

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

October 11, 2023

Present:	Chair:	Cormac Brady
	Members:	Dino Marra and Margaret Casey
	Alternate Member:	Rich Regan
	Board counsel:	Brian S. Stolar, Esq.

The meeting was called to order at 7:00 pm.

The Board opened the public hearing on the application of Vladamir Polezhayev, 13 Club Road, Sea Cliff, New York, for a permit pursuant to Village Code Chapter 64 to construct PVC fencing. Premises are designated as Section 21, Block 45, Lot 28 on the Nassau County Land and Tax Map.

The hearing was stenographically transcribed. The Board closed the hearing, and reserved decision.

The Board discussed the Polezhayev application. On motion by the Chair, seconded by Mr. Regan, and adopted unanimously, the Board determined that it is the lead agency with respect to the proposed construction, the proposed construction is a Type II action under the State Environmental Quality Review Act, and no further review is required, and granted the application for a fence permit pursuant to Village Code Chapter 64, subject to the following conditions: (a) the approved fencing shall comply with the plans submitted with the application, (b) the fencing shall be constructed using PVC materials, and shall be maintained in clean condition, and (c) applicant shall obtain a

building permit from the Building Department within 6 months, and a certificate of occupancy or completion within 1 year, of the filing of this decision.

The Board noted that it received correspondence from Chris Doran, 6 Bay Avenue, Sea Cliff, New York requesting a six (6) month extension to obtain a building permit and a six (6) month extension from permit issuance to obtain a certificate of completion for the site plan improvements approved by the Board on October 28, 2021. On motion by the Chair, seconded by Mr. Regan, and unanimously approved, the Board approved an extension of time to obtain a building permit from the Building Department for 6 months, and a certificate of occupancy or completion for 6 months from the permit issuance.

With regard to the application of Kyle Haber, 12 Sea Cliff Avenue, Sea Cliff, New York, for a permit pursuant to Chapter 64 to maintain and install 4 foot high PVC fencing, the Board noted that the applicant submitted a written request for an adjournment.

The Board continued the public hearing on the Haber application to November 8, 2023, at 7:00pm.

With regard to the application of EDA Post Avenue Family Limited Partnership, 198 15th Avenue, Sea Cliff, New York, the Board noted that the applicant submitted a written request for an adjournment.

The Board continued the public hearing on the EDA Post Avenue Family Limited Partnership application to November 8, 2023, at 7:00pm.

With regard to the application of 14 Bay Avenue LLC, 14 Bay Avenue, Sea Cliff, for site plan approval pursuant to Village Code Chapter 107 to construct a new house and related improvements, and a permit to construct retaining walls in excess of 4 feet in

height pursuant to Village Code Chapter 64, the Board noted that the applicant submitted a written request for an adjournment.

The Board continued the public hearing on the 14 Bay Avenue application to November 8, 2023, at 7:00pm.

The Board noted that the application of Jordan Sudy, 41 Park Way, Sea Cliff will again be continued, to November 8, 2023, at 7:00pm.

There being no further business, the Board closed the meeting at 7:07p.m.

VILLAGE OF SEA CLIFF, NY

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VILLAGE CLERK


CORMAC BRADY, Chair