

MINUTES

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

October 14, 2015

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| Present: | Members | Laurie Martone Timothy Driscoll Dr. Nicholas Virgilio Ed Camiolo |
| | Alternate Member | Vincent LaManna |
| | Village Attorney | Brian S. Stolar, Esq. |

The meeting was called to order at 7:30 pm.

In the absence of the Chair, on motion duly made by Ms. Martone, seconded by Mr. LaManna, and adopted unanimously, the Board designated Dr. Virgilio to serve as Acting Chair.

The Board opened the public hearing on the application of Joshua Marcus and Alethea Vasilas, 18 Glenlawn Avenue, Sea Cliff, New York for a special permit pursuant to Village Code §64-3 to construct a fence in excess of four (4) feet in height. Premises are designated as Section 21, Block 173, Lot 421 on the Nassau County Land and Tax Map. The Board closed the hearing, and reserved decision.

The Board called the application of Robin Rossi, as manager of United Home Associates LLC, 71 Croft Lane, Smithtown, New York for site plan approval to demolish an existing residence and construct a new residence and detached garage. Premises are located at 64 Glenlawn Avenue, Sea Cliff, New York and designated as Section 21, Block 188, Lot 23 on the Nassau County

Land and Tax Map. No one appeared for the applicant. Ms. Martone recused herself from participation in this application. The Board adjourned the public hearing to November 12, 2015 at 7:30pm.

The Board discussed a written request received from Frank Scavone, 88 Prospect Avenue for an amendment of a condition of site plan approval granted by the Board on September 9, 2015. In particular, Mr. Scavone seeks to remove two (2) trees along the side property line of the premises and replace those trees with two (2) new Little Leaf Linden trees in line with the trees proposed to be removed. The locations of the trees to be removed are shown in a handwritten plan titled "Planting Notes", which plan has been submitted to the Board. On motion duly made by Mr. Driscoll, seconded by Mr. LaManna, and adopted four votes in favor, and Ms. Martone abstaining, the Board granted the request to remove the two (2) trees and plant two (2) Little Linden Leaf trees on the condition that the two (2) replacement trees be planted in line with the trees being removed, that such replacement trees are planted at a height of 8-10 feet, and that such trees be continuously maintained by the applicant or applicant's successor in title.

The Board discussed the Marcus application. On motion duly made by the Acting Chair, seconded by Mr. Camiolo, and adopted unanimously, the Board determined that the application is a Type II matter under SEQRA and granted the application for a special permit subject to the following conditions: (a) the fencing shall be constructed in the locations depicted and materials proposed in the plans submitted with the application; (b) the 8 foot high fencing shall not exceed

a linear measurement of 24 feet beginning at a point corresponding with the dashed perpendicular line shown on the survey dated June 28, 2014 and continuing 24 feet in a southerly direction; (c) the 6 foot high fencing shall begin at the southerly terminus of the 8 foot high fencing and shall end at a point not closer than 8 feet from the existing curb on Brown Street; (d) a final survey depicting the location of the fencing shall be filed with the Village building department for review in accordance with this approval, unless such survey is determined by the building department to be unnecessary; (e) applicant shall comply with all requirements of the Superintendent of Buildings and the Village Code, except as modified by this approval; (f) the "good side" of the wood fencing may face the applicants' property; (g) the approval applies only to the stockade fence depicted in the plans, and no other material would have been approved by the Board; and (h) within the timeframe provided in Village Code §138-1304(A), applicants shall complete the work and obtain all certificates necessary for the work.

There being no further business, the Acting Chair closed the meeting at 8:00pm.


NICHOLAS VIRGILIO, ACTING CHAIR

VILLAGE OF SEA CLIFF, NY

OCT 27 2015

VILLAGE CLERK

