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ARCHITECTURAL REVIEW BOARD

December 8, 2014

Present: Donald Kavanagh, Chairman
David Di Giovanni, Board Member
Peter Fleishman, Board Member
Raynor Rogers, Board Member

Present: James Carballal, Leslie Guerci, Iris Targoff, Robert Lafferty, Robert Vogt,
Gwynne Lennon, Deborah Fossett, Ray Gentile, Bruce Treiber

A meeting of the Board of Architectural Review of the Incorporated Village of Sea Cliff, Nassau County, New York, was held in the Community Center of said Village on December 8, 2014 at 8:00 p.m.

Chairman Kavanagh called the meeting to order at 8:07 p.m. On a motion by Raynor Rogers and seconded by Peter Fleishman the minutes of the November 24, 2014 were unanimously approved as revised.

The next meeting of the Board of Architectural Review is scheduled for Monday, January 12, 2014.

Raymond Gentile & Laurie Mattel
7 Carpenter Place
Sea Cliff, NY 11579
Sec. 21 Block M Lot 548
Construct new home

On a motion by David DiGiovanni and seconded by Raynor Rogers the application was unanimously approved as presented. Applicant will submit a representative sketch with the stone cap lowered to the level of the window sills.

Frank Scavone
88 Prospect Avenue
Sea Cliff, NY 11579
Sec. 21 Block F Lot 1945
Continued: Enclose front covered porch, enclose lower
And install railings on 2nd floor deck

The Board had previously approved that portion of the application to enclose the rear lower porch and install railings on the second floor rear deck.

At the meeting held on December 8, 2014, on a motion by Raynor Rogers and seconded by Peter Fleishman, the Board conditionally approved the concept of the enclosure of the front porch on a vote of 2 Ayes and 1Nay.

The approval of the enclosure of the front porch is conditioned on the Applicant retaining the porch columns in their present position with the new wall which will enclose the porch spaced a minimum of two to three inches behind the columns; full windows will be placed horizontally the full width of the spaces between the columns (excluding trim) on the front and side elevations; the panels below the windows may remain at their present height as reflected on the current Plans.

While the present building is a contributing structure, the Board believes that the porch is not particularly significant and possesses no real architectural merit. The Board also considered the close proximity of the front porch to Prospect Avenue, a heavily trafficked thoroughfare, which detracts from the ability of the residents to use the porch as it presently exists. Accordingly, the Board does not object to the enclosure of the porch per se, provided the Applicant submits revised Plans reflecting the details set forth above.

A final decision is reserved pending the submission of the revised Plans.

This is the decision of the Board.

ARB minutes 12/8/14

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New York American Water

Roslyn Avenue

Sea Cliff, NY 11579

Sec. 21 Block 132 Lot 3

Continued: Erect new 12' x 17' building for water treatment w/ landscaping

On a motion by Raynor Rogers and seconded by David DiGiovanni the application was unanimously approved as presented in the submitted plans and in the landscape plan dated 12/03/14, received by the building department on 12/8/14..

There being no further business to come before the Board the meeting was adjourned at 10:00 p.m.