24/1989 and recorded on 09/13/1989 at Liber 10014 page 62.

Further known as 208 Littleworth Lane, Sea Cliff, New York. The premises are improved by a one family dwelling.

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

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


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

THE word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

IN PRESENCE OF:


WALTER J. SMITH


PATRICIA A. SMITH

(Use acknowledgment form below within New York State Only)

STATE OF NEW YORK, COUNTY OF NASSAU ss:

On the 12th day of July of year 2021, before me, the undersigned, WALTER J. SMITH and PATRICIA A. SMITH personally appeared personally known to me or proved to me on the basis of satisfactory evidence to be the individual (s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed same in his/her/their capacity (ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

[Signature]
Notary Public

ELENA VILLAFANE
Notary Public, State of New York
No. 02V14806884
Qualified in Nassau County
Commission Expires June 30, 2022

(New York Subscribing Witness Acknowledgment Certificate)

STATE OF NEW YORK, COUNTY OF

ss:

On the day of of year before me, the undersigned, personally appeared

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in

(If the place of residence is in a city, include the street and street number, if any, thereof): that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto.

Notary Public

(Use acknowledgment form below within New York State Only)

STATE OF NEW YORK, COUNTY OF NASSAU ss:

On the day of of year before me, the undersigned, personally appeared personally known to me or proved to me on the basis of satisfactory evidence to be the individual (s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed same in his/her/their capacity (ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

(Out of State or Foreign General Acknowledgment Certificate)

(Complete Venue with State, Country, Province or Municipality)

On the day of before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual (s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed same in his/her/their capacity (ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public
{Insert the city or other political subdivision and the state or country or other place the acknowledgment was taken.}

**Bargain and Sale Deed
WITH COVENANT AGAINST
GRANTOR'S ACTS**

SECTION 21
BLOCK K
LOT 138 & 139
COUNTY OR TOWN NASSAU

Title No.

Recorded at Request of

RETURN BY MAIL TO:

WALTER J. SMITH and PATRICIA A. SMITH
TO
CATHERINE VIRGILIO

Janice L. Pecorino, Esq.
141 E. Main Street
Huntington, New York 11743

jgerrity@seacliff-ny.gov

From: Diane Boehl <dianeboehl@gmail.com>
Sent: Monday, December 27, 2021 7:07 PM
To: jgerrity@seacliff-ny.gov
Cc: Paul Boehl
Subject: Letter to Zoning Board of Appeals for 12/28/2021 Zoom Meeting
Attachments: signed letter.pdf

Hi Jen,

It was a pleasure speaking with you last week.
Hope you and your family had a Merry Christmas!

Attached is the letter that we would like to present to the Zoning Board of Appeals for the 12/28/2021 meeting.

We and the neighbors would like to make sure that we have a chance to speak once Cathy presents her request. Please confirm that we will be able to participate.

Thank you so much!

Diane & Paul

Village of Sea Cliff
Zoning Board of Appeals
300 Sea Cliff Avenue
Sea Cliff, NY 11579

Re: Application of Catherine Virgilio to Incorporated Village of Sea Cliff
Premises: 208 Littleworth Lane; Sea Cliff, NY

Dear Zoning Board Members,

My wife, 8-month old son and I live next door to the applicant, Catherine Virgilio. We ask the Board to deny Ms. Virgilio's request for a variance to install a generator on the west side of her house. The generator would be placed approximately 15 feet from the east side of our home (where our living room, dining room and bedroom are located). We state the following reasons that we oppose this request:

- The noise level that the generator would produce when running would disrupt our everyday activities: sleep, conversations (we both work from home)
 - Village of Sea Cliff Chapter 90, Section 18.1A-C - *Unreasonable noise prohibited*. The generator would generate a noise level that would be heard from within our residence even with closed windows
 - Village of Sea Cliff Chapter 91 - *Leaf Blowing Equipment Law* was recently passed due to the emissions and noise that it would impose on the neighbors when gas or electric lawn mowers are in use
- The level of emissions the generator will produce when running concern us due to its close proximity to our windows
- The aesthetics of the generator
- We believe there are alternatives such as a home battery that would not require a variance and would eliminate any potential liability to the Village that might result from granting this variance.

Diane and I moved from Brooklyn to Sea Cliff over a year ago. Our son, Hudson, was born here and we want him to grow up in a safe, healthy environment. We moved to this beautiful village to be able to have our windows open in the warm weather and breathe in the fresh air and peacefulness of this village.

For the reasons stated above, please deny Ms. Virgilio's application.

Sincerely,



Paul Boehl: 212 Littleworth Lane, Sea Cliff



Diane Boehl: 212 Littleworth Lane, Sea Cliff

[ORIG]

Neighbors requesting to deny Ms. Virgilio's request:

Luigi D'Amico

199 Littleworth Lane; Sea Cliff

Dr. Lyne Chang

[Signature]

Dr. Stephen Keelanti

200 Littleworth Lane; Sea Cliff

PHILIP J. PESANT

Philip J. Pesant

Denisse Pesant

[Signature]

216 Littleworth Lane; Sea Cliff

Judith Murello

Judith Murello

MARYELLEN MURELLO

Maryellen Murello

29 Dayton Street; Sea Cliff

Kevin White

[Signature]

243 Franklin Street; Sea Cliff

MARIA STIEGLITZ

Maria Stieglitz

30 Dayton Street; Sea Cliff