

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: April 28, 2015
Time: 7:30 pm
Place: Village Hall, 300 Sea Cliff Avenue, Sea Cliff, New York

Subject: 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 to permit a height of 35.75 feet, where the maximum permitted height is 30 feet and the pre-existing height of the dwelling is 34.75 feet; (i) 138-413.1 to permit an encroachment into the southerly height-setback ratio plane where no encroachment is permitted; and (j) 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.

Application of Justin and Jenna DiPietro, 31 Ransom Avenue, Sea Cliff, New York to construct a new one story addition, second story dormer, new deck and roof over porch, which work requires variances of the following Village Code sections: (a) 138-506 to maintain a front property line length of 50 feet, where a minimum of 100 feet is required; (b) 138-509 to maintain a lot width at the setback line of 50 feet, where a minimum of 100 feet is required; (c) 138-511 to permit a side yard setback of 13.33 feet (front porch), 14.42 feet (roof over porch and westerly side deck) and 11.75 feet (east side deck), where a minimum of 15 feet is required; and (d) 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 211 on the Nassau County Land and Tax Map.

Application of Kyle Novellano, 222 Franklin Avenue, Sea Cliff, New York to demolish a deck and install a patio, which construction requires variances of the following Village Code sections: (a) 138-416, to permit the patio in a front yard, where no such accessory structures are permitted; and (b) 138-1103, to permit the enlargement of a non-conforming structure, where no such enlargement is permitted.. Premises are designated as Section 21, Block 181, Lot s 305 and 364 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: April 15, 2015

BY ORDER OF THE ZONING BOARD OF APPEALS