

PUBLIC HEARING NOTICE

PLEASE TAKE NOTICE that a public hearing will be held as to the following matter:

Agency: Board of Appeals, Village of Sea Cliff
Date: December 19, 2011
Time: 8:00 pm
Place: Village Hall, 300 Sea Cliff Avenue, Sea Cliff, New York

Subject: Application of Lawrence Maier, 49 Adams Street, Sea Cliff, New York to erect a pergola on top of an existing raised deck platform in a front yard, which requires variances of the following Village Code sections: (a) 138-413.1 to permit an encroachment into the height-setback area, and (b) 138-416(A) as no accessory structure is permitted in a front yard. Premises are designated as Section 21, Block 177, Lot 431 on the Nassau County Land and Tax Map.

Application of Barbara Topalian and Christian Berntsen to construct a new residence, which requires variances of the following Village Code sections: (a) 138-404 to maintain a lot area of 4,800 square feet of lot area each, where a minimum lot area of 7,500 square feet is required; (b) 138-408 to (i) maintain an accessory structure (garage) with a setback of 9.7 feet, and (ii) construct a dwelling with a setback of 16 feet, where the minimum required setback is 20 feet; (c) 138-411 to maintain a side yard setback of 3.3 feet, where the minimum required setback is 10 feet; (d) 138-413.1 to construct a dwelling which encroaches into the height/setback ratio plane; and (e) 138-416 to maintain an accessory structure in a front yard where no such accessory structure is permitted. Premises are designated as Section 21, Block 154, Lots 561 and 562 on the Nassau County Land and Tax Map.

At the said time and place, all interested persons may be heard with respect to the foregoing matters. All relevant documents may be inspected at the office of the Village Clerk, Village Hall, 300 Sea Cliff Avenue, Sea Cliff, New York, during regular business hours.

Any person having a disability which would inhibit attendance at or participating in the hearing should notify the Village Clerk at least three business days prior to the hearing, so that reasonable efforts may be made to facilitate such attendance and participating.

Dated: December 7, 2011

BY ORDER OF THE BOARD OF APPEALS