

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

October 23, 2012

Present:	Chair	Kevin McGilloway
	Members	Dina Epstein Ted Kopczynski Jamie Weil
	Village Attorney	Brian Stolar

The meeting was called to order at 8:02 pm.

The Board acknowledged the receipt of a letter from Donna Stanco on behalf of 625 Main Street, LLC seeking additional time to submit a draft scoping document. The Board discussed the request. On motion duly made by the Chair, seconded by Ms. Epstein, and adopted unanimously, the Board granted the request on the condition that the applicant submit the draft scope no later than November 20, 2012, and that if the scope is not timely submitted the Board would deem the application abandoned. The Board also continued the public hearing to November 20, 2012 at 8:00pm.

The Board opened the public hearing on the application of Iris Targoff, 262 8<sup>th</sup> Avenue, Sea Cliff, New York to renovate a residence with a 2 story addition and new porch and breezeway, which requires variances of the following Village Code sections: (a) 138-413.1 in that the proposed construction and the garage will encroach into the height-setback ratio plane, and (b) 138-414.1 in that the proposed floor area will be 3,597 (29%) square feet, where the maximum permitted floor area is 3,240 (27%) square feet. Premises are designated as Section 21, Block 124, Lot

1586 on the Nassau County Land and Tax Map. The Board closed the hearing, and reserved decision.

The Board discussed the Targoff application. After such discussion, on motion duly made by Mr. Weil, seconded by the Chair, and adopted unanimously, the Board determined that the application is a Type II matter under SEQRA, it is the lead agency with respect to environmental review, and no further environmental review is required, and granted the application in accordance with the short form decision annexed hereto.

There being no further business, the meeting was adjourned at 8:33 pm.

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KEVIN MCGILLOWAY, CHAIR

## TARGOFF SHORT FORM DECISION

At a meeting of the Board of Appeals of the Village of Sea Cliff, New York, on October 23, 2012, on motion duly made by Mr. Weil, seconded by the Chair, 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. Iris Targoff, 262 8<sup>th</sup> Avenue, Sea Cliff, New York applied to renovate a residence with a 2 story addition and new porch and breezeway, which requires variances of the following Village Code sections: (a) 138-413.1 in that the proposed construction and the garage will encroach into the height-setback ratio plane, and (b) 138-414.1 in that the proposed floor area will be 3,597 (29%) square feet, where the maximum permitted floor area is 3,240 (27%) square feet. Premises are designated as Section 21, Block 124, Lot 1586 on the Nassau County Land and Tax Map.
2. The applicant is the record owner 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.