

IPUBLIC HEARING NOTICE

PLEASE TAKE NOTICE that a public hearing will be held as to the following matter:

Agency: Board of Appeals, Village of Sea Cliff
Date: January 17, 2012
Time: 8:00 pm
Place: Village Hall, 300 Sea Cliff Avenue, Sea Cliff, New York

Subject: Application of Hank and Victoria Bjorklund, 76 Prospect Avenue, Sea Cliff, New York to install an emergency generator in a front yard, which requires variances of the following provisions of the Village Code: (a) 138-405 to maintain lot coverage of 3,808 square feet, where a maximum of 2,306 square feet is permitted; (b) 138-406 to maintain front property lines of 43.02 feet on Prospect Avenue and 51 feet on Cliff Way, where a minimum of 75 feet is required; (c) 138-409 to maintain an existing lot width less than required; (d) 138-411 to maintain buildings with less than the required setback; (e) 138-414.1 to maintain a floor area of 3,880 square feet, where a maximum of 2,383 square feet is permitted; and (f) 138-417 to install a generator that does not comply with permitted encroachments. Premises are designated as Section 21, Block F, Lot 1972 on the Nassau County Land and Tax Map.

Application of Lauren Antorino Griffen, 21 Leonard Place, Sea Cliff, New York to construct a new second floor, new entrance porch and rear porch, and garage extension and renovate the first floor, which requires variances of the following provisions of the Village Code: (a) 138-505 to permit lot coverage of 5,512 square feet, where, where a maximum of 3,538.2 square feet is permitted; (b) 138-511 to permit a side yard setback of 7 feet, where a minimum of 15 feet is required; (c) 138-513 to permit a ridge height of 33 feet, where a maximum of 30 feet is permitted; (d) 138-513.1 to permit an encroachment into the height ratio/setback plane; (e) 138-514.1 to permit a floor area of 3,973 square feet, where the maximum permitted is 3,184 square feet; (f) 115-2 to maintain a swimming pool 8 feet from the rear property line, where a minimum of 10 feet is required; and (g) A162-1 to maintain an existing pool patio 2 feet from the property line, where 3 feet is required. Premises are designated as Section 21, Block 95, Lot 318 on the Nassau County Land and Tax Map.

Application of Arlyn Dimatulac, 69 The Boulevard, Sea Cliff, New York to demolish an existing residence and construct a new dwelling which requires variances of the following provisions of the Village Code: (a) 138-505 to erect a dwelling with lot coverage of approximately 4,414 square feet, where a maximum of 3,288 square feet is permitted; (b) 138-506 to maintain front property lines of 40 feet on Foster Place and 80 feet on The Boulevard, where a minimum of 100 feet is required; (c) 138-507 to maintain a lot that does not comply with minimum lot width requirements; (d) 138-509 to erect a dwelling with less than the required lot width at the setback lines; (e) 138-511 to erect a dwelling with a side yard setback of 0.33 feet, where a minimum of 15 feet is required; (f) 138-513 to permit a dwelling with a height of 47.08 feet, where the maximum permitted height is 30 feet; (g) 138-513.1 to permit an encroachment into the height/setback ratio plane; (h) 138-514.1 to permit a floor area of 4,684 square feet, where the maximum permitted is 2,959.2 square feet; and (i) 138-516 to permit a sub-grade garage in a front yard that exceeds the allowable square footage for an accessory building. Premises are designated as Section 21, Block 197, Lot 8 on the Nassau County Land and Tax Map.

At the said time and place, all interested persons may be heard with respect to the foregoing matters. All relevant documents may be inspected at the office of the Village Clerk, Village Hall, 300 Sea Cliff Avenue, Sea Cliff, New York, during regular business hours.

Any person having a disability which would inhibit attendance at or participating in the hearing should notify the Village Clerk at least three business days prior to the hearing, so that reasonable efforts may be made to facilitate such attendance and participating.

Dated: January 4, 2012

BY ORDER OF THE BOARD OF APPEALS