

## **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: December 20, 2016  
Time: 7:30 pm  
Place: Village Hall, 300 Sea Cliff Avenue, Sea Cliff, New York

Subject: Application of Madalyn Rivosecchi, 2 Foster Place, Sea Cliff, New York to install an air conditioner condenser unit in a front yard, which requires variances of Village Code §138-516 in that no accessory structure is permitted in a front yard, and §138-1102 in that the proposal increases an existing non-conformity, where no such increase is permitted. Premises are designated as Section 21, Block 197, Lot 123 on the Nassau County Land and Tax Map.

Application of 310 Sea Cliff Avenue LLC, 310 Sea Cliff Avenue, Sea Cliff, New York to permit a restaurant to operate at the premises, which restaurant requires a special use permit pursuant to Village Code §§138-801 and 802. Premises are designated as Section 21, Block 127, Lot 4 on the Nassau County Land and Tax Map.

Application of George Schmitz, 3 Laurel Way, Sea Cliff, New York to install a hot tub, construct an enclosed porch and deck, and maintain air conditioning units, which requires variances of the following Village Code sections: (a) 138-511 in that the proposed hot tub and associated decking are 10.7 feet from the side property line, where a minimum of 15 feet is required, (b) 138-513.1 in that the enclosed porch encroaches into the height setback ratio plane, where no such encroachment is permitted, (c) 138-514.1 in that the proposed floor area will be 3,937 square feet, where a maximum of 2,976 square feet is permitted, (d) 138-516 in that the proposed accessory structures are located in a front yard, where no such structures are permitted, (e) 138-517 in that the air conditioning units are located in a side yard without the required setback or screening, and (f) 138-1102 in that the proposed construction increases a non-conformity where no such increase is permitted pursuant to Village Code §138-1102. Premises are designated as Section 21, Block L, Lot 116 on the Nassau County Land and Tax Map.

[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 15<sup>th</sup> Avenue within 25 feet of the intersection of 15<sup>th</sup> Avenue and Prospect Avenue. Premises are designated as Section 21, Block F, Lot 1985 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: December 7, 2016

BY ORDER OF THE ZONING BOARD OF APPEALS