

MINUTES

PLANNING BOARD
VILLAGE OF SEA CLIFF
VILLAGE HALL
300 SEA CLIFF AVENUE
SEA CLIFF, NEW YORK 11579

August 12, 2015

Present:	Chair	Bruce Treiber
	Members	Laurie Martone
		Timothy Driscoll
		Dr. Nicholas Virgilio
		Ed Camiolo
	Superintendent of Buildings	Andrew Lawrence
	Village Attorney	Brian S. Stolar, Esq.

The meeting was called to order at 7:33 pm.

The Board opened the public hearing on the application of Frank Scavone, 88 Prospect Avenue, Sea Cliff, New York for site plan approval to construct a dwelling and site improvements on the property, and for a special permit to construct a retaining wall in excess of four (4) feet in height. Premises are designated as Section 21, Block F, Lot 1945 on the Nassau County Land and Tax Map. The Board continued the public hearing to September 9, 2015 at 7:30p.m.

The Board discussed the environmental impact of the Scavone application. On motion duly made by Ms. Martone, seconded by the Chair, and adopted unanimously, the Board adopted the following resolution:

WHEREAS, the New York State Environmental Conservation Law and the regulations of the Department of Environmental Conservation as contained in 6 NYCRR Part 617 require review of the possible environmental consequences of various actions under consideration by the Planning Board; and

WHEREAS, the Planning Board has considered the nature of the proposed action and reviewed the Environmental Assessment Form (EAF),

NOW, THEREFORE, IT IS

RESOLVED, that the Board hereby finds and concludes that the proposed site plan approval and retaining wall permit is an Unlisted Action as defined in the State Environmental Quality Review Act and its regulations and Village Code §60-10(A), and

(a) the Board is the lead agency with respect to environmental review of this proposed action;

(b) the Board has considered the following factors and made the following conclusions in respect to its review of the environmental impacts of the proposed action:

(i) the proposed action would not result in any substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels, nor any substantial increase in solid waste production, nor create a substantial increase in the potential for erosion, flooding, leaching or drainage problems;

(ii) the proposed action would not result in the removal or destruction of large quantities of vegetation or fauna, substantial interference with the movement of any resident or migratory fish or wildlife species, impacts on a significant habitat area, substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species, or other significant adverse impacts to natural resources;

(iii) the proposed action would not impair the environmental characteristics of any Critical Environmental Area;

(iv) the proposed action would not conflict with the community's current plans or goals as official approved or adopted;

(v) the proposed action would not impair the character or quality of important historical, archeological, architectural or aesthetic resources or of existing community or neighborhood character;

(vi) the proposed action would not result in a major change in the use of either the quantity or type of energy;

(vii) the proposed action would not create a hazard to human health;

(viii) the proposed action would not create a substantial change in the use, or intensity of use, of land, including agricultural, open space or recreational resources, or in its capacity to support existing uses;

(ix) the proposed action would not encourage or attract large numbers of persons to any place for more than a few days, compared to the number who would come to such place without such action;

(x) the proposed action would not create changes in two or more elements of the environment, no one of which would have a significant

impact on the environment, but when taken considered together would result in a substantial adverse impact on the environment;

(xi) the proposed action would not create substantial adverse impacts when considered cumulatively with any other actions, proposed or in process;

(xii) the proposed action would not result in substantial adverse impact with respect to any relevant environmental consideration, including noise, aesthetics, traffic, air quality, water quality or adequacy of water supply, drainage, soil conditions, or quality of life in the community in general and the immediate neighborhood in particular;

(c) the proposed action would not have a significant adverse environmental impact;

(d) no further environmental review is required with respect to the proposed action, and

(e) the Chair, or his designee, is authorized to complete the Environmental Assessment Form in relation to this proposed action in a manner consistent with the foregoing findings.

There being no further business, the Chair closed the meeting at 8:05pm.

BRUCE TREIBER, CHAIR