

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: May 20, 2014
Time: 8:00 pm
Place: Village Hall, 300 Sea Cliff Avenue, Sea Cliff, New York

Subject: [Continued] Application of 12th & Roslyn LLC, 54 Roslyn Avenue, Sea Cliff, New York to convert an existing building to a three unit multiple dwelling, which requires variances of the following Village Code sections: (a) 138-801 in that the proposed use is not permitted; (b) 138-811 in that the existing side yard setback is 4.6 feet, where a minimum of 10 feet is required; (c) 138-812 in that the existing rear yard is 2.9 feet, where a minimum of 5 feet is required; (d) 138-816 in that the buffer area will be 1 foot, where a minimum of 5 feet is required; and (e) 138-1001 and 1002 in that no parking spaces are proposed, and the proposed use requires 5.5 spaces. Premises are designated as Section 21, Block 136, Lot 282 on the Nassau County Land and Tax Map.

Application of Michael and Kelly Butler, 21 Prospect Avenue, Sea Cliff to install an air conditioner condensing unit in a side yard, which installation requires a variance of Village Code §138-517. Premises are designated as Section 21, Block 117, Lot 3 on the Nassau County Land and Tax Map.

Application of Terry Donovan-Lange, Sea Cliff to install air conditioner condensing units in a side yard, which installation requires a variance of Village Code §138-417. Premises are designated as Section 21, Block 131, Lots 1408 and 1409 on the Nassau County Land and Tax Map.

Application of Lawrence Maier, 49 Adams Street, Sea Cliff, to construct a shed in a front yard which construction requires a variance of Village Code §138-416 to permit an accessory structure in a front yard where no such accessory structure is permitted, and variances to maintain existing conditions relating to the following Village Code sections: (a) 138-404 to maintain a lot size of 4,800 square feet, where a minimum of 7,500 square feet is permitted; (b) 138-406 to maintain a front property line of 40 feet, where a minimum of 75 feet is required; (c) 138-407 to maintain lot widths of 40 and 64.81 feet, where a minimum of 67.5 feet is required; (d) 138-408 to maintain setbacks of 15 and 8 feet, where a minimum of 20 feet is required; (e) 138-409 to maintain lot widths at the setback line of 40 feet, where the minimum required is 75 feet; and (f) 138-411 to maintain a side yard setback of 11.2 feet, where a minimum of 10 feet is required. Premises are designated as Section 21, Block 177, Lot 431 on the Nassau County Land and Tax Map.

Application of Stephen and Deanna Spinelli, 118 Main Avenue, Sea Cliff, to construct a patio, shed and playground equipment in a front yard which construction requires a variance of Village Code §138-416 to permit accessory structures in a front yard where no such accessory structures are permitted, and variances to maintain existing conditions relating to the following Village Code sections: (a) 138-404 to maintain a lot size of 5,640 square feet, where a minimum of 7,500 square feet is permitted; (b) 138-406 to maintain front property lines of 30 and 64.81 feet, where a minimum of 75 feet is required; (c) 138-407 to maintain lot widths of 30 and 64.81 feet, where a minimum of 67.5 feet is

required; (d) 138-408 to maintain setbacks of 16.79 and 18.24 feet, where a minimum of 20 feet is required; (e) 138-409 to maintain lot widths at the setback line of 61.92 feet and 49.92 feet, where the minimum required is 75 feet; and (f) 138-411 to maintain a side yard setback of 2 feet, where a minimum of 10 feet is required. Premises are designated as Section 21, Block 143, Lot 1793 on the Nassau County Land and Tax Map.

Application of Christopher Semlies, 60 10th Avenue, Sea Cliff, New York to construct an in-ground swimming pool and accessory patio, which construction requires variances of the following Village Code sections: (a) 115-12 and 138-416 to permit the in-ground swimming pool and accessory patio in a front yard where no such structures are permitted, and (b) 115-12 to permit the pool within 4 feet of the side property line, where a minimum of 10 feet is required. Premises are designated as Section 21, Block 130, Lot 1446 on the Nassau County Land and Tax Map.

Application of Cynthia Young, 22 Bathway Steps, Sea Cliff, New York to construct a second floor deck above an existing deck and a rear addition to the second floor of a garage to accommodate a bathroom for use with an art studio, which construction requires variances of the following Village Code sections: (a) 138-504 to maintain a lot size of 3,529 square feet, where a minimum of 10,000 square feet is permitted; (b) 138-505 to increase lot coverage to 973 square feet, where a minimum of 1,058.7 square feet is permitted; (c) 138-506 to maintain a front property line of 18.2 feet, where a minimum of 100 feet is required; (d) 138-507 to maintain a lot width of 18.2 feet, where a minimum of 100 feet is required; (e) 138-509 to maintain a lot width at the setback line of 50 feet, where the minimum required is 100 feet; (f) 138-511 to maintain side yards of 12.5 feet and 4 feet, where a minimum of 15 feet is required; (g) 138-512 to maintain a rear yard of 8.3 feet, where a minimum of 30 feet is required; (h) 138-514.1 to increase floor area to 1,833 square feet, where the maximum permitted is 1,552.76 square feet; (i) 138-516 to increase the size of an accessory structure in a front yard, where no such structure is permitted; and (j) 138-1102 to increase a non-conformity where no such increase is permitted. Premises are designated as Section 21, Block 197, Lot 232 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: May 6, 2014

BY ORDER OF THE BOARD OF APPEALS