

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

October 18, 2016

Present: Chair	Noel Griffin
Member	Ted Kopczynski
Alternate Member	Alexander Ivanovic
Village Attorney	Brian Stolar, Esq.
Superintendent of Buildings	Andrew Lawrence

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

The Board noted that Madalyn Rivosecchi, 2 Foster Place, did not provide the required mailed notice. The Board continued the public hearing on the Rivosecchi matter to November 15, 2016 at 7:30pm.

The Board opened the public hearing on the application of Majid Jalayer, 8 Laurel Way, Sea Cliff, New York to maintain a deck, which requires variances of the following Village Code sections: (a) 138-506 in that the front property length is 81.4 feet, where a minimum of 100 feet is required; (b) 138-507 in that the lot width is 81.4 feet, where a minimum of 100 feet is required; (c) 138-509 in that the lot width at the setback line is 81.4 feet, where a minimum of 100 feet is required; (d) 138-511 in that the deck is located on the property line, where the minimum required side yard setback is 15 feet; (e) 138-512 in that the deck is located on the property line, where the minimum rear yard setback is 30 feet; and (f) 138-1102 in that the location of the deck increases an existing non-conformity, where no such increase is permitted. Premises are designated as Section 21, Block L, Lot 120 on the Nassau County Land and Tax Map. During the hearing, the Board noted that the survey indicated a portion of the deck or retaining wall was 0.6 feet beyond the property line. The Board advised the applicant that it could not approve a structure extending beyond the applicant's property line. The Board indicated

that either permission from the neighbor to maintain the deck and/or retaining wall on the neighboring property or a modification to the deck and/or retaining wall that eliminates the encroachment onto the neighboring property line, together with a confirming survey, would be sufficient for the Board to act on the request to maintain the deck. The Board continued the public hearing to November 15, 2016 at 7:30pm.

The Board opened the continued public hearing on the application of William and Doreen Crawford, 125 Dayton Street, Sea Cliff to demolish an existing dwelling and construct a new dwelling, which construction requires variances of the following Village Code sections: (a) 138-504 in that the existing lot area is 8,658 square feet, where a minimum of 10,000 square feet is required; (b) 138-508 in that the front yard setback will be 14.3 feet, where a minimum of 25 feet is required; (c) 138-511 in that the side yard setback will be 10 feet, where a minimum of 15 feet is required; (d) 138-512 in that the rear yard setback will be 22 feet, where a minimum of 30 feet is required; (e) 138-513.1 in that the dwelling will encroach into the height setback ratio plane, where no such encroachment is permitted; (f) 138-517 in that the air conditioner condenser unit is 22 feet from the rear property line, where a minimum of 26 feet is required; and (g) 138-1102 in that the proposed construction will increase an existing non-conformity where no increase is permitted. Premises are designated as Section 21, Block K, Lot 757 on the Nassau County Land and Tax Map. Neighboring property owners commented on the application. The Board continued the public hearing to November 15, 2016 at 7:30pm.

The Chair announced that the application of Richard LaSalle, 168 Prospect Avenue is adjourned to December 20, 2016 at 7:30pm.

There being no further business, the meeting was adjourned at 8:45pm.

NOEL GRIFFIN, CHAIR