

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

January 19, 2016

Present:	Chair	Noel Griffin
	Members	Ted Kopczynski, James Toner, Amy Marion and Andrew Janusas
	Alternate Member	Timothy O'Donnell
	Village Attorney	Brian Stolar

The meeting was called to order at 7:30 pm.

Alternate Member O'Donnell was present at the meeting, but did not participate as a voting member.

The Board opened the public hearing on the application of Jason and Lisbel Wolner, 386 Carpenter Avenue, Sea Cliff, New York to construct a second story addition, which construction requires variances of the following sections of the Village Code: (a) 138-504 in that the lot is 8,250 square feet, where a minimum of 10,000 square feet is required; (b) 138-506 in that the front property line length is 75 feet, where a minimum of 100 feet is required; (c) 138-509 in that the lot width at the setback line is 75 feet, where a minimum of 100 feet is required; (d) 138-511 in that the side yards will be 12.3 feet and 10 feet, where a minimum of 15 feet is required; (e) 138-513.1 in that the proposed addition will encroach into the both side yard height-setback ratio planes; (f) 138-514.1 in that the total floor area will be 2,924 square feet, where a maximum of 2,557.5 square feet is permitted; and (g) 138-516 in that the air conditioner condenser units will be located 4 feet in the minimum required setback area. Premises are designated as Section 21, Block 103, Lot 137 on the Nassau County Land and Tax Map. A neighbor expressed concerns regarding the proposed size of the residence in relation to the neighborhood and the property. The Board expressed that the applicants should

consider modifications to reduce or eliminate the variances. The hearing was continued to February 23, 2016 at 7:30pm. The Board advised the applicants that if any changes are proposed, such changes should be set forth in plans submitted to the Village not less than ten (10) days prior to February 23.

The Board opened the public hearing on the application of The Drunken Pig Inc., as tenant, and Samiano Realty Corp., as owner, 243 Glen Cove Avenue, Sea Cliff, New York to permit a restaurant to operate at the premises, which restaurant requires a special use permit pursuant to Village Code §138-902, and variances of the following Village Code sections: (a) 138-907 in that the front property line length is 75.96 feet, where a minimum of 100 feet is required; and (b) 138-1002 in that the applicant proposes 12 on-site parking spaces and use of an additional 12 off-site parking spaces during evening hours, where a minimum of 34 parking spaces would be required. Premises are designated as Section 21, Block 192, Lot 180 on the Nassau County Land and Tax Map. The applicant was represented by David Martins, junior architect, and Anthony Imbriano. During the presentation, it was made evident that the proposed restaurant operation may differ significantly from an application approved in October 2015 for a restaurant use by the owner of the premises. Given the change in the operation, the Board noted that the proposed use likely would have a different, and potentially greater, impact on the parking and traffic circulation in the neighborhood. The applicant's representatives advised that the principal, Michael Imbriano, was not available to address the concerns, but that they would discuss the concerns with Mr. Imbriano. The Board continued the public hearing to February 23, 2016 at 7:30pm.

There being no further business, the meeting was adjourned at 8:48pm.

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NOEL GRIFFIN, CHAIR