



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

6/25/19

TO:

PROPERTY OWNER: R.A. Hendrickson
APPLICANT: William Long (Metropolitan Bistro)
PROPERTY ADDRESS: 39 Roslyn Ave.
SECTION/ BLOCK/ LOT: 21/134/1

APPLICATION NO: 11635
APPLICATION RECV'D: 6/25/2019
ZONE: Business A

DESCRIPTION: The applicant proposes to install a "year round" awning to replace the 3 existing retractable awnings and a seasonal courtyard.

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

§ 51-1 Permit required on commercial property; fee; application.

On any premises used for commercial purposes, a canopy, awning, roof or overhead projection may only be erected or maintained upon application to the Planning Board of the Village of Sea Cliff for a permit. The fee for and duration of such permit shall be as set forth in Appendix Chapter A1-42, Schedule of Fees. Such fee shall accompany each application, which shall be in writing and shall be filed with the Building Inspector. The form for and documents and information to be submitted with such application shall be as prescribed by the Board of Trustees.

The applicant proposes to install a "year round" awning to replace the 3 existing retractable awnings.

§ 138-808 Minimum setback requirements.

Every part of a principal building shall be set back from the front property line of the lot upon which it is situated at least three feet.

The applicant proposes to install a "year round" awning to replace the 3 existing retractable awnings with a set back of 0 feet where a minimum of 3 feet is required.

§ 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

O. Restaurant, eating and drinking place: one space for each four seats or one space for each 100 square feet of gross floor area, whichever yields more spaces, plus one space for each employee on the maximum work shift.

The applicant proposes a seasonal outdoor courtyard that is 3700 sqft. +/- which would require 37 additional parking spots.

**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 # 11905 APPLICATION DATE 2/18/20 PERMIT # _____

PROPERTY ADDRESS:

SECT: 21 BLOCK 134 LOT 1

Owner:	<u>RA Hendrickson</u>		
Address:	<u>212 Sea Cliff Ave</u>	City:	<u>Sea Cliff</u> State: <u>NY</u> Zip: <u>11579</u>
Phone:	<u>516 817-4975</u>	Cell:	Email:
Applicant:	(if applicant is different from owner state relationship to owner) <u>NS Metropolitan Bistro</u>		
Address:	<u>39 Roslyn Ave</u>	City:	<u>Sea Cliff</u> State: <u>NY</u> Zip: <u>11579</u>
Phone:	<u>801-4500</u>	Cell:	<u>659-2055</u> Email:

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

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

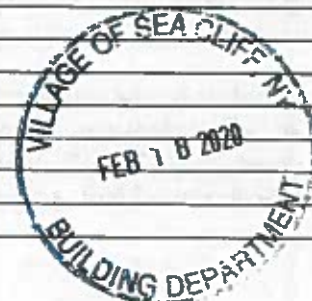
Plumber:			
Address:		City:	State: Zip:
Phone:	Cell:	Email:	

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. If Permit is for trees, draw a diagram of lot with tree location.

<u>Special Permit</u>
<u>Town for Year Round Dwelling</u>





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:

\$

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: _____

[Signature]

Date:

2/18/2020

NANCY D. EDER
NOTARY PUBLIC, State of New York
No. 01ED8171837
Qualified in Nassau County
Commission Expires July 30, 2023
Notary:

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

OFFICIAL USE

FEES

Application Fee

\$

\$250 ZBA fee pd

100 permit fee pd

2/18/2020

Permit Fees

Building

Plumbing

Electrical

Mechanical

Certificate

Other

Total Permit Fees

\$

REQUIRED CERTIFICATES

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

Approved by _____

Examined for approval on _____

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

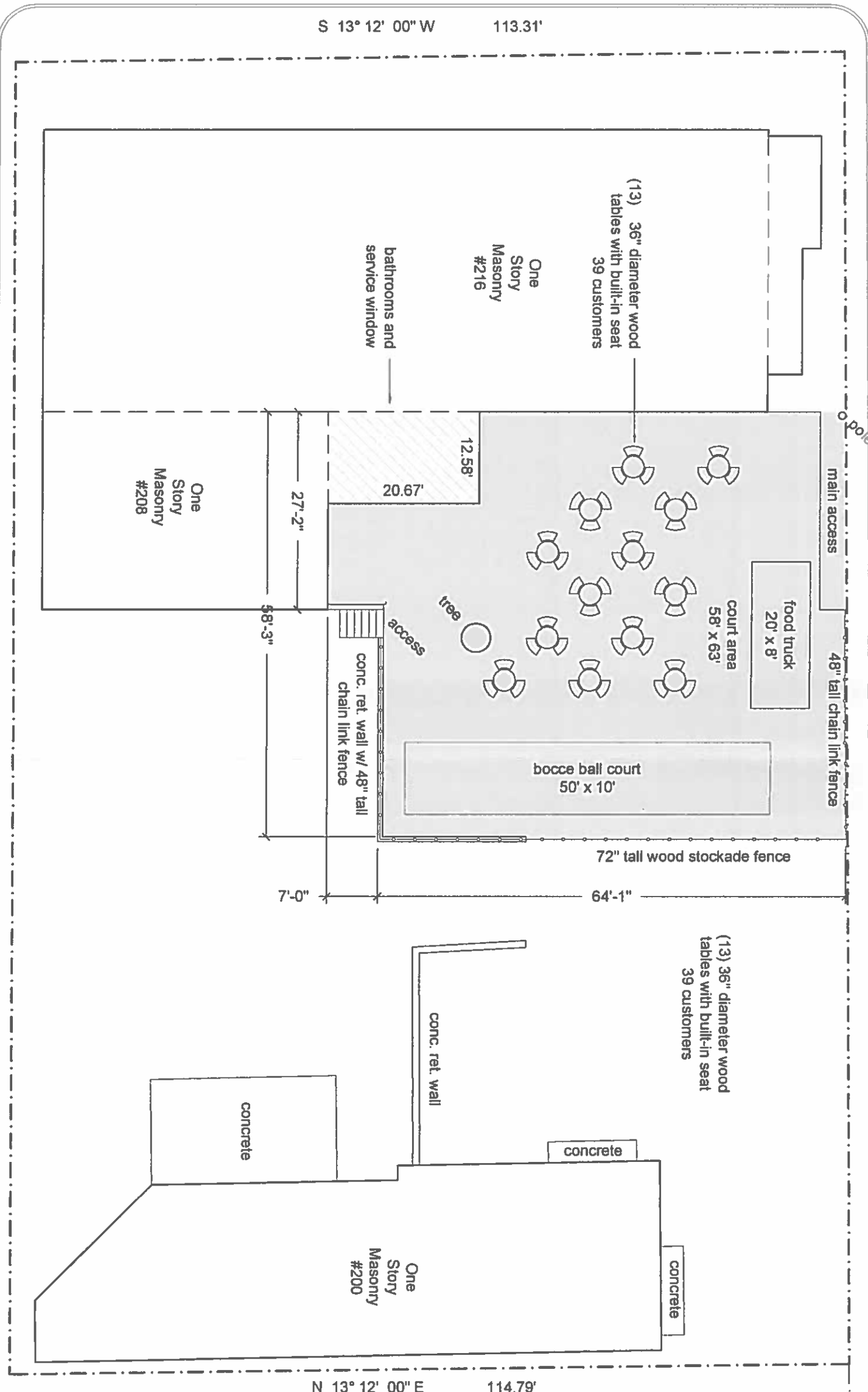
Village Code Requires: Zoning variances become invalid if authorized work has not begun within six (6) months of Building Department Approval. Extensions may be applied for to the Zoning Board. (138-1304). Building Permits expire twelve (12) months after the approval. Two (2) subsequent six (6) month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

10 th Avenue

N 76° 31' 00" E 180.00'

Rosyn Avenue

S 13° 12' 00" W 113.31'



N 13° 12' 00" E 114.79'



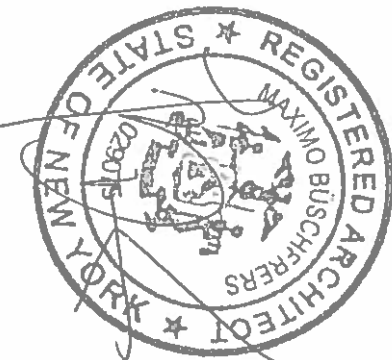
S 76° 02' 40" E 180.01'

Sea Cliff Avenue

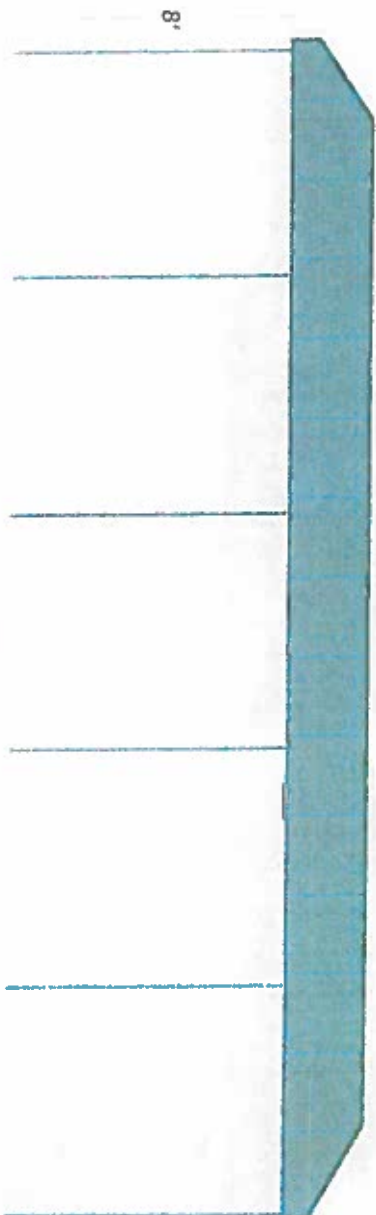
Metropolitan Courtyard

February 18, 2020
Scale 1/16" = 1'-0"

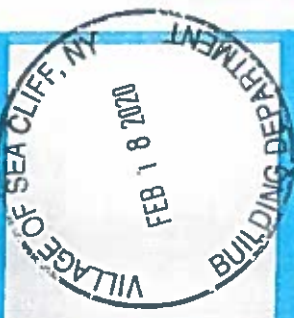
Section 21
Block 134
Lot 1 & 2
Site Plan based on survey dated 06.12.10



METROPOLITAN BISTRO



Material:
Ferrari
"Tennis Green"
#502V2-8056C



REVISION DATE:

6.25.19

SALES REPRESENTATIVE:

Mike Mere Jr.

ADDRESS:

INSTALLATION ADDRESS:

SIGN / AWNING TYPE:

- MANSARD AWNING

NOTES:

DESIGNER:

MJ

SCALE:

DISCLAIMER:

THIS DESIGN IS THE SOLE PROPERTY OF MANSARD SIGN AND AWNING. ANY REPRODUCTION OR REPRODUCTION IN WHOLE OR IN PART ARE PROHIBITED WITHOUT WRITTEN CONSENT OF MANSARD SIGN AND AWNING. BEFORE SIGNING THIS PROPOSED PROJECT PLEASE REVIEW THE DRAWINGS OR RENDERING FOR SPILLING, LINE COPY, TEXT, COLOR AND INSTALLATION. MANSARD SIGN AND AWNING SHALL NOT BE RESPONSIBLE FOR ANY CHANGES OR ERRORS AFTER SIGNING THIS PROPOSAL.

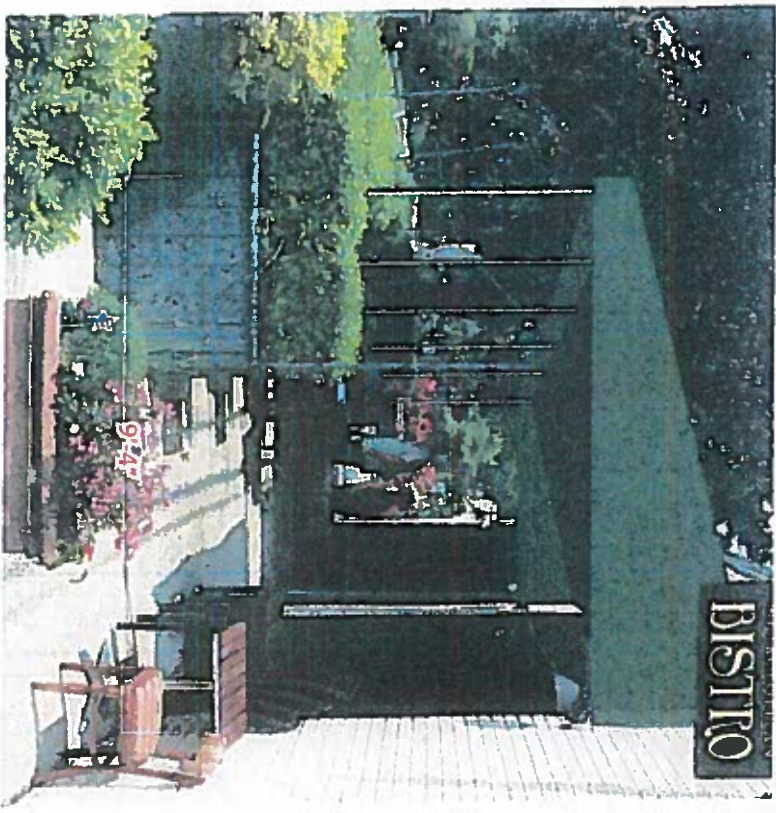
SIGN & AWNING
INCORPORATED

1490 OVAL DRIVE SCI ANTONIA NY 11720

WWW.MANSARDAWNING.COM

TEL: 845.444.4444 FAX: 845.444.4444

METROPOLITAN BISTRO



REVISION DATE:

6.25.19

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Material:

Ferrari

"Tennis Green"

#502V2-8056C

Sign & Awning
INCORPORATED

CLIENT APPROVAL

SIGNATURE

LANDSCAPE APPROVAL

4000 N. 111th STREET, SUITE 100, MINNETONKA, MN 55345

TEL: 952.895.1111 FAX: 952.895.1112



PROPOSAL

Metropolitan Bistro
39 Roslyn Ave
Sea Cliff, NY 11579
Attn: Vinny Nesi

Michael Mere Jr., Sales
E-mail: mikejr@mmawning.com
Cell: 631-742-6582

June 25, 2019

Phone: 646-696-8068

Vinny E-Mail: vnesei@drinkroar.com

Bill E-Mail: manager@themetropolitanbistro.com

We are pleased to submit the following proposal for your consideration on the below referenced premises. We agree to provide labor, material and the proper insurance with excess liability up to \$1 million. Proof of insurance will be sent upon request. We are licensed in Suffolk, Nassau, and NYC. Visit us on the web @ www.mmawning.com

JOB LOCATION: Metropolitan Bistro, 39 Roslyn Ave, Sea Cliff, NY 11579

SCOPE OF WORK: Remove and dispose of (3) existing retractable awnings. Fabricate and install year round patio awning. The back of the awning will be secured to the brick building with concrete anchors and brackets. The front of the awning will be supported by uprights anchored to concrete slab. Option for 45' width and 31' width

MEASUREMENT: Year Round Patio Awning: 45' or 31' wide x 3' drop x 9'4" projection

FABRIC: Ferrari 502 is a 17 oz. vinyl laminated polyester fabric with Custom Spun and Rain Kleen surface treatments. Ferrari 502 fabric combines high tear and tensile strength with high stress and stretch values. Ferrari 502 is fade resistant and waterproof. All Ferrari 502 fabrics are mildew resistant and flame resistant according to requirements of NYC Board of Standards and Appeals, Calendar 366-48 SM; California State Fire Marshall, Registration F.76.00. *Ferrari 502 carries an eight (8) year manufacturer's warranty from the original date of installation.*

Color:

COVER FABRICATION: M&M uses the latest technology in fabric installation. Our heat seal system makes the canopy waterproof and protects the fabric seams. This method ensures that it will withstand the tests of time and weather. All heat sealed seams come with a limited lifetime warranty. For all other seams we use only Gore Tenara thread. Gore Tenara sewing thread will outlast the fabric into which it is sewn and comes with a limited lifetime warranty. Tenara thread is from the same fiber in NASA space suits.

FRAME: One (1) piece welded frame FS20 galvanized steel 1" grade "A" square or round tube as necessary. All connecting joints shall be welded for maximum rigidity and support. All welded joints shall be ground, wire brushed and zinc primed. Awning frame structures will be capable of withstanding a maximum of 110 MPH for a 3 second gust. Wind load acting inward or upward upon fabric surface with frame members reflecting maximum L/180.

Customer Signature

Date

180 Oval Drive, Islandia, NY 11749
Phone: 631-424-5370 Fax: 631-424-5375

PRICING 45' Wide:

Item	Price
Year Round Patio Awning	\$13,680.00
Total	\$13,680.00

PRICING 31' Wide:

Item	Price
Year Round Patio Awning	\$9,424.00
Total	\$9,424.00

PERMITS: Permit(s) are the responsibility of the owner unless otherwise specified. An additional Permit Procurement Fee for M&M Awning to act as agent and apply for permit as per Town requirements is available, fee includes: Site inspection, measuring, photos and shop drawings. Engineered signed and sealed drawing as required per Town Code. Prepare and submit applications and documentations. ***property owner/client notarized signatures required.* Building and or Sign Permit Fee. Certificates of Insurance. ***Property Owner /Client is responsible to provide land/site survey, tax bill, Certificate of Occupancy, owner information, original notarized application and documents. **Property Owner/Client is responsible for final inspection and fee if required. **Property Owner/Client is responsible for any additional permitting fee's that may be required to obtain permits. **Fee does not include any additional permits should they be required.*

ACCEPTANCE OF PROPOSAL: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work specified. Payment will be made as outlined.

CUSTOMER REQUIREMENTS: 50% deposit of the job total with signed contract is required before any fabrication or scheduling commences. Once fabrication has begun, any & all deposits become non-refundable. Customer is held liable for the remaining balance should they wish to cancel an order once fabrication has been completed. *Balance is due on date of completion.* Please sign all pages of this contract and kindly return them along with your deposit.

PAYMENT NOTE: *Please be prepared to provide payment method when contacted by M&M for delivery date. Full and final payment due upon delivery and/or installation. All credit cards given for deposit will be billed automatically for balance upon completion. Final payment will be in the same form as initial deposit unless other arrangements are made in advance.*

***Contractors, property managers, and/or those who have insurance claims are solely responsible for full payment to M&M upon delivery and/or installation. We are not responsible for third party collections.*

Note: Any or all aspects of this proposal may be withdrawn by M&M if not accepted within thirty days

Customer Signature

Date

180 Oval Drive, Islandia, NY 11749
Phone: 631-424-5370 Fax: 631-424-5375



NEW YORK STATE DEPARTMENT OF STATE
Division of Code Enforcement and Administration

Phone : (518) 474-4073
www.dos.state.ny.us

Fax : (518) 486-4487
E-mail: info@dos.state.ny.us

TECHNICAL BULLETIN

Effective Date: January 1, 2003

Source Document: 19 NYCRR 1220 - *Residential Code of New York State (RCNYS)*
19 NYCRR 1221 - *Building Code of New York State (BCNYS)*

Topic: Clarification of Wind Maps

This document provides information on the location of the wind contour lines depicted in wind maps found in the *Residential Code of New York State (RCNYS)* Figure R301.2(4) and the *Building Code of New York State, (BCNYS)* Figure 1609, respectively. This document also provides information on the identification of wind-borne debris regions and on selecting basic wind speeds in special wind regions.

Given the relatively small scale of the wind maps, is there a better definition of the wind contour lines in BCNYS Figure 1609 and RCNYS Figure R301.2(4)?

Due to the variables in graphical and statistical data associated with the wind contour lines depicted on the wind maps, this information is advisory. For the purpose of uniform regulation of the Code with respect to wind loads, it has been determined to define the location of the wind contour lines by identifying these with municipal boundaries. The following is a listing of the municipalities which are located between the wind contour lines identified below. [This bulletin is only to help in identifying the location of the municipality relative to the wind contour lines. The designer should use the higher wind speed listed or use linear interpolation to identify the correct wind speed for the subject location.]

120 MPH

In Suffolk County:

T/East Hampton
T/Shelter Island
T/Southampton
T/Southold
V/Dering Harbor
V/East Hampton
V/Greenport
V/North Haven
V/Quogue
V/Sag Harbor
V/Southampton
V/Southold
V/West Hampton Dunes
V/Westhampton Beach

110 MPH to 120 MPH

All municipalities in Nassau County
All municipalities in Suffolk County not listed above

110 MPH to 100 MPH

C/Mount Vernon
 C/New Rochelle
 C/Rye
 C/White Plains
 C/Yonkers
 T/Eastchester
 T/Harrison
 T/Mamaroneck
 T/North Castle
 T/Pelham
 T/Pound Ridge
 T/Rye
 T/Scarsdale
 V/Bronxville
 V/Harrison
 V/Larchmont
 V/Mamaroneck
 V/Pelham
 V/Pelham Manor
 V/Port Chester
 V/Rye Brook
 V/Scarsdale

90 MPH to 100 MPH

All municipalities in Westchester County not listed above
 All municipalities in Rockland County
 All municipalities in Putnam County
 In Dutchess County:
 T/Pawling
 V/Pawling
 T/Beekman
 T/East Fishkill
 T/Dover

90 MPH

Any municipality which does not appear in the above listings is subject to a fixed wind speed value of 90 MPH.¹

¹In Kings and Queens Counties, sound engineering judgement should be used in determining the wind speeds within these counties.

How do the Codes of NYS handle determining the applicability of wind-borne debris regions?

The BCNYS Section 1609.2 and the standards referenced in RCNYS Section R301.2.1.1 have definitions of windborne debris regions. In areas where the basic wind speed is 110 mile per hour (MPH) or greater, the wind-borne debris region is applicable at a distance of one (1) mile inland from the mean high water line. In areas where the basic wind speed is 120 MPH and greater, the entire area shall comply with the additional requirements of the windborne debris regions. ASTM E1996, 1998 edition, has more specific requirements on the levels of protection required in these areas. Specific to the area between the 110 MPH and 120 MPH wind contour lines, the measurement of the one (1) mile distance is determined by the local Code Enforcement Official. It should be noted that the distance should not be based on a barrier island, reef, or any other incidental landmass separate from the main body of land.

What additional requirements should local Code Enforcement Officials and design professionals be aware of concerning special wind regions?²

The only specific requirement that is based on the special wind region is RCNYS Section R905.2.6, which requires additional fasteners for asphalt strip shingles. Otherwise, the BCNYS, RCNYS, and associated reference standards do not specify any additional requirements for wind loads within the designated special wind region. According to the publication Minimum Design Loads for Buildings and Other Structures, ASCE Standard 7-98 Commentary, special wind regions are geographical regions in which wind speed abnormalities are known to exist. The commentary suggests that "When selecting basic wind speeds in these special regions, use of regional climatic data and consultation with a qualified professional engineer or meteorologist is advised." The special wind region should serve as a warning to design professionals in evaluating wind loading conditions. Wind speeds higher than the derived values taken from Figure 1609 of the BCNYS and Figure R301.2(4) of the RCNYS are likely to occur and should be considered in the design.

²The Counties of Columbia, Dutchess, Putnam, Rockland, Westchester, and parts of Orange, Rensselaer, and Ulster fall within a special wind region.

***Ronald E. Piester, Director
 Division of Code Enforcement and Administration***



Registered Fabric
or Concern Number

F-44401

Certificate of Flame Resistance



Issued By:

SERGE FERRARI NORTH AMERICA
504 Hillsboro Technology Drive

Deerfield Beach, FL 33441

Date treated or manufactured:

02/01/2019

This is to certify that the materials described below have been treated with a flame-retardant chemical or are inherently nonflammable.

FOR: Trivantage, LLC

ADDRESS: 1831 North Park Ave.

CITY: Glen Raven

STATE: NC 27217

Certification is hereby made that! (Check "a" or "b")



- (a) The articles described at the bottom of this Certificate have been treated with a flame-retardant chemical approved and registered by the State Fire Marshal and the application of said chemical was done in conformance with the laws of the State of California and the Rules and Regulations of the State Fire Marshal.

Name of chemical used: _____

Chemical Registration #: _____

Method of application: _____



- (b) The articles described at the bottom of this Certificate are made from a flame-resistant fabric or material registered and approved by the State Fire Marshal for such use.

Trade Name of flame-resistant
fabric or material used: _____

PRECONSTRAINT 502

Registration #: F-44401

The Flame-Retardant Process Used Will Not Be Removed By Washing

LUDOVIC ROLLIN

QUALITY MANAGER

Name of Applicator or Production Superintendent

Title

RCNs # 00000000001070258254

00000000001075295209

CUSTOMER ORDER NO. EMAIL

CUSTOMER INVOICE NO. 2186177

YARDS OR QUANTITY 52.557

DESCRIPTION

Serge Ferrari Soltis Proof 502

Satin Preconstraint

#502V2-8341C 70.9" Champagne

(Standard Pack 43.745 Yards)

ITEM NUMBER

878437

We hereby certify the above to accurately reflect the information contained within a "CERTIFICATE OF FLAME RESISTANCE" issued to Trivantage, LLC from the registrant set forth above. A copy of the original Certificate of Flame Resistance is available upon request to Trivantage, LLC and the registration information set forth above is on record with the California State Fire Marshal.

M AND M AWNING

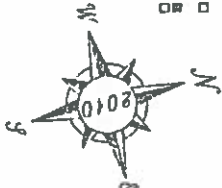
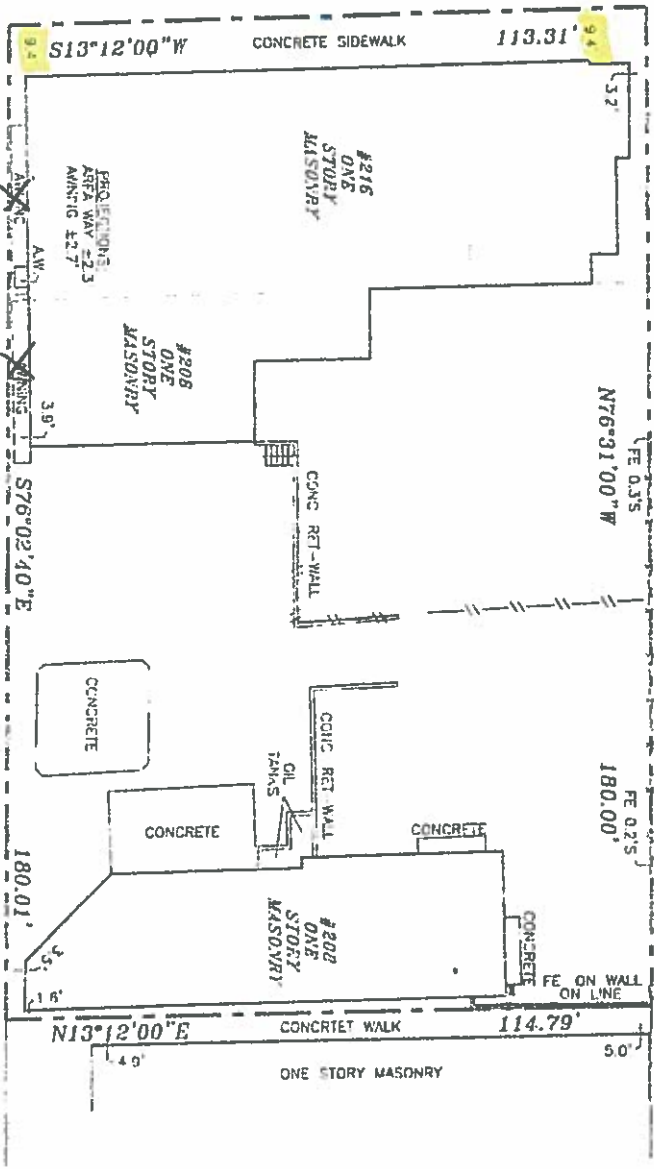
180 OVAL DR

MAILING ADDRESS

ISLANDIA, NY 11439

10TH AVENUE

SEA CLIFF AVENUE

[illegible]

EASSEMENTS, IF ANY, NOT SHOWN

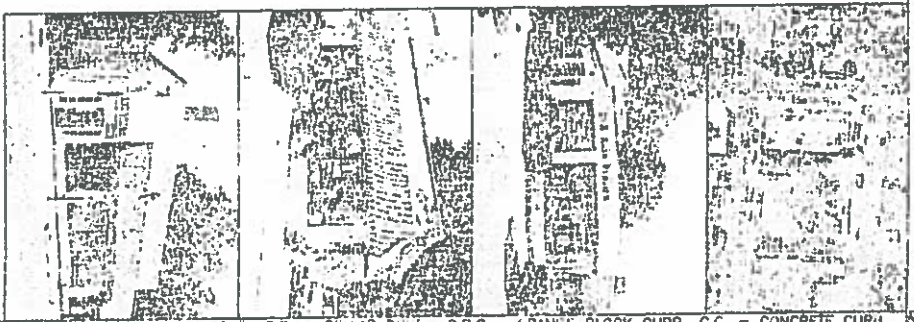
CERTIFIED TO:
 RA. MCDONALDSON REAL ESTATE, INC.
 NY
 JOB # 20100313
 TITLE No.

SECTION No. 21
TAX BLOCK No. 124

LOT No. 1-2

DATE SURVEYED 6/12/2010
COUNTY OF: SEACUIT NASSAU

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

[illegible]

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

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

APPLICATION

Village of Sea Cliff.

-----X
NS Metropolitan Bist INC - Tenant
RA Hendrickson - owner
- Special Permit

1. Name of applicant: *NS Metropolitan Bist INC*
2. Applicant's address: *39 Roslyn Ave Sea Cliff N.Y.*

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: *39 Roslyn Ave*, Village of Sea Cliff, N. Y. and is also known as Section 21, Block *134*, Lot(s) *1* 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:

ANNE Hendrickson

6. The property is located in the BA zoning district of the Village of Sea Cliff.
7. The subject property is located on the East side of Roslyn 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 47 feet, and the total acreage of property is _____ acres.
10. The property is presently used for Restaurant
auto storage and Tow Truck Company.
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: Outdoor Dining Space
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: 51-1, 138-808, 138-1002

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)

1 - To install canvas fixed frame awning to
Replace 3 existing Roll up Awning

2 - Convert Tow Truck area to outdoor
dining - see separate sheet

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: William Long
Signature of applicant: [Signature]
Title of signatory: owner
Date: 2/18/20

AFFIDAVIT OF APPLICANT

STATE OF NEW YORK) SS:

COUNTY OF NASSAU)

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

If the applicant is a corporation, the deponent is an officer thereof, to wit the Treasurer, 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.

William Long
Print Name

[Signature]
Signature

Sworn to before me this 18th
day of February 2020.

[Signature]
Matthew Nartowicz
Notary Public State of New York
REG. No. 01NA6128403
QUALIFIED IN SUFFOLK COUNTY
MY COMMISSION EXPIRES AUGUST 18, 2021

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)

Ann Kaurick being duly sworn, deposes and says that (s)he is the owner of the property known as METROPOLITAN BISTRO 39 ROSLYN 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.

Sworn to before me on this 18
day of February 2020.

Innocent Puro

IMMACOLATA PARRINO
Notary Public, State of New York
No. 01PA6182092
Qualified in Queens County
Commission Expires February 19, 2020

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 ✓
PLANNING BOARD _____ (check one)
VILLAGE OF SEA CLIFF

In the Matter of the Application of

DISCLOSURE

AFFIDAVIT

General Municipal Law
Section 809

-----X
NS Metropolitan Bisto Inc - Tenant
STATE OF NEW YORK) COUNTY OF NASSAU)
RA Henderson - owner
Special Permit

SS: William Long, 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

Signature

Sworn to before me this 18th
day of February 2021.

Matthew Nartowicz
Notary Public State of New York
REG. No. 01NA6128403
QUALIFIED IN SUFFOLK COUNTY
MY COMMISSION EXPIRES AUGUST 18, 2021



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: _____



Bistro Garden Area

We are seeking to convert the existing car storage and tow truck company lot and office into an outdoor café and gathering place.

This would be a family friendly facility serving casual food and drinks

The existing “office” building will house 2 bathrooms for the public as well as a bar service area.

Food will be provided by the Metropolitan Bistro kitchen and we plan to have rotating gourmet food trucks.

We will operate from April to December as weather permits.

Schedule:

Monday to Friday 5pm - 11pm

Saturday and Sunday 12pm - 11pm

We will have movable seating for approximately 40 patrons
And a small service bar operating out of the office building

We will make sure we are in compliance with all existing codes and noise regulations And as we do with the existing restaurant we will be very neighbor friendly.

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BOARD OF ZONING APPEALS
INC. VILLAGE OF SEA CLIFF

8:00 P.M.
April 24, 1990

Community Center
Sea Cliff, New York



APPEARANCES

BARBARA PACE, Chairman

LAWRENCE GORDON

DAN MADDOCK

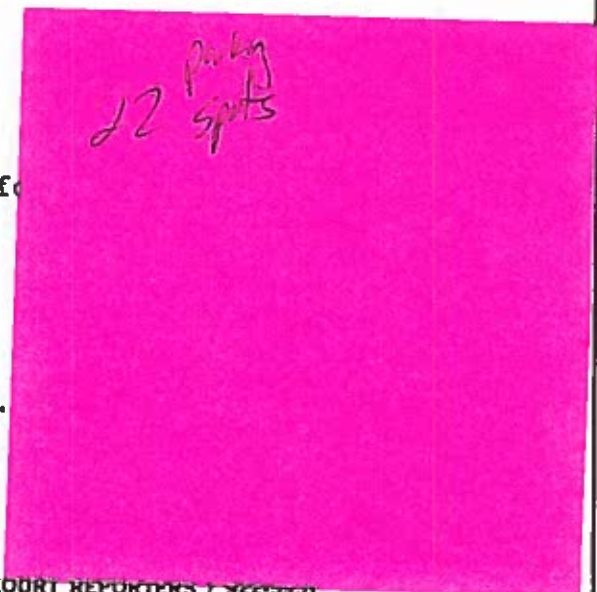
JAY POWERS

PHILIP COMO

RICHARD SIEGEL, ESQ., Attorney

Application: Harlequin Cafe

JAMES F. GILL, C.S.R., R.P.
Official Court Reporter



THE CHAIRMAN: Harlequin Cafe Inc.

MR. SIEGEL: Notice is hereby given that a public hearing will be held by the Zoning Board of Appeals on Tuesday evening, April 24, 1990, at eight o'clock at the Community Center, Sea Cliff Avenue and Summit Avenue, Sea Cliff, New York, on the following matter:

Harlequin Cafe Inc. for a special permit pursuant to the provisions of Section 138-802-A and a variance from the provisions of Sections 138-1002-0 and 1004 of Chapter 138 of the Zoning Ordinance of the Code of the Incorporated Village of Sea Cliff, a permit pursuant to Section 110-7-B(2) of the Village Code, and for permission to operate a restaurant, including an outside dining area, with insufficient on-site parking and loading space facilities. The premises require a minimum of 22 parking spaces and one loading space. The application does not indicate the location of any parking spaces or loading spaces. The premises are situated in Business "A" District, are known as and by the street No. 39 Roslyn Avenue, and are described on the Village Assessment Roll as Section 21, Block 134,

1
2 Lot 1.

3 The notice just read was published in the
4 Glen Cove Record Pilot on April 12, 1990. The
5 notice also contains an affidavit by Karen
6 Shenk indicating posting at 12 locations through-
7 out the Village on April 12, 1990.

8 MR. POWERS: Members of the Board, I'd like
9 to officially say that I am a manager of this
10 application or this premises to which the
11 application is being made.

12 I am going to step down from the Board while
13 this hearing is being held. I will refrain from
14 attendance at any meetings which is held to
15 discuss this. Thank you.

16 THE CHAIRMAN: Do you want to present your
17 application?

18 MR. POWERS: Basically this application has
19 been made before the establishment in 1980 at
20 which time it was granted for a one year term.

21 I don't believe any objections were heard
22 to it during that one year that it was heard.
23 And we are now making it again. I think it's
24 really straightforward in what it's saying.
25 Thank you very much.

2

THE CHAIRMAN: Was there ever outdoor dining permitted there? I mean, did it ever happen?

3

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MR. POWERS: Yes. In 1980 it was granted. It existed for one year I believe or whatever the term was at that period of time.

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MR. GORDON: It's expired?

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MR. POWERS: Yes. What they did was I believe the ruling was that it was allowed for one year on a trial basis to see if there were any objections to it in a real format. And I don't believe any objections were heard.

13

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THE CHAIRMAN: Is this schematic drawing accurate as of today?

15

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19

MR. POWERS: No, this drawing is not correct. In this part inside here the drawing was where the tables, in fact the four tables outside were four seats, each table for a total of sixteen seats.

20

21

22

And they would be moved from inside to outside without increasing the number of tables. There would not be any additional tables.

23

24

THE CHAIRMAN: How many tables are currently inside Harlequin?

25

MR. POWERS: I don't know.

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THE CHAIRMAN: We would like to know that.

2

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MR. POWERS: I'll get that information for you.

4

5

THE CHAIRMAN: So you want four tables outside and not increase the total number?

6

7

MR. POWERS: Right.

8

THE CHAIRMAN: What about hours?

9

MR. POWERS: I believe the request was for daylight hours.

10

11

THE CHAIRMAN: Yes. How do you interpret daylight hours? For instance, if someone sits down to eat in July at seven o'clock and they're not finished before, what are daylight hours, in other words?

14

15

16

MR. POWERS: I don't think we addressed exactly what those hours might be. Let's say --

17

18

THE CHAIRMAN: What would you like?

19

MR. POWERS: I think we would like to be able to primarily use it for lunch and afternoons.

20

21

THE CHAIRMAN: Not dinner?

22

MR. POWERS: If we were able to remove the tables by perhaps eight o'clock, that would be perfectly acceptable.

23

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25

THE CHAIRMAN: Eight p.m.?

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MR. POWERS: Yes.

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THE CHAIRMAN: How would you propose to handle a situation where someone came in at seven and wanted to sit outside?

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MR. POWERS: Those people would be informed that the tables would have to be vacated at eight o'clock. If we have people reserving at 7:30 and other people booking for 9:30, if they come in at eight o'clock, they can sit but we have to tell them the table has to be vacated by 8:15 so we can clear it for the second seating.

13

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16

THE CHAIRMAN: Anybody have any questions?

MR. MADDOCK: Would you have cables under the tables? There's no lighting other than street lighting.

17

18

MR. POWERS: By dark they would all be inside. So it doesn't matter.

19

20

21

THE CHAIRMAN: And is this the table that's covered by the awning? Would the tables be within the area covered by the awning?

22

23

MR. POWERS: I believe these are the plans out here.

24

25

THE CHAIRMAN: But the tables wouldn't be outside the awning area?

1
2 MR. POWERS: Right.

3 MR. SIEGEL: This would be completely on
4 Harlequin property?

5 MR. POWERS: Yes.

6 THE CHAIRMAN: Questions?

7 MR. COMO: The intent really is for kind of
8 a lunch like thing?

9 MR. POWERS: Lunch and afternoons, yes.
10 We're on the side street off Sea Cliff Avenue.
11 But Sea Cliff Avenue is in complete view. We
12 believe we can add to the community by having
13 an outdoor sitting area for lunches and cocktails.

14 MR. COMO: Your feeling about having this
15 not to belabor this business of after dark or
16 what have you but your intent is not to make this
17 an evening dining?

18 MR. POWERS: It's not a dinner dining area.

19 MR. COMO: It's simply what it was in 1980?
20 It was that long ago? I remember people sitting
21 out there. Primarily then I never knew that it
22 was open for lunch. I only saw it on Sundays
23 like a brunch place. Is that about what we're
24 talking about here?

25 MR. POWERS: Yes. With lunch during the week.

2 MR. COMO: And your hours would be what,
3 noon to three?

4 MR. POWERS: Lunch is served right now from
5 noon until four.

6 MR. COMO: What about drinks outside in
7 the hours of operation of that outside area?
8 The same restrictions or lack of restriction
9 as submitted?

10 MR. POWERS: Right.

11 MR. COMO: So if somebody came in at two
12 o'clock in the afternoon on a Sunday and wanted
13 to have a Bloody Mary, that would be okay?

14 MR. POWERS: Absolutely.

15 MR. COMO: Thank you.

16 MR. GORDON: There are a couple of benches.
17 Are they beyond the property further down?

18 MR. POWERS: The benches are on Village
19 property or let's say on the sidewalk. It's
20 further down this way.

21 THE CHAIRMAN: Any other questions?

22 MR. MADDOCK: The only way to get the
23 tables back into the restaurant is through the
24 main entrance?

25 MR. POWERS: No, they could be brought

1
2 back through this way here.

3 MR. GORDON: Because they would be going back
4 into this spot?

5 MR. POWERS: Exactly.

6 MR. GORDON: And people would be served
7 through there also, correct?

8 MR. POWERS: Right. Thank you.

9 THE CHAIRMAN: Anyone want to speak in
10 favor of the application?

11 MR. JOSEPH KROPINSKI: 25 Downing Avenue.
12 As far as I can see, the Cafe Harlequin has
13 always been quite a reputable business and has
14 tried to always comply with the feelings of the
15 neighbors in its operation.

16 What I remember, it was a daytime outdoor
17 cafe. There didn't seem to be any problems.

18 And when they first made their application,

19 I'd like to reiterate what I said then. We
20 already have an outdoor cafe at the Once Upon

21 A Moose.

22 This seems like the same manner and operation.
23 It's on a street that doesn't block the sidewalk
24 of Sea Cliff Avenue.

25 Yet it's close enough to it so that we can

1
2 enjoy the ambiance of Sea Cliff Avenue. We have
3 had no trouble with the Moose and are continuing
4 to let them operate. I don't see why we
5 shouldn't let Cafe Harlequin have the same benefit.
6 Thank you.

7 THE CHAIRMAN: Anyone else in favor?

8 MR. JOHN PACKARD: I'll speak now as a
9 shop owner at 266 Sea Cliff Avenue. I own a
10 cabinet shop there. I'd like to address a point
11 of view of what takes place in town during the
12 day when most or possibly all of you are on board
13 and most of the residents of Sea Cliff leave town.

14 I'm there all day. I tie my fingers on the
15 pulse of what goes on up and down the town. We
16 have a fragile co-existence in town between
17 business and residential. I happen to like it.

18 I do live in town. I put up with certain
19 hardships which I'll address in a few minutes.

20 But the concept of what goes on in town is
21 that we have perhaps 12 or 14 buildings for sale.
22 We have a number of vacancies in town.

23 We have businesses in town which will stay
24 open for maybe two weeks and not take in a
25 hundred dollars income. We have a very fragile

1
2 business structure in this town.

3 And there is a high tax base commercial
4 business. Nassau County has included Sea Cliff
5 Avenue. The adequate little Village of Sea
6 Cliff Avenue along with their total tax revision
7 for commercial district in Sea Cliff.

8 So I'm pointing out an economic point of
9 there are high costs of doing business in Sea Cliff.
10 It's important to maintain a sense of a business
11 district. Now that brings me to the next point.

12 THE CHAIRMAN: I hope you'll get to the
13 point about this application. Let's talk about
14 this application.

15 MR. PACKARD: Excuse me. The concept of
16 what's important in this town is to maintain a
17 feeling of what's important in the town. That's
18 the architecture, the walking concept. The
19 concept of cafes outside is a real benefit and
20 bonus to the Village.

21 And it's very closely related to the
22 survival of a lot of businesses. I'm not
23 suggesting that it's related directly to
24 Harlequin's survival but I am suggesting this.

25 If the complaints of the night activity of

2 Harlequin is a problem to residents which it is
3 including myself since I live in town, the fact
4 that during the day they could create some income
5 by having an outdoor cafe would be to our benefit.

6 I think it would be an asset to our town and
7 I think the Board should look at it as a whole
8 picture as to what's important to maintaining
9 the life of a small quaint town district.

10 THE CHAIRMAN: Thank you.

11 MR. PACKARD: As a property owner at 254
12 Sea Cliff Avenue, I would just like to say yes,
13 I get noise, I get woken up at night with
14 Costellos nighttime crowd, possibly overflow
15 from Harlequin.

16 However, I again look at it as I bought
17 the building where I live and prior to this
18 home I lived in another home in town.

19 I knew I moved in town. I was willing
20 to face what goes on in town. So the fact
21 that there is controlled daytime activity there
22 would not bother me.

23 It would just enhance my clientele coming
24 to my business and my going up to having a
25 outdoor lunch like I would go up to the Moose

1
2 and have an outdoor lunch.

3 THE CHAIRMAN: Anyone else in favor of the
4 application?

5 MR. LUCIAN RICARDO: 27 Sea Cliff Avenue.
6 I think it's actually a small project. I don't
7 see any negative impact. I think it's with
8 the character of Sea Cliff to have a couple
9 of tables outside. Especially on the weekend
10 people like to come here and enjoy themselves.

11 Another positive point is that being that
12 by eight o'clock the tables are going to be
13 inside. I think the noise would generate,
14 especially the night hours would be non-existent.
15 For that reason I don't see any objection
16 whatsoever to this proposal.

17 THE CHAIRMAN: Thank you. Anyone else in
18 favor?

19 MR. CHARLES HALL: I'm neither in favor
20 or against. My name is Charles Hall, 6 Main
21 Avenue.

22 I would just say I'm not sure of the
23 situation at Harlequin. I believe there were
24 four tables to be put outside. It was unclear
25 how many chairs.

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THE CHAIRMAN: Sixteen people.

2

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MR. HALL: What is the standing services?

4

Some of them are standing.

5

THE CHAIRMAN: I don't believe Harlequins serves people standing.

6

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MR. HALL: Because that could get out of hand obviously if you had people standing.

8

9

The other thing that is unclear is hours of service.

10

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THE CHAIRMAN: Well we're talking about lunch and afternoons. And the tables will be in by eight o'clock.

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MR. HALL: I don't know what instances there may have been in the past. Or if that's been well enforced.

15

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THE CHAIRMAN: That I can't answer.

18

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MR. HALL: That's one of the things that would be helpful to them. Thank you.

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THE CHAIRMAN: Anyone in favor of the application?

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MR. WAYNE AMAN: I'm a local businessman, commuter and resident for some 18 years. I'm a local businessman in the community and a resident for some 18 years.

1
2 I think it would help to create a balance
3 with the Moose on one side and Harlequins on
4 the other. I think it should be approved.

5 THE CHAIRMAN: Anyone else in favor?

6 (None)

7 THE CHAIRMAN: Anyone against the application?

8 MR. JOHN PAGNO: 54 Tenth Avenue. I'm about
9 150 feet from Harlequins. I would have no
10 objections to a lunch crowd dining there. But
11 I do have two small children who go to bed early
12 about seven or 7:30.

13 If the tables could be removed at about
14 five o'clock or earlier for a lunch crowd, then
15 I would have no objection. What I do have
16 questions on is, will there be music outside?

17 And when the tables are being serviced,
18 where will they be serviced from? Will the
19 doors be opened and the music from inside be
20 going outside?

21 THE CHAIRMAN: Mr. Powers, will there be
22 music?

23 MR. POWERS: There will be no music outside.
24 And the music that is on during the day is a
25 fairly low tape recorder. It's just a cassette

1
2 player.

3 Inside it's against the far eastern wall of
4 the building. Through a double door I'm not
5 even sure you could hear it. We have two sets
6 of doors which kind of act like a sound like.

7 MR. PAGNO: Where would you service the
8 tables?

9 MR. POWERS: The tables would be serviced
10 out of the front door.

11 THE CHAIRMAN: Out of the front door?

12 MR. POWERS: Excuse me. Onto Roslyn.

13 MR. COMO: I remember that the last time
14 they had this it was what you would like. From
15 the standpoint of these aesthetics it was quiet.
16 If your question has to do with noise.

17 MR. PAGNO: Yes. I live 150 feet away.

18 MR. COMO: From what I can remember, I
19 didn't know it was ten years ago but I do
20 remember there was at the time not a single
21 problem.

22 MR. PAGNO: I have no objections if it's
23 stopped early enough to where it doesn't carry
24 over. And if someone is still sitting there
25 at eight o'clock, how do you get them to leave?

1
2 MR. COMO: Let me just say. I'm not
3 expressing an opinion. I'm just telling you
4 what I saw then. It was quiet. There was
5 tables and no music or a bar outside.

6 THE CHAIRMAN: Yes, ma'am?

7 MRS. MAUREEN O'GARA: I live at 58 Main
8 Avenue. Now what is being proposed here by
9 Harlequin sounds like an actually charming idea.

10 However, I think that we ought to think about
11 what happened in 1980. Why not just try it for
12 a year and see if everything works out where the
13 children could go to sleep and if everybody in
14 the neighborhood is happy? If everything works
15 out, that's fine.

16 THE CHAIRMAN: Very often that's what is
17 done.

18 MRS. MARJORIE HAGAN: We live on Seventh
19 Avenue which isn't too far from there. I have
20 no objection to what they're proposing as far
21 as a brunch or lunch.

22 But I wonder what's going to happen to all
23 the parking. It gets impossible coming down.
24 Especially on a Saturday night we have guests.

25 We can't find a place to park because it's

1
2 just overrun with not only their parking but I
3 guess all the other bars.

4 We've been broken into. I just wonder what's
5 going to happen if the crowd keeps lingering on
6 there and staying on.

7 What kind of problems will we have? I
8 think it's very nice to have a little place to
9 go for brunch or lunch or whatever.

10 THE CHAIRMAN: Thank you. Anyone else?

11 MR. JACK DORING: I reside at 47 Martin
12 Avenue. I think I concur with Joe wholeheartedly
13 that it would certainly lend to the ambiance of
14 the Village.

15 We've lived here for 27 years. To stroll
16 through the Village is always an enjoyable item
17 on our weekend agenda whenever we can do it.

18 I certainly feel that the kind of people
19 that would be attracted to an afternoon coffee
20 or a dining at an outside cafe table would not
21 be the type of people prone to breaking into
22 someone's house.

23 If that's what's happened, I don't believe
24 that. You have to worry about people that are
25 going to be going to that place. I certainly

1
2 think it would be a nice little touch for the
3 Village.

4 THE CHAIRMAN: Thank you. Anybody else?

5 (None)

6 THE CHAIRMAN: Thank you very much.

7 (Whereupon the public hearing was concluded
8 at 9:45 p.m.)

9 - - -
10 CERTIFICATION:

11 I hereby certify this is a true and
12 accurate transcript of my stenographic minutes.

13
14 
15 JAMES F. GILL, C.S.R., R.P.R.

NS METROPOLITAN BISTRO DECISION

At a meeting of the Board of Appeals of the Village of Sea Cliff, New York, on July 12, 2010, on motion of Ms. Angliss, seconded by Mr. Griffin, 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 NS Metropolitan Bistro, Inc., is a tenant of premises located at 39 Roslyn Avenue, which is in the Village's Business A Zoning District. The premises are owned by RA Hendrickson Real Estate, Inc., and designated as Section 21, Block 134, Lot 1 on the Nassau County Land and Tax Map.
2. The portion of the premises proposed to be occupied by the applicant has been used as a restaurant pursuant to various approvals of the Board dating back to 1980.
3. The applicant has applied to the Board to permit alterations to the premises and operate the premises as a restaurant. Such proposed use, including the provision of outdoor seating, requires a special use permit pursuant to Village Code §138-802 and a modification of the conditions of the previously issued special permit approvals to permit such proposed restaurant.
4. The use proposed provides for a total of 60 seats, including seasonal outdoor seating. The proposed number of seats and the resultant parking requirements necessary for such seating is identical to prior approvals. In a 1994 decision, and continuing in subsequent Board determinations, the applicant was granted a variance related to four parking spaces located on-site upon submission of proof verifying the existence of and permission to use those four spaces in the parking area located east of the building from 5pm until closing. As a condition of the approval granted by the Board herein, the applicant is required to submit for review by the Building Department proof that those four spaces are made available exclusively to the applicant from 5pm until closing. Upon such proof, no further variances for parking are required.
5. The outdoor seating is proposed to be identical in size and location as the prior approvals. It utilizes an area approximately ten (10) feet wide by twenty-two (22) feet long on the sidewalk located adjacent to and westerly of the building. The area of the outdoor seating is located on the premises, and no portion of the seating or

the planters separating the seating from the sidewalk is located in the right-of-way.

6. The applicant testified that the use of the premises will be identical to the pre-existing operation of the restaurant when it was operated under the name Tupelo Honey, and the only change requested relates to the hours of operation. Accordingly, as confirmed by the September 2004 decision of the Board, the outdoor searing will be used for lunch and dinner service only. For the reasons set forth herein, the Board will not grant any extension of time for the hours of operation.
7. The Board is mindful of the fact that the premises have been operated as a restaurant for 30 years, and the proposed use will be consistent with that use. To balance the potential impact the proposed use may have on nearby properties in the area with the obligation of this Board to issue a special permit where adequate, reasonable, and appropriate safeguards and restrictions can be imposed to minimize the adverse effects, this Board will grant the special permit requested subject to the following conditions:
 - a. The business shall be conducted as a restaurant with bar only, and not for catering, except for an occasional private party during which time the restaurant shall be closed to the public;
 - b. No music or amplified sound shall be audible outside the building and the applicant shall be required to apply to this Board for any type of intensification of the proposed use, including the proposed use of live entertainment, dancing or similar forms of occupancy, including any occupancy involving amplified music;
 - c. The maximum number of seats permitted at the premises, including the number of persons accommodated at the bar and outdoors whether by seats, stools, standing or in any other manner, shall be 60;
 - d. Except as provided elsewhere in this decision, there shall not be any outside seating on the premises without additional application to this Board;
 - e. The hours of operation shall be from 11am to 9pm on Sundays, 5pm to 12am on Mondays through Thursdays, and 11am to 1am on Fridays and Saturdays;
 - f. The premises shall not be used for any use which will intensify or increase the usage or the parking requirements without further application to this Board;
 - g. The entrance to the restaurant shall face Roslyn Avenue;

- h. The proposed use shall be conducted in such a manner as to minimize, as much as possible, any adverse effect on the surrounding residential properties resulting from excessive noise or any other type of nuisance;
- i. The parking of vehicles by patrons of the premises, employees, or suppliers shall not interfere with the normal flow of traffic on Roslyn Avenue or Tenth Avenue;
- j. Loading operations shall be conducted in the rear or on the side of the premises. When making deliveries, the suppliers shall not block the driveway of adjoining property owners nor interfere with the normal flow of traffic in the area;
- k. All exhaust fans shall be located on the roof and shall be directed away from any residential properties and shall be installed with any barriers which are necessary to minimize, to the extent possible, any adverse impacts resulting from noise or fumes. The air conditioning units shall be located in the rear near the on-site parking area;
- l. The dumpster shall be located east of the building in the back are just north of the north wall of the premises. The precise location shall be subject to the approval of the Building Department and shall be screened from adjoining properties. The dumpsters shall be removed or emptied only during the hours permitted under the Village Code.
- m. All garbage disposal receptacles shall be fully enclosed and sealed at all times (excluding when trash is being placed in or removed from the receptacle) in a manner that prevents rodents or other animals from accessing the receptacle and prevents odors from travelling to neighboring properties. The receptacles shall be cleaned and sanitized at least once per month and shall be emptied at least 2 times per week. No trash or debris shall be permitted to accumulate on site outside of these containers.
- n. 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. All deliveries and shipments shall be made so as not to obstruct or interfere with the flow of traffic on Sea Cliff Avenue, Roslyn Avenue or Tenth Avenue. No deliveries or shipments shall be made to or from the property before 7:00 am or after 6:00 pm on any day;
- o. 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 and any required modifications to the septic or water systems;

- p. 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;
- q. 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;
- r. Because of the proximity of residential properties to the restaurant use, and the potential for nuisance resulting from permitting dining late at night, the following conditions shall apply to the outdoor seating area:
 - i. the previously imposed 10pm limitation for outdoor dining shall continue to apply. The outside operation shall be limited to the hours of 11:30am to 10pm. All tables and chairs shall be removed from the outside area by 10:15pm and shall not be placed outside prior to 11am;
 - ii. The outside operation shall be limited to 4 tables and 16 chairs, and shall be located entirely on applicants' property;
 - iii. The proposed outside use will not increase the existing seating capacity of the restaurant beyond a total of 60 for chairs and bar use. Any tables and seats used outside shall be equally offset by a reduction of the number used inside so that the maximum of 60 people shall not be exceeded;
 - iv. 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;
 - v. The use shall be limited to lunch service, evening cocktails and hors d'oeuvres, and dinner dining;
 - vi. The proposed outside use shall be conducted in such a manner as to minimize, as much as possible, any adverse impact on the surrounding residential properties resulting from excessive noise or any other type of nuisance;
 - vii. Any outside lighting shall be designed and installed so as to minimize the impact on adjoining properties by appropriate shielding, direction and reduction of glare and reflection. Final approval of any lighting shall be determined by the Building Department. 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 and lighting in the planters subject to the limitations herein;

- viii. No background or ambient (or other type of) music shall be permitted outside, and the doors and/or windows shall not be left open in a manner which would circumvent this restriction;
- ix. Loitering outside of the restaurant is prohibited;
- x. No mechanical means of ventilation, heating or cooling shall be utilized for the outdoor seating area; and
- xi. 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 Roslyn Avenue.

8. 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 one (1) year 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 one (1) 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 one (1) year time period. The provisions of this paragraph shall constitute a condition of this decision.

9. 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.

Respectfully submitted,


Kevin McGilloway, Chairman

Filed in the Office of the Village Clerk
the 4 day of July 2010 *AUGUST*

Maurice Lennon

NS METROPOLITAN BISTRO DECISION

At a meeting of the Board of Appeals of the Village of Sea Cliff, New York, on June 19, 2012, on motion of Mr. Kopczynski, seconded by Mr. Griffin, and adopted three votes in favor, and Mr. Doherty abstaining, 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 NS Metropolitan Bistro, Inc., is a tenant of premises located at 39 Roslyn Avenue, which is in the Village's Business A Zoning District. The premises are owned by RA Hendrickson Real Estate, Inc., and designated as Section 21, Block 134, Lot 1 on the Nassau County Land and Tax Map. In July 2010, the Board granted the applicant a special permit and a modification of the conditions of the previously issued special permit approvals to permit a restaurant to be operated at the premises. The applicant seeks to reinstate that special permit, which expired after one year, and also to obtain modifications of the hours of operation approved in July 2010.
2. The portion of the premises proposed to be occupied by the applicant has been used as a restaurant pursuant to various approvals of the Board dating back to 1980.
3. The use proposed provides for a total of 60 seats, including seasonal outdoor seating. The proposed number of seats and the resultant parking requirements necessary for such seating is identical to prior approvals. In a 1994 decision, and continuing in subsequent Board determinations, the applicant was granted a variance related to four parking spaces located on-site upon submission of proof verifying the existence of and permission to use those four spaces in the parking area located east of the building from 5pm until closing. As a condition of the approval granted by the Board herein, the applicant is required to submit for review by the Building Department proof that those four spaces are made available exclusively to the applicant from 5pm until closing. Upon such proof, no further variances for parking are required.
4. The outdoor seating is proposed to be identical in size and location as the prior approvals. It utilizes an area approximately ten (10) feet wide by twenty-two (22) feet long on the sidewalk located adjacent to and westerly of the building. The area of the outdoor seating is located on the premises, and no portion of the seating or

the planters separating the seating from the sidewalk is located in the right-of-way.

5. The applicant testified that the use of the premises will be identical to the use of the premises under the 2010 special permit, except that the hours of operation are proposed to be extended. The applicant proposes to extend the closing hours as follows:
 - a. Sundays – presently 9pm; proposed 11pm;
 - b. Mondays through Thursdays – presently 12am; proposed 2am;
 - c. Saturdays and Sundays – presently 1am; proposed 2am;
 - d. Outdoor seating – presently 10pm; proposed 11pm.
6. The Board is mindful of the fact that the premises have been operated as a restaurant for 30 years, and the proposed use will be consistent with that use. To balance the potential impact the proposed use may have on nearby properties in the area with the obligation of this Board to issue a special permit where adequate, reasonable, and appropriate safeguards and restrictions can be imposed to minimize the adverse effects, this Board will grant the special permit requested subject to the following conditions:
 - a. The business shall be conducted as a restaurant with bar only, and not for catering, except for an occasional private party during which time the restaurant shall be closed to the public;
 - b. No music or amplified sound shall be audible outside the building and the applicant shall be required to apply to this Board for any type of intensification of the proposed use, including the proposed use of live entertainment, dancing or similar forms of occupancy, including any occupancy involving amplified music;
 - c. The maximum number of seats permitted at the premises, including the number of persons accommodated at the bar and outdoors whether by seats, stools, standing or in any other manner, shall be 60;
 - d. Except as provided elsewhere in this decision, there shall not be any outside seating on the premises without additional application to this Board;
 - e. The hours of operation shall be from 11am to 11pm on Sundays, 5pm to 2am on Mondays through Saturdays;
 - f. The premises shall not be used for any use which will intensify or increase the usage or the parking requirements without further application to this Board;
 - g. The entrance to the restaurant shall face Roslyn Avenue;
 - h. The proposed use shall be conducted in such a manner as to minimize, as much as possible, any adverse effect on the

surrounding residential properties resulting from excessive noise or any other type of nuisance;

- i. The parking of vehicles by patrons of the premises, employees, or suppliers shall not interfere with the normal flow of traffic on Roslyn Avenue or Tenth Avenue;
- j. Loading operations shall be conducted in the rear or on the side of the premises. When making deliveries, the suppliers shall not block the driveway of adjoining property owners nor interfere with the normal flow of traffic in the area;
- k. All exhaust fans shall be located on the roof and shall be directed away from any residential properties and shall be installed with any barriers which are necessary to minimize, to the extent possible, any adverse impacts resulting from noise or fumes. The air conditioning units shall be located in the rear near the on-site parking area;
- l. The dumpster shall be located east of the building in the back are just north of the north wall of the premises. The precise location shall be subject to the approval of the Building Department and shall be screened from adjoining properties. The dumpsters shall be removed or emptied only during the hours permitted under the Village Code.
- m. All garbage disposal receptacles shall be fully enclosed and sealed at all times (excluding when trash is being placed in or removed from the receptacle) in a manner that prevents rodents or other animals from accessing the receptacle and prevents odors from travelling to neighboring properties. The receptacles shall be cleaned and sanitized at least once per month and shall be emptied at least 2 times per week. No trash or debris shall be permitted to accumulate on site outside of these containers.
- n. 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. All deliveries and shipments shall be made so as not to obstruct or interfere with the flow of traffic on Sea Cliff Avenue, Roslyn Avenue or Tenth Avenue. No deliveries or shipments shall be made to or from the property before 7:00 am or after 6:00 pm on any day;
- o. The applicant shall maintain full approval, if necessary, from the Nassau County Department of Health and all other agencies for the cooking of food and any required modifications to the septic or water systems;
- p. 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;
- q. 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;

- r. Because of the proximity of residential properties to the restaurant use, and the potential for nuisance resulting from permitting dining late at night, the following conditions shall apply to the outdoor seating area:
- i. The outside operation shall be limited to the hours of 11:30am to 11pm. All tables and chairs shall be removed from the outside area by 11:15pm and shall not be placed outside prior to 11am;
 - ii. The outside operation shall be limited to 4 tables and 16 chairs, and shall be located entirely on applicants' property;
 - iii. The proposed outside use will not increase the existing seating capacity of the restaurant beyond a total of 60 for chairs and bar use. Any tables and seats used outside shall be equally offset by a reduction of the number used inside so that the maximum of 60 people shall not be exceeded;
 - iv. 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;
 - v. The use shall be limited to lunch service, evening cocktails and hors d'oeuvres, and dinner dining;
 - vi. The proposed outside use shall be conducted in such a manner as to minimize, as much as possible, any adverse impact on the surrounding residential properties resulting from excessive noise or any other type of nuisance;
 - vii. Any outside lighting shall be designed and installed so as to minimize the impact on adjoining properties by appropriate shielding, direction and reduction of glare and reflection. Final approval of any lighting shall be determined by the Building Department. 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 and lighting in the planters subject to the limitations herein;
 - viii. No background or ambient (or other type of) music shall be permitted outside, and the doors and/or windows shall not be left open in a manner which would circumvent this restriction;
 - ix. Loitering outside of the restaurant is prohibited;
 - x. No mechanical means of ventilation, heating or cooling shall be utilized for the outdoor seating area; and
 - xi. 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 Roslyn Avenue.

7. 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.

Respectfully submitted,


Kevin McGilloway, Chairman

Filed in the Office of the Village Clerk
the day of June 2012

NS METROPOLITAN BISTRO DECISION

At a meeting of the Board of Appeals of the Village of Sea Cliff, New York, on December 17, 2019, on motion of Mr. O'Donnell, seconded by the Chair, 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 NS Metropolitan Bistro, Inc., is a tenant of premises located at 39 Roslyn Avenue, which is in the Village's Business A Zoning District. The premises are owned by RA Hendrickson Real Estate, Inc. and are designated as Section 21, Block 134, Lot 1 on the Nassau County Land and Tax Map. In July 2010, the Board granted the applicant a special permit and a modification of conditions of the previously issued special permit approvals to permit a restaurant to be operated at the premises. In June 2012, the Board again granted a special permit, to include seasonal outdoor seating. The most recent special permit (2012) has lapsed, and the applicant seeks to reinstate that special permit, and also obtain modifications to permit year round outdoor seating. The proposed modifications increase the required parking from 52 to 60, and the applicant requires a variance for an additional 8 parking spaces.
2. The portion of the premises proposed to be occupied by the applicant has been used as a restaurant pursuant to various approvals of the Board dating back to 1980.
3. The use proposed provides for a total of 98 seats, including outdoor seating and bar seating.
4. The outdoor seating is proposed to be in the same location as the prior approvals. The applicants utilizes an area approximately ten (10) feet wide by twenty-two (22) feet long on the sidewalk located adjacent to, and westerly of, the building. The area of the outdoor seating is located on the premises, and no portion of the seating or the planters separating the seating from the sidewalk is located in the right-of-way.
5. The applicant testified that the use of the premises will be identical to the use of the premises under the 2012 special permit, except that the outdoor seating will be year round.
6. The Board is mindful of the fact that the premises have been operated as a restaurant for approximately 40 years, and the proposed use will be consistent with that use. To balance the potential impact the proposed use may have on nearby properties in the area with the obligation of this Board to issue a special permit where adequate, reasonable, and appropriate safeguards and restrictions can be imposed to minimize the adverse effects, this Board will

grant the special permit and variance requested subject to the following conditions:

- a. The business shall be conducted as a restaurant with bar only, and not for catering, except for an occasional private party during which time the restaurant shall be closed to the public;
- b. No music or amplified sound shall be audible outside the building and the applicant shall be required to apply to this Board for any type of intensification of the proposed use, including the proposed use of live entertainment, dancing or similar forms of occupancy, including any occupancy involving amplified music;
- c. The maximum number of seats permitted at the premises, including the number of persons accommodated at the bar and outdoors whether by seats, stools, or in any other manner, shall be 98;
- d. Except as provided elsewhere in this decision, there shall not be any outside seating on the premises without additional application to this Board;
- e. The hours of operation shall be no more than 11am to 11pm on Sundays, and 5pm to 2am on Mondays through Saturdays;
- f. The premises shall not be used for any use which will intensify or increase the usage or the parking requirements without further application to this Board;
- g. The entrance to the restaurant shall face Roslyn Avenue;
- h. The proposed use shall be conducted in such a manner as to minimize, as much as possible, any adverse effect on the surrounding residential properties results from excessive noise or any other type of nuisance;
- i. The parking of vehicles by patrons of the premises, employees, or suppliers shall not interfere with the normal flow of traffic on Roslyn Avenue or Tenth Avenue;
- j. Loading operations shall be conducted in the rear or on the side of the premises. When making deliveries, the suppliers shall not block the driveway of adjoining property owners nor interfere with the normal flow of traffic in the area;
- k. All exhaust fans shall be located on the roof and shall be directed away from any residential properties and shall be installed with any barriers which are necessary to minimize, to the extent possible, any adverse impacts results from noise or fumes. The air conditioning units shall be located in the rear near the on-site parking area;
- l. The dumpster shall be located east of the building in the back are just north of the north wall of the premises. The precise location shall be subject to the approval of the Building Department and shall be screened from adjoining properties. The dumpsters shall be removed or emptied only during the hours permitted under the Village Code.

- m. All garbage disposal receptacles shall be fully enclosed and sealed at all times (excluding when trash is being placed in or removed from the receptacle) in a manner that prevents rodents or other animals from accessing the receptacle and prevents odors from travelling to neighboring properties. The receptacles shall be cleaned and sanitized at least once per month and shall be emptied at least 2 times per week. No trash or debris shall be permitted to accumulate on site outside of these containers.
- n. 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. All deliveries and shipments shall be made so as not to obstruct or interfere with the flow of traffic on Sea Cliff Avenue, Roslyn Avenue or Tenth Avenue. No deliveries or shipments shall be made to or from the property before 7:00 am or after 6:00 pm on any day;
- o. The applicant shall maintain full approval, if necessary, from the Nassau County Department of Health and all other agencies for the cooking of food and any required modifications to the septic or water systems;
- p. 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;
- q. 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;
- r. Because of the proximity of residential properties to the restaurant use, and the potential for nuisance resulting from permitting dining late at night, the following conditions shall apply to the outdoor seating area:
 - i. The outside operation shall be limited to the hours of 11:30am to 11pm
 - ii. The outside operation shall comply with the New York State Building Code and shall be located entirely on applicants' property;
 - iii. The proposed outside use will not increase the existing seating capacity of the restaurant beyond a total of 98 for chairs and bar use;
 - iv. 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;
 - v. The use shall be limited to lunch service, evening cocktails and hors d'oeuvres, and dinner dining;
 - vi. The proposed outside use shall be conducted in such a manner as to minimize, as much as possible, any adverse

- impact on the surrounding residential properties resulting from excessive noise or any other type of nuisance;
- vii. Any outside lighting shall be designed and installed so as to minimize the impact on adjoining properties by appropriate shielding, direction and reduction of glare and reflection. Final approval of any lighting shall be determined by the Building Department. 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 and lighting in the planters subject to the limitations herein;
 - viii. No background or ambient (or other type of) music shall be permitted outside, and the doors and/or windows shall not be left open in a manner which would circumvent this restriction;
 - ix. Loitering outside of the restaurant is prohibited;
 - x. No mechanical means of ventilation, heating or cooling shall be utilized for the outdoor seating area; and
 - xi. 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 Roslyn Avenue.

7. 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 ten (10) 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 ten (10) year period, but in no event sooner than four (4) 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 ten (10) 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.

R A HENRICKSON REALTY
OR CURRENT OWMER
208 SEA CLIFF AVE
SEA CLIFF, NEW YORK 11579

NEICE JOANNA K & KENNETH E
OR CURRENT OWMER
29 NINTH AVE
SEA CLIFF, NEW YORK 11579

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

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

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

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

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

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

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

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

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

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

FELICIOSI LUIS & AVINA-FELICIOSIANA
OR CURRENT OWMER
209 SEA CLIFF AVE
SEA CLIFF, NEW YORK 11579

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

~~OR CURRENT OWMER
NEW YORK~~

LANGE ROBERT & TERRY L
OR CURRENT OWMER
228 SEA CLIFF AVE
SEA CLIFF, NEW YORK 11579

SERRAVALLE ROBERT & KIMBERLY
OR CURRENT OWMER
40 ROSLYN AVE
SEA CLIFF, NEW YORK 11579

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

TWELFTH & ROSLYN LLC
OR CURRENT OWMER
54 ROSLYN AVE
SEA CLIFF, NEW YORK 11579

~~DONOGHUE PATRICK
OR CURRENT OWMER
TENTH AVE
SEA CLIFF, NEW YORK 11579~~

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

R.A. Hendrickson
-39 Roslyn Ave
mapped.

212-216 additional addresses

George Ribar
Or Current Owner
28 Maple Ave
Sea Cliff NY 11579

Danielle M Viteretti Trust
Or Current Owner
203 Sea Cliff Ave
Sea Cliff NY 11579

Christine Ferrara
Or Current Owner
39 12th Ave
Sea Cliff NY 11579

Vito Milanese
Or Current Owner
60-64 Roslyn Ave
Sea Cliff NY 11579

~~FIRE DEPARTMENT
OR CURRENT OWMER
67 ROSLYN AVE
SEA CLIFF, NEW YORK 11579~~

~~NEICE JOANNA K & KENNETH E
OR CURRENT OWMER
29 NINTH AVE
SEA CLIFF, NEW YORK 11579~~

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

~~ZUCCARO GIUSEPPE & ANTONIA
OR CURRENT OWMER
227 SEA CLIFF 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~~

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

~~MILANESE VITO
OR CURRENT OWMER
60 64 ROSLYN AVE
SEA CLIFF, NEW YORK 11579~~

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

~~ROSARIO LUIS
OR CURRENT OWMER
39 12TH AVE
NEW YORK~~

~~FELICIOSI LUIS & AVINA-FELICIOSI ANA
OR CURRENT OWMER
209 SEA CLIFF AVE
SEA CLIFF, NEW YORK 11579~~

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

~~J & R 10th Ave Llc
OR CURRENT OWMER
230-272 SEA CLIFF AVE
SEA CLIFF, NEW YORK 11579~~

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

~~OR CURRENT OWMER
NEW YORK~~

~~LANGE ROBERT & TERRY L
OR CURRENT OWMER
228 SEA CLIFF AVE
SEA CLIFF, NEW YORK 11579~~

~~SERRAVALLE ROBERT & KIMBERLY
OR CURRENT OWMER
40 ROSLYN AVE
SEA CLIFF, NEW YORK 11579~~

~~RIBAR GEORGE
OR CURRENT OWMER
28 MAPLE AVE
SEA CLIFF, NEW YORK 11579~~

~~TWELFTH & ROSLYN LLC
OR CURRENT OWMER
54 ROSLYN AVE
SEA CLIFF, NEW YORK 11579~~

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

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

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

212 + 216 were the
same addresses



39 Roslyn Ave



212-216 Sea Cliff Ave