

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

August 14, 2012

Present: Chair Kevin McGilloway
Members Dina Epstein
Noel Griffin
Ted Kopczynski
Jamie Weil
Superintendent
of Buildings Andrew Lawrence
Village Attorney Brian Stolar

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

The Board opened the continued public hearing on the application of Jeffrey Piciullo, 188 Maple Avenue, Sea Cliff, New York for variances from the following Village Code sections: (a) 138-405 in that the lot coverage, including the pavement, will be 38.9%, where a maximum of 30% is permitted; (b) 138-408 in that the front yard setback will be 16.2 feet, where a minimum of 20 feet is required; (c) 138-411 to maintain an existing side yard setback of 5.87 feet, where a minimum of 10 feet is required; (d) 138-413.1 in that the addition will encroach into the front yard height/setback plane; and (e) 138-414.1 in that the floor area will be 4,594 square feet, where a maximum of 2,976 square feet is permitted. Premises are designated as Section 21, Block 138, Lot 1152 on the Nassau County Land and Tax Map. The applicant was represented by Denise Bradley, RA. The applicant advised that the application was modified to reduce the length of the proposed dwelling by eliminating a 1 foot portion of the northerly extension and also by moving the proposed addition 4 feet to the west. The Board closed the hearing, and reserved decision.

The Board opened the public hearing on the application of Lance and Debra Thoet, 10 Highland Avenue, Sea Cliff to construct a two story addition with front porch, which requires variances of the following Village Code sections: (a) 138-508 to maintain a front porch 16.59 feet from the front property line and construct a porch 21.23 feet from the front property line, where a minimum front yard setback of 25 feet is required; (b) 138-511 to permit a side yard setback of 4.95 feet, where a minimum of 15 feet is required; and (c) 138-513.1 to permit an encroachment into the height setback ratio plane. Premises are designated as Section 21, Block 195, Lot 4 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 Constantine and Paula Pourakis, 8 Harriet Court, Sea Cliff to construct a two story addition and maintain an existing shed, which requires variances of the following Village Code sections: (a) 138-504 to maintain a lot size of 6,995 square feet, where a minimum of 10,000 square feet is required; (b) 138-506 to maintain a front yard width of 50 feet, where a minimum of 100 feet is required; (c) 138-508 to maintain a front yard setback of 18 feet, where a minimum of 25 feet is required; (d) 138-509 to maintain a lot width at the setback line of 50 feet, where a minimum of 100 feet is required; (e) 138-511 to erect a structure with a side yard setback of 6 feet and maintain an existing setbacks of 5 and 6 feet, where a minimum side yard setback of 15 feet is required; (f) 138-513.1 to maintain an encroachment into the height setback ratio; (g) 138-514.1 to permit a floor area of 2,921 square feet, where the maximum permitted floor area is 2,308 square feet; and (h) to maintain an accessory structure 6.6 feet from the side property line, where a minimum of 10 feet is required. Premises are

designated as Section 21, Block 89, Lot 14 on the Nassau County Land and Tax Map. The Board closed the hearing, and reserved decision.

The Board noted that the application of 625 Main Street, LLC would be continued to September 11, 2012 as the applicant had not yet submitted a required draft scoping document to the Board.

The Board discussed the Piciullo application. Ms. Epstein did not participate in the discussion of the application. The Board did not render a determination on the application.

The Board discussed the Thoet application. After such discussion, on motion duly made by Mr. Kopczynski, seconded by Ms. Epstein, and adopted unanimously, the Board determined that it is the lead agency with respect to environmental review, and granted the application in accordance with the short form decision annexed hereto.

The Board discussed the Pourakis application. After such discussion, on motion duly made by Mr. Griffin, seconded by Mr. Weil, and adopted unanimously, the Board determined that it is the lead agency with respect to environmental review, and granted the application in accordance with the short form decision annexed hereto.

There being no further business, the meeting was adjourned at 9:15 pm.

THOET SHORT FORM DECISION

At a meeting of the Board of Appeals of the Village of Sea Cliff, New York, on August 14, 2012, on motion duly made by Mr. Kopczynski, seconded by Ms. Epstein, and adopted unanimously, the Board, having duly considered the matters brought forth at the public hearing and other matters properly within the consideration of this Board and discussed the subject application, rendered the following findings and determination:

1. Lance and Debra Thoet, 10 Highland Avenue, Sea Cliff applied to construct a two story addition with front porch, which requires variances of the following Village Code sections: (a) 138-508 to maintain a front porch 16.59 feet from the front property line and construct a porch 21.23 feet from the front property line, where a minimum front yard setback of 25 feet is required; (b) 138-511 to permit a side yard setback of 4.95 feet, where a minimum of 15 feet is required; and (c) 138-513.1 to permit an encroachment into the height setback ratio plane. Premises are designated as Section 21, Block 195, Lot 4 on the Nassau County Land and Tax Map.
2. The applicants are the record owners of the subject premises.
3. The requested relief is classified as a Type II action under SEQRA, which requires no environmental review.
4. The Board provided notice of the application to the Nassau County Planning Commission in accordance with the requirements of the agreement between the Village and the Planning Commission, and no response was submitted by the Planning Commission.
5. The relief requested in the application is granted provided that (a) the construction is performed in accordance with the plans submitted with the application and all requirements of the building department; and (b) the work is performed, and all approvals obtained, within the timeframe provided in Village Code §138-1304.

POURAKIS SHORT FORM DECISION

At a meeting of the Board of Appeals of the Village of Sea Cliff, New York, on August 14, 2012, on motion duly made by Mr. Griffin, seconded by Mr. Weil, and adopted unanimously, the Board, having duly considered the matters brought forth at the public hearing and other matters properly within the consideration of this Board and discussed the subject application, rendered the following findings and determination:

1. Constantine and Paula Pourakis, 8 Harriet Court, Sea Cliff applied to construct a two story addition and maintain an existing shed, which requires variances of the following Village Code sections: (a) 138-504 to maintain a lot size of 6,995 square feet, where a minimum of 10,000 square feet is required; (b) 138-506 to maintain a front yard width of 50 feet, where a minimum of 100 feet is required; (c) 138-508 to maintain a front yard setback of 18 feet, where a minimum of 25 feet is required; (d) 138-509 to maintain a lot width at the setback line of 50 feet, where a minimum of 100 feet is required; (e) 138-511 to erect a structure with a side yard setback of 6 feet and maintain an existing setbacks of 5 and 6 feet, where a minimum side yard setback of 15 feet is required; (f) 138-513.1 to maintain an encroachment into the height setback ratio; (g) 138-514.1 to permit a floor area of 2,921 square feet, where the maximum permitted floor area is 2,308 square feet; and (h) to maintain an accessory structure 6.6 feet from the side property line, where a minimum of 10 feet is required. Premises are designated as Section 21, Block 89, Lot 14 on the Nassau County Land and Tax Map.
2. The applicants are the record owners of the subject premises.
3. The requested relief is classified as a Type II action under SEQRA, which requires no environmental review.
4. The Board provided notice of the application to the Nassau County Planning Commission in accordance with the requirements of the agreement between the Village and the Planning Commission, and no response was submitted by the Planning Commission.
5. The relief requested in the application is granted provided that (a) the proposed construction shall comply with the plans submitted with the application and all requirements of the building department; and (b) the work is performed, and all approvals obtained, within the timeframe provided in Village Code §138-1304.