

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: November 19, 2013
Time: 8:00 pm
Place: Village Hall, 300 Sea Cliff Avenue, Sea Cliff, New York

Subject: Application of David and Jeanne Rice, 207 Glen Avenue, Sea Cliff to install a generator in a front yard, which requires a variance of Village Code §138-416 to permit such addition. Premises are designated as Section 21, Block 147, Lot 790 on the Nassau County Land and Tax Map.

Application of Marianna Kreatsoulas and Stylious Stylianou, 35 Hawthorne Road, Sea Cliff appealing determinations of the Board of Architectural Review rendered on September 9, 2013 and October 28, 2013 relating to the roof at the premises. Premises are designated as Section 21, Block 31, Lots 28-32 on the Nassau County Land and Tax Map.

Application of Denise and Edward Rieger, 17 Circle Way, Sea Cliff to construct a patio and reconstruct a deck in a front yard, which requires variances of Village Code §138-516 to permit such accessory structures in a front yard. Premises are designated as Section 21, Block 222, Lot 88 on the Nassau County Land and Tax Map.

Application of VIP Auto Enterprises, Inc. and Jaytom Realty, 270 Glen Cove Avenue, Sea Cliff to use the premises as an automobile body repair shop to include used car sales, which requires variances of Village Code §§138-901 and 902 in that the proposed use is not permitted. Premises are designated as Section 21, Block 118, Lots 142 and 144 on the Nassau County Land and Tax Map.

Application of Shuja Qadir, 6 Cliff Way, Sea Cliff, to enclose a porch, reconfigure residence, and construct basement area, which requires variances of the following sections of the Village Code: (a) 138-404 to maintain a lot size of 5,267 square feet, where a minimum of 7,500 square feet is required; (b) 138-408 to construct additional portions of the residence with a 0 front yard setback and maintain the existing 0 foot front yard setback; (c) 138-411 to maintain a westerly side yard setback of 7 feet and an easterly side yard setback of 1.8 feet, where a minimum of 10 feet is required; (d) 138-413.1 to maintain a structure that encroaches into the height/setback ratio planes on the sides and the face of the building; (e) 138-414.1 to permit an increase in the floor area to 1,935 square feet, where a maximum of 1,824 square feet is permitted; and (f) 138-416 to maintain an accessory structure with less the required setback. In addition, the applicant seeks to amend conditions set forth in a decision rendered by the Board on September 22, 1998. Premises are designated as Section 21, Block F, Lot 1949 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: November 6, 2013

BY ORDER OF THE BOARD OF APPEALS