

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

September 15, 2015

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

The meeting was called to order at 8:20 pm.

The Board opened the public hearing on the application of Erik Hoover, 407 Littleworth Lane, Sea Cliff, New York to construct a second floor addition and front entry portico, which construction requires variances of the following Village Code sections: (a) 138-606 in that the front property line length is 75 feet, where a minimum of 100 feet is required; (b) 138-608 in that the front entry portico will be 24.1 feet and the second floor addition 27.5 feet, from the front property line, where a minimum of 30 feet is required; (c) 138-611 in that the existing rear building section is 5.4 feet and the proposed second floor addition will be 9.83 feet, from the side property line, where a minimum of 15 feet is required; (d) 138-613.1 in that the second floor addition will encroach into the height setback ratio plane, where no such encroachment is permitted; and (e) 138-1102, to permit the enlargement of a non-conforming structure, where no such enlargement is permitted. Premises are designated as Section 21, Block M, Lot 532 on the Nassau County Land and Tax Map. The applicant advised that an application had been made to the New York State Department of Environmental

Conservation (DEC), but that the DEC has yet to render a determination. The Board noted that the DEC determination is a necessary predicate to the proposed construction. The Board continued the public hearing to October 20, 2015 at 7:30pm.

The Board opened the public hearing on the application of Samiano Realty Corp., 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. Residents expressed opinions about parking in the vicinity of the premises. The applicant represented that the cars parked using the valet parking system will not be parked on the streets and that employees will not park in front of any residential properties. The application is required to be referred to the Nassau County Planning Commission, and the Commission has 30 days to provide a recommendation. This process has not been completed, and the time for the Commission to provide a recommendation has not expired. The Board continued the public hearing to October 20, 2015 at 7:30pm.

There being no further business, the meeting was adjourned at 9:15pm.

NOEL GRIFFIN, CHAIR