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ARCHITECTURAL REVIEW BOARD

February 25, 2013

Present: Donald Kavanagh, Chairman
David DiGiovanni, Board Member
Peter Fleishman, Board Member
James Mozer, Board Member

Present: Mariana Kreatsoulas, Karen Bobley, Tom Connolly,
Kevin Oefelegein, Susan Friedrichs

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 February 25, 2013 at 8:00 p.m.

Chairman Kavanagh called the meeting to order at 8:08 p.m. On a motion James Mozer, and seconded by David DiGiovanni, the minutes of the January 28, 2013 meeting were unanimously approved.

The next meeting of the Board of Architectural Review is scheduled for Monday, March 11, 2013.

Sea Cliff Oceanside Assoc.
Sea Cliff Manor
395 Prospect Avenue
Sea Cliff, NY 11579
Sec. 21 Block 193 Lot 1
Cond'. New sign w. external lighting

A decision is reserved pending further review and revised drawings.

Pezzi Pizza
500 Glen Cove Avenue
Sea Cliff, New York 11579
Sec. 21 Block 41 Lot 71
Two (2) promotional or advertising flags in front of building at curbside

Pezzi Pizza erected two (2) promotional or advertising flags in front of their place of business, without prior application to the Building Department or the issuance of a Permit. It is noted that 500 Glen Cove Avenue is a major commercial thoroughfare located directly across from the North Shore High School and near the North Shore Middle School. Traffic on Glen Cove Avenue in this vicinity is often heavy, particularly during the hours when school commences and at dismissal, and during the morning and evening rush hours. Pedestrian traffic in the immediate area is also heavy during those hours and consists primarily of High School and Middle School students. The School crosswalks across Glen Cove Avenue are also in close proximity to Applicant's place of business.

At the meeting held on February 25, 2013, on a motion by James Mozer and seconded by Peter Fleishman to approve the application, the motion unanimously failed on a vote of 0 Ayes and 4 Nays.

The promotional or advertising flags would, if approved, be detrimental to the character, property values and development of the surrounding area. The flags detract from and impair the benefits of occupancy of the adjacent premises and impair their value due to inappropriateness of design in relation to the adjacent premises and overall character of the surrounding commercial and adjacent residential district.

The flags are also likely to be a dangerous distraction to motorists and pedestrians along an important, heavily-trafficked thoroughfare directly adjacent to North Shore High School and North Shore Middle School.

This is the decision of the Board.

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Kevin White
243 Franklin Avenue
Sea Cliff, NY 11579
Sec. 21 Block 185 Lot 187
Install solar panels on flat roof

On a motion by Peter Fleishman and seconded by David DiGiovanni the application was unanimously approved as presented

Karen Bobley
6 Raymond Court
Sea Cliff, NY 11579
Sec. 21 Block 30-1 Lot 519
Add new windows & doors

On a motion by James Mozer and seconded by Peter Fleishman the application was unanimously approved as presented. Applicant has proposed framing each of the new replacement windows with 5/4" x 4" framing trim and the Board recommends and approves same.

Adam & Michele Fedechko
14 Harbor Way
Sea Cliff, NY 11579
Sec 21 Block 68 Lot 8
Cond' elevation providing more space between the soldier course above the arched window and ceiling and cut sheet of proposed railing.

On a motion by David DiGiovanni and seconded by Peter Fleishman the application was unanimously approved as revised in plans dated February 11, 2013 with regard to the front elevation and "Fedechko handrail #3" with respect to the handrail.

Marianna Kreatsoulas
35 Hawthorne Road
Sea Cliff, NY 11579
Sec 21 Block 31 Lot 28
Garage addition, extension & porch addition

A decision is reserved pending further review. Applicant will consult with counsel to address the issue of the covenants and restrictions recorded in Liber 19 of conveyances at page 273, Liber 48 at page 320 and Liber 614 at page 82 at the next hearing of the Architectural Review Board.