

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

May 17, 2016

Present: Chair	Noel Griffin
Members	Ted Kopczynski and James Toner
Alternate Member	Alexander Ivanovic
Village Attorney	Brian Stolar

The meeting was called to order at 7:45 pm.

The Chair announced that the applications of Richard LaSalle, 168 Prospect Avenue and John Kle, 223 Glen Cove Avenue are adjourned at the respective applicants' requests to June 21, 2016 at 7:30pm.

The Chair announced that the application of Philip Huntington, as owner, and The Sports Car Garage LTD, as tenant, 77 Roslyn Avenue, would not be heard as the applicants did not provide notice to the neighbors. The hearing was adjourned to June 21, 2016 at 7:30pm.

The Board opened the public hearing on the application of Nicholas Virgilio, 6 Dixon Court, Sea Cliff, New York to construct a shed 5 feet from a side property line, where a minimum of 15 is required pursuant to Village Code §138-516. Premises are designated as Section 21, Block 103, Lot 165 on the Nassau County Land and Tax Map. The Board closed the hearing, and reserved decision.

The Board discussed the Virgilio application. After such discussion, on motion duly made by Mr. Toner, seconded by the Chair, and adopted unanimously, the Board determined that it is the lead agency with respect to environmental review, the action is a Type II matter under SEQRA that requires no further environmental review, and granted the application in accordance with the short form decision annexed hereto.

There being no further business, the meeting was adjourned at 7:50 pm.

NOEL GRIFFIN, CHAIR

VIRGILIO SHORT FORM DECISION

At a meeting of the Board of Appeals of the Village of Sea Cliff, New York, on May 17, 2016, on motion duly made by Mr. Toner, seconded by the Chair, and adopted unanimously, the Board, having duly considered the matters brought forth at the public hearing and other matters properly within the consideration of this Board and discussed the subject application, rendered the following findings and determination:

1. Nicholas Virgilio, 6 Dixon Court, Sea Cliff, New York applied to construct a shed 5 feet from a side property line, where a minimum of 15 is required pursuant to Village Code §138-516. Premises are designated as Section 21, Block 103, Lot 165 on the Nassau County Land and Tax Map.
2. The applicant is the record owners of the subject premises.
3. The requested relief is classified as a Type II action under SEQRA, which requires no environmental review.
4. The Board provided notice of the application to the Nassau County Planning Commission in accordance with the requirements of the agreement between the Village and the Planning Commission, and no response was submitted by the Planning Commission.
5. The relief requested in the application is granted provided that (a) the construction shall conform substantially with the plans submitted with the application, (b) applicants shall comply with all requirements of the Village Code and the Building Department, and (c) all work is performed, and all approvals obtained, within the timeframe provided in Village Code §138-1304.