

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: January 17, 2017
Time: 7:30 pm
Place: Village Hall, 300 Sea Cliff Avenue, Sea Cliff, New York

Subject: Application of Robert and Margaret Himes, 18 20th Avenue, Sea Cliff to construct a first story and second story additions, which requires variances as follows: (a) Village Code §138-406 to maintain a front property line of 60 feet, where a minimum of 75 feet is required; (b) Village Code §138-407 to maintain a lot width of 60 feet, where a minimum of 75 feet is required; (c) Village Code §138-409 to maintain a lot width of 60 feet at the setback line, where a minimum of 75 feet is required; (d) Village Code §138-410 to maintain a front property line on a corner lot of 60 feet, where a minimum of 75 feet is required; (e) Village Code §138-411 to (i) maintain a deck with a side yard setback of 5.8 feet and (ii) construct an addition with a side yard setback of 4.8 feet, where a minimum of 10 feet is required; (f) Village Code §138-416 to maintain an accessory structure in a front yard, where no such accessory structure is permitted; (g) Village Code §138-413.1 in that there is an encroachment into the height setback ratio, where no such encroachment is permitted; and (h) Village Code §138-1102 in that the proposed construction increases an existing non-conformity where no such increase is permitted. Premises are designated as Section 21, Block L, Lot 116 on the Nassau County Land and Tax Map.

Application of DM Acquisitions, LLC, as owner, and Let's Make Music and Dance, Inc., as tenant, 1 Sea Cliff Avenue, Sea Cliff, New York for a variance of Village Code §138-1002 to permit no parking spaces, where 16 are required. Premises are designated as Section 21, Block 96, Lot 220 on the Nassau County Land and Tax Map.

Application of Russell Gorog, 53 Laurel Avenue, Sea Cliff, New York to construct a single story addition, which requires variances to maintain existing encroachments and lot deficiencies as follows: (a) Village Code §138-504 to maintain a lot size of 9,280.1 square feet, where a minimum of 10,000 square feet is required; (b) Village Code §138-506 to maintain a front property line length of 62.5 feet, where a minimum of 100 feet is required; (c) Village Code §138-507 to maintain a lot width of 62.5 feet, where a minimum of 90 feet is required; (d) Village Code §138-508 to maintain a front yard setback of 20.6 feet, where the minimum required setback is 25 feet; (e) Village Code §138-509 to maintain a lot width of 62.5 feet at the setback line, where a minimum of 100 feet is required; and (f) Village Code §138-511 to maintain a side yard setback of 1.3 feet, where a minimum of 15 feet is required. The proposed construction also requires variances of the following Village Code sections: (a) 138-511 in that the addition will be 2 feet from the side property line, where a minimum of 15 feet is required; (b) 138-513.1 in that there is an encroachment into the height setback ratio, where no such encroachment is permitted; and (c) 138-1102 in that the proposed construction increases an existing non-conformity where no such increase is permitted. Premises are designated as Section 21, Block K, Lot 426 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.

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: January 4, 2017

BY ORDER OF THE ZONING BOARD OF APPEALS