

## **PUBLIC HEARING NOTICE**

PLEASE TAKE NOTICE that a public hearing will be held as to the following matter:

Agency: Zoning Board of Appeals, Village of Sea Cliff  
Date: March 24, 2015  
Time: 7:30 pm  
Place: Village Hall, 300 Sea Cliff Avenue, Sea Cliff, New York

Subject: Application of Daniel Flanzig and Adrienne Koster, 137 Prospect Avenue, Sea Cliff, to install a generator in a front yard, where no such structure is permitted pursuant to Village Code §138-416. Premises are designated as Section 21, Block 138, Lot 1149 on the Nassau County Land and Tax Map.

Application of Manish and Pooja Vira, 328 Carpenter Avenue, Sea Cliff, New York, to construct a breezeway connecting the house to the garage and a 12 foot deep roofed front porch, which construction requires variances of the following Village Code sections: (a) 138-513 to maintain a height of 38.6 feet, where a maximum of 30 feet is permitted; (b) 138-514.1 to increase the floor area to 5,688.4 square feet, where a maximum of 5,133 square feet is permitted (pursuant to a prior Zoning Board of Appeals approval), and (c) 138-516 to permit a side yard setback of 12.9 feet, where a minimum of 15 feet is required. Premises are designated as Section 21, Block 60, Lot 256 on the Nassau County Land and Tax Map.

Application of Robin Rossi, as agent for Robert Rossi, 64 Glenlawn Avenue, Sea Cliff, New York, to demolish an existing one (1) story residence and construct a new two (2) story residence and detached garage, which construction requires variances of the following Village Code sections: (a) 138-504 to maintain a lot size of 8,250 square feet, where a minimum of 10,000 square feet is required; (b) 138-506 to maintain a lot width of 55 feet, where the minimum required is 100 feet; (c) 138-509 to maintain a lot width at the setback line of 55 feet, where a minimum of 100 feet is required; (d) 138-513 to permit a height of 33.75 feet, where a maximum of 30 feet is permitted; (e) 138-513.1 to permit an encroachment into the height-setback ratio, where no such encroachment is permitted; and (f) 138-514.1 to permit a floor area of 2,900 square feet, where a maximum of 2,557.50 feet is permitted. Premises are designated as Section 21, Block 188, Lot 23 on the Nassau County Land and Tax Map.

Application of William and Lara Petrick, 60 Downing Avenue, Sea Cliff, New York to construct a rear addition and second floor addition to the existing residence at the premises, which requires variances of the following Village Code sections: (a) 138-506 to maintain a lot width of 75 feet, where a minimum of 100 feet is required; (b) 138-509 to maintain a lot width at the setback line of 71 feet, where the minimum setback required is 100 feet; (c) 138-511 in that the existing residence is 5.5 feet and 11 feet from the easterly and westerly side property lines, respectively, and the additions will be 5.5 feet and 10 feet from the easterly and westerly side property lines, respectively, where a minimum of 15 feet is required; (d) 138-513.1 in that the garage and new second story addition will encroach into the easterly side yard height-setback ratio plane and the new second story addition will encroach into the westerly side yard height-setback ratio plane, where no such encroachments are permitted; and (e) 138-1102 in that the proposed additions increase the existing non-conformities where no such

increase is permitted. Premises are designated as Section 21, Block 95, Lot 316 on the Nassau County Land and Tax Map.

Application of Sue Fortman, 347 Glen Avenue, Sea Cliff, New York to construct a wrap-around porch, a new side entrance and a 1 story kitchen addition, which requires variances of the following Village Code sections: (a) 138-404 to maintain a lot area of 3,600 square feet, where a minimum of 7,500 square feet is required; (b) 138-406 to maintain a front property line length of 60 feet, where a minimum of 75 feet is required; (c) 138-409 to maintain a lot width at the setback line of 60 feet, where a minimum of 75 feet is required; (d) 138-1002 to maintain a dwelling without the required two (2) parking spaces; (e) 138-413.1 to maintain encroachments into the height-setback ratio plane where no such encroachments are permitted; (f) 138-405 to increase lot coverage to 35.47%, where a maximum of 30% is permitted; (g) 138-408 to permit a front yard setback of 13.083 feet in the northerly front yard and 2.583 feet in the southerly front yard, where a minimum setback of 20 feet is required; (h) 138-413.1 to permit an encroachment into the southerly height-setback ratio plane where no encroachment is permitted; and (i) 138-1102 in that the proposed additions increase the existing non-conformities where no such increase is permitted. Premises are designated as Section 21, Block 171, Lot 97 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 participation 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 participation.

Dated: March 11, 2015

BY ORDER OF THE ZONING BOARD OF APPEALS