

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

April 3, 2013

Present: Chair Dina Epstein
Members Kevin McGilloway
Noel Griffin
Ted Kopczynski

Village Attorney Brian Stolar

The meeting was called to order at 8:00 pm.

The Chair announced the meeting procedures.

The Board opened the public hearing on the application of Peter Smorto, Sea Cliff, New York to acquire Carpenter Place, incorporate portions of Carpenter Place into two (2) existing lots, which requires variances of the following provisions of the Village Code: (a) 138-506 to permit front property lines of 54.6 feet, 59.73 feet, and 39.57 feet, where the minimum required for each property line is 100 feet; (b) 138-507 to create a substandard lot width; and (c) 138-1201(C)(1) and 138-1203 to develop an existing substandard lot. Premises are designated as Carpenter Place, Section 21, Block 87, Lots 76A and B, and Section 21, Block 89, Lots 69 and 135 on the Nassau County Land and Tax Map. The Board noted that the environmental review process must be completed. The public hearing was continued to April 16, 2013 at 8:00pm.

The Board discussed the environmental review procedure regarding the Smorto application. After such discussion, on motion made by the Chair,

seconded by Mr. McGilloway, and adopted unanimously, the Board declared that it intended to serve as the lead agency for the proposed action, that the proposed action is an Unlisted Action under SEQRA, and that Board counsel is directed to circulate a copy of the Board's intent to all interested agencies.

There being no further business, the meeting was adjourned at 8:30pm.
