

## **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: September 17, 2013  
Time: 8:00 pm  
Place: Village Hall, 300 Sea Cliff Avenue, Sea Cliff, New York

Subject: Application of Martin Winkelman, 123 17<sup>th</sup> Avenue, Sea Cliff to construct an addition to an existing deck in a front yard, which requires a variance of Village Code §138-416 to permit such addition. Premises are designated as Section 21, Block 153, Lot 153 on the Nassau County Land and Tax Map.

Application of Cecilia Wheeler and Dennis Buckley, 25 Bay Avenue, Sea Cliff to maintain an air conditioner condenser unit and install a generator in a side yard, which requires variances of the following Village Code sections to maintain existing conditions: (a) 138-404 to maintain a lot size of 7,200 square feet, where a minimum of 7,500 square feet is required; (b) 138-406 to maintain a front property line of 60 feet, where a minimum of 75 feet is required; (c) 138-408 to maintain a dwelling with setback of 14.32 feet and 17.10 feet where the minimum required is 20 feet; (d) 138-409 to maintain a lot width at the setback line with less than the required width; (e) 138-410 to maintain a lot that does not conform with the minimum front line width and setbacks; (f) 138-411 to maintain a side yard of 3.13 feet, where the minimum required is 10 feet; (g) 138-412 to maintain a rear yard setback of (a) 138-417 in that the air conditioner unit and the generator encroach into the side yard setback and (b) 138-1103 in that the maintenance of the air conditioner condenser unit and installation of the generator intensify an existing non-conformity. Premises are designated as Section 21, Block 152, Lot 47 on the Nassau County Land and Tax Map.

Application of Joseph Ciampa, 46 Sea Cliff Avenue, Sea Cliff to construct additions which result in floor area of 6,487 square feet, where a maximum floor area of 5,938 square feet is permitted pursuant to Village Code §138-514.1. Premises are designated as Section 21, Block 116, Lot 86 on the Nassau County Land and Tax Map.

Application of Peggy Neice, 36 14<sup>th</sup> Avenue, Sea Cliff to construct additions to a residence and convert an existing single family residence to a two family residence to be used as a mother/daughter type residence, which requires variances of the following Village Code sections to maintain existing conditions: (a) 138-404 to maintain a lot size of 4,800 square feet, where a minimum of 7,500 square feet is required; (b) 138-406 to maintain front property lines of 40 feet, where a minimum of 75 feet is required; (c) 138-408 to maintain a setback of 6.7 feet, where the minimum required setback is 20 feet; (d) 138-409 to maintain two lot widths at the front yard setbacks of 40 feet, where the minimum required width is 75 feet; and (e) 138-411 to maintain side yard setbacks of 6.5 and 9 feet, where the minimum required setback is 10 feet. The proposed construction also requires variances of the following Village Code sections: (a) 138-401 and 415 to permit a two family residence where no such use is permitted; (b) 138-411 in that the additions will be located 6.5 feet from the side property line, where a minimum of 10 feet is required; and (c) 138-413.1 in that the additions will encroach further into the existing

non-conforming height-setback ratios. Premises are designated as Section 21, Block 134, Lot 1088 on the Nassau County Land and Tax Map.

Application of DM Acquisitions, LLC, 1 Sea Cliff Avenue, Sea Cliff to construct interior renovations, which requires variances of the following Village Code sections to maintain existing conditions: (a) 138-905 to maintain a lot size of 7,850 square feet, where the minimum required is 15,000 square feet; (b) 138-906 to permit lot area of 5,442 square feet, where the maximum permitted lot area is 3,140 square feet; (c) 138-907 to maintain front property line of 50.2 feet, where the minimum required is 100 feet; (d) 138-908 to maintain non-compliant setbacks; and (e) 138-910 to maintain a lot width at the setback line of 50.2 feet, where the minimum required width is 100 feet. The proposed construction also requires a variance of Village Code §138-1002 in that 16 parking spaces are required for the renovation and none are provided. Premises are designated as Section 21, Block 96, Lot 220 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: September 4, 2013

BY ORDER OF THE BOARD OF APPEALS