

MINUTES

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

May 11, 2016

Present:	Chair	Bruce Treiber
	Members	Laurie Martone Timothy Driscoll Dr. Nicholas Virgilio
	Alternate Member	Vince LaManna
	Village Attorney	Brian S. Stolar, Esq.

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

The Board opened the public hearing on the application of Justin and Jenna DiPietro, 31 Ransom Avenue, Sea Cliff, New York for a special permit pursuant to Village Code §64-3 to construct fencing in excess of four (4) feet in height. Premises are designated as Section 21, Block 95, Lot 211 on the Nassau County Land and Tax Map. The Board closed the hearing, and reserved decision.

The Board opened the public hearing on the application of Robert Goettelmann, 81 Glenlawn Avenue, Sea Cliff, New York to enlarge a driveway, which construction requires site plan approval pursuant to Village Code Chapter 107. Premises are designated as Section 21, Block 30-1, Lot 101 on the Nassau County Land and Tax Map. The Board closed the hearing, and reserved decision.

On the request of the applicant, the Board continued the public hearing on the application of Frank Scavone, 88 Prospect Avenue, Sea Cliff to June 8, 2016 at 7:30pm.

On the request of the applicant, the Board continued the public hearing on the application of Richard LaSalle, 168 Prospect Avenue, Sea Cliff to June 8, 2016 at 7:30pm.

The Board opened the continued public hearing on the application of Digiovanni and Associates Architects, 26 Preston Avenue, Sea Cliff, as agent for Sloop Redhead Inc. for site plan approval pursuant to Village Code Chapter 107 to construct a new residence at premises located at 299 Prospect Avenue, Sea Cliff. Premises are designated as Section 21, Block K, Lot 759 on the Nassau County Land and Tax Map. Mr. Stolar recused himself as counsel to the Board in connection with this application. The applicant submitted a revised plan to the Board. The Board continued the public hearing to June 8, 2016 at 7:30pm.

The Chair noted that 14 Bay Avenue Commons, LLC had submitted a revised plan. The applicant was not present, and the Board continued the public hearing on the 14 Bay Avenue Commons application was continued to June 8, 2016 at 7:30pm.

The Board discussed the DiPietro application. On motion duly made by Dr. Virgilio, seconded by Ms. Martone, and adopted unanimously, the Board determined that the application is a Type II matter under SEQRA and granted the application for a special permit to install fencing in excess of four (4) feet , subject to the following conditions: (a) the fencing be installed in the locations and

materials shown in the plans, including the utilization of 5 foot high fencing with a 1 foot lattice on top in the southeast corner of the property; (b) 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; (c) applicants shall comply with all requirements of the Superintendent of Buildings and the Village Code, except as modified by this approval; and (d) applicants shall obtain a building permit for the work within 6 months

The Board discussed the Goettelmann application. On motion duly made by the Chair, seconded by Mr. Driscoll, and adopted unanimously, the Board determined that the application is a Type II matter under SEQRA and granted the application for site plan approval, subject to the following conditions: (a) the construction of the driveway and site improvements shall conform to the plans submitted with the application; (b) the site preparation, and staging shall comply with all applicable laws and regulations and shall be performed in accordance with plans approved by the building department; (c) drainage facilities to accommodate stormwater runoff resulting from the proposed improvements shall be provided as required by the building department; and (d) applicant shall obtain a building permit for the work within 6 months.

The Board discussed the written request of Douglas Barnaby for a partial release of the escrow monies held by the Village pursuant to an escrow agreement amongst Douglas and Karin Barnaby (the "Developer"), the Village and the Planning Board relating to the construction of roadway improvements.

As provided in the escrow agreement, the Village has deposited an escrow payment of \$82,500. Such monies are to be held in escrow until such time as the Planning Board has received satisfactory evidence from the Village Director of Public Works that the roadway improvements have been completed as required. The agreement also provides that upon application by the Developer, the Planning Board may authorize the partial release of escrow monies upon receipt of satisfactory evidence from the Village Director of Public Works that various phases of the roadway improvements have been completed satisfactorily pursuant to a schedule set forth in the escrow agreement.

Mr. Barnaby seeks the release of \$29,200 on account of the following items of work: (a) catch basin and dry wells; (b) regrading and shed removal; and (c) roadway base layer. The schedule assigns values to the items of work, respectively, as follows: (a) \$15,000; (b) \$3,000; and (c) \$11,200. The Director of Public Works has provided the Planning Board with a memorandum indicating that the catch basin and dry wells and regrading and shed removal work have been completed in accordance with the approved plans. The Director of Public Works also advises that one-half of the base layer has been completed, but also has requested additional information from the Developer regarding the volume of RCA used in the roadway.

After discussing the Barnaby request, on motion duly made by the Chair, seconded by Dr. Virgilio, and adopted unanimously, the Board authorized the release of \$18,000 of escrow monies on account of the catch basin and dry wells and regrading and shed removal work.

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

BRUCE TREIBER, CHAIR