

## 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: July 19, 2016  
Time: 7:30 pm  
Place: Village Hall, 300 Sea Cliff Avenue, Sea Cliff, New York

Subject: Application of Irene and Ron Rizzo, 333 Prospect Avenue, Sea Cliff, New York to legalize an air conditioner condenser unit, which requires variances to: (a) permit an air conditioner condenser unit in a front yard, where Village Code §138-516 prohibits such units in a front yard, and (b) maintain the existing residence 10 feet from the rear property line, where Village Code §138-512 requires a minimum setback of 30 feet. Premises are designated as Section 21, Block L, Lot 118 on the Nassau County Land and Tax Map.

Application of Grace Cereghino, 137 8th Avenue, Sea Cliff, New York to construct an entrance portico, which requires variances of the following Village Code sections: (a) 138-511 to permit the portico to be 11.54 feet from the westerly side property line and the existing residence to be 9.7 feet from the easterly side property line and 10.75 feet from the westerly side property line, where a minimum of 15 feet is required; and (b) 138-1102 in that the construction results in the increase of an existing non-conformity where no such increase is permitted. Premises are designated as Section 21, Block 114, Lot 205 on the Nassau County Land and Tax Map.

Application of Robert and Laura Franco, 55 Highland Avenue, Sea Cliff, New York to construct a generator in a front yard, which requires a variance of Village Code §138-516 in that a generator is not permitted in a front yard. Premises are designated as Section 21, Block 212, Lot 8 on the Nassau County Land and Tax Map.

Application of Anthony Joseph, 69 Downing Avenue, Sea Cliff, New York to construct a shed in a front yard, which requires a variance of Village Code §138-616 in that a shed is not permitted in a front yard. Premises are designated as Section 21, Block M, Lot 598 on the Nassau County Land and Tax Map.

Application of Diana and Mike Conway, 20 Leonard Place, Sea Cliff, New York to construct additions, renovate a dwelling, expand a garage, and construct a basement entrance, which requires variances to (a) maintain existing lot conditions, as follows: (i) Village Code §138-504 in that the lot size is 8,000 square feet, where a minimum of 10,000 square feet is required, (ii) Village Code §138-506 to maintain a front property line length of 80 feet, where a minimum of 100 feet is required, (iii) Village Code §138-507 to maintain a lot width of 80 feet,

where a minimum of 100 feet is required, and (iv) Village Code §138-509 to maintain a lot width at the setback line of 80 feet, where a minimum of 100 feet is required; (b) maintain the existing residence, as follows: (i) Village Code §138-508 to maintain a front yard setback of 19.1 feet, where the minimum required setback is 25 feet, and (ii) Village Code §138-511 to maintain a side yard setback of 9.72 feet, where a minimum of 15 feet is required; and (c) permit the proposed construction, which does not comply with: (i) Village Code §138-511 in that the side yard setback will be 7.2 feet, where a minimum of 15 feet is required, (ii) Village Code §138-514.1 in that the total floor area will be 2,664 square feet, where the maximum permitted is 2,480 square feet, and (iii) Village Code §138-513.1 in that the garage addition encroaches into the height-setback ratio, where no such encroachment is permitted. Premises are designated as Section 21, Block 95, Lot 41 on the Nassau County Land and Tax Map.

Application of Sea Cove 2014, LLC, 270 Glen Cove Avenue to utilize a portion of the premises for vehicular storage, where no such use is permitted pursuant to Village Code §138-901. Premises are designated as Section 21, Block 118, Lot 144 on the Nassau County Land and Tax Map.

Application of Andrea Costa Rothstock, as contract vendee, 244 Glen Cove Avenue, Glen Cove, New York to use premises located at 93 Central Avenue, Sea Cliff as a child care facility, where no such use is permitted pursuant to Village Code §138-401. The applicant also seeks a variance of Village Code §138-417 to install air conditioner condensers within the required setbacks, where no such units are permitted. Premises are designated as Section 21, Block 142, Lot 1064 on the Nassau County Land and Tax Map.

Application of Mark DiSanti, 33 Grove Street, Sea Cliff, New York to construct a one story addition and deck and expand a garage, which construction requires variances of the following Village Code sections, (a) to maintain existing lot conditions, as follows: (i) 138-504 in that the lot size is 7.405 square feet, where a minimum of 10,000 square feet is required, (ii) 138-506 in that the front property line length is 74.52 feet, where a minimum of 100 feet is required; (iii) 138-507 in that the lot width is 74.52 feet, where a minimum of 100 feet is required, and (iv) 138-509 in that the lot width at the setback line is 74.52 feet, where a minimum of 100 feet is required; (b) to maintain the existing residence, as follows: (i) 138-55 in that the side yard setback is 5.5 feet, where a minimum of 15 feet is required, and (ii) 138-513.1 to maintain an encroachment into the height-setback ratio; (c) to maintain the garage with a rear yard setback of 36 feet and a side yard setback of 3.7 feet, where the minimum required setbacks pursuant to Village Code §138-516 are 5 feet and 10 feet, respectively; and (d) permit the proposed construction, which does not comply with (i) 138-511 in that the addition will be 5.5 feet from the side property line, where a minimum of 15 feet is required; (ii) 138-512 in that the addition will be 17.2 feet from the rear property line, where a minimum of 30 feet is required; (iii) 138-513.1 in that the addition encroaches into the height-setback ratio plane, where no such

encroachment is permitted; (iv) 138-516 in that the garage addition will be 4.3 feet from the side property line, where a minimum of 10 feet is required; and (v) 138-1102 in that the construction results in an increase in an existing non-conformity, where no such increase is permitted.

[Continued) Application of Richard LaSalle, 168 Prospect Avenue, Sea Cliff, New York for a variance of Village Code §138-1007 to permit a curb cut on 15th Avenue within 25 feet of the intersection of 15th Avenue and Prospect Avenue. Premises are designated as Section 21, Block F, Lot 1985 on the Nassau County Land and Tax Map.

[Continued) Application of John Kie, 223 Glen Cove Avenue, Sea Cliff, New York to convert a portion of a building used presently as an office to an apartment, which use, in combination with a second apartment on the premises, requires a variance of Village Code §138-901 in that the combined use is not a permitted use and Village Code §138-1103 in that no pre-existing non-conforming use may be changed unless the new use is a permitted use. Premises are designated as Section 21, Block 99, Lot 268 on the Nassau County Land and Tax Map.

[Continued] Application of Philip Huntington, as owner, and The Sports Car Garage LTD, as tenant, 77 Roslyn Avenue, Sea Cliff, New York to utilize a portion of the building at the premises as an automotive repair facility, where no such use is permitted pursuant to Village Code §138-801. Premises are designated as Section 21, Block 143, Lot 1083 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: July 5, 2016

BY ORDER OF THE ZONING BOARD OF APPEALS