

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

December 13, 2023

Present:	Chair:	Cormac Brady
	Members:	Tim Driscoll, Alan Mitzner, and Dino Marra
	Board counsel:	Brian S. Stolar, Esq.

The meeting was called to order at 7:03 pm.

The Board noted that 12 Sea Cliff Avenue applicants requested an adjournment. On motion made by the Chair, seconded by Mr. Mitzner, and adopted unanimously, the Board granted the adjournment and scheduled the continued hearing on January 10, 2024, at 7:00pm, on the condition that the Board would grant no further adjournments.

The Board opened the public hearing on the application of Jared and Suzanne Cohen, 2 Florence Avenue, Sea Cliff, New York, for site plan approval pursuant to Village Code Chapter 107 to construct an in-ground swimming pool and patio. Premises are designated as Section 21, Block 222, Lot 441 on the Nassau County Land and Tax Map.

The hearing was stenographically transcribed. Max Buschfrers represented the applicant. After hearing testimony from all interested persons, the Board closed the hearing and reserved decision.

The Board opened the public hearing on the application of Katie Lachter, 47 Sea Cliff Avenue, Sea Cliff, New York, for site plan approval pursuant to Village Code

Chapter 107 to extend a driveway. Premises are designated as Section 21, Block 96, Lot 12 on the Nassau County Land and Tax Map.

The hearing was stenographically transcribed. Max Buschfrers represented the applicant. After hearing testimony from all interested persons, the Board closed the hearing and reserved decision.

The Board opened the public hearing on the application of Maximo and Karen Buschfrers, 174 15th Avenue, Sea Cliff, New York, for site plan approval pursuant to Village Code Chapter 107 to construct a garage and maintain a curb cut. Premises are designated as Section 21, Block F, Lot 729 on the Nassau County Land and Tax Map.

The hearing was stenographically transcribed. The Board noted that additional information was required to consider the application, including a slope stabilization plan, construction staging and scheduling plan, logistics plan and parking alignment plan/turning radius study. After hearing testimony from all interested persons, the Board continued the public hearing to January 10, 2024, at 7:00pm.

The Board opened the continued public hearing on the application of EDA Post Avenue Family Limited Partnership, 198 15th Avenue, Sea Cliff, New York, for site plan approval pursuant to Village Code Chapter 107 to construct a boathouse. Premises are designated as Section 21, Block F, Lot 910 on the Nassau County Land and Tax Map.

The hearing was stenographically transcribed. James Carballal represented the applicant. The Board noted that there was certain information not included with the application submission. The Board closed the hearing, and reserved decision.

The Board discussed the EDA Post Avenue application. On motion by the Chair, seconded by Mr. Driscoll, 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 site plan approval pursuant to Village Code Chapter 107, subject to the following conditions: (a) the construction shall comply with the plans submitted with the application, (b) the applicant shall comply with all conditions contained in the New York State Department of Environmental Conservation approval, 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 opened the continued public hearing on the application of Jordan Sudy, 41 Park Way, Sea Cliff, New York, to construct a one-story addition and curb cut, which construction requires site plan approval pursuant to Village Code Chapter 107. Premises are designated as Section 21, Block 122, Lots 711-12, 1608-09, 1615 and 1618 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 Cohen application. On motion by the Chair, seconded by Mr. Mitzner, 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 site plan approval pursuant to Village Code Chapter 107, subject to the following conditions: (a) the construction shall comply with the plans submitted with the application, and (b) 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 discussed the Lachter application. On motion by the Chair, seconded by Mr. Driscoll, and adopted unanimously, the Board determined that it is the lead agency with respect to the proposed driveway extension, the proposed work is a Type II action under the State Environmental Quality Review Act, and no further review is required, and granted the application for site plan approval pursuant to Village Code Chapter 107, subject to the following conditions: (a) the construction of the driveway extension shall comply with the plans submitted with the application and all conditions imposed by the Building Department, and (b) 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 discussed the Sudy application. On motion by the Chair, seconded by Mr. Mitzner, 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 site plan approval pursuant to Village Code Chapter 107, subject to the following conditions: (a) the construction shall comply with the plans submitted with the application, (b) this approval is specifically conditioned on the entire parcel remaining as a single parcel and no portion of the subdivision shall be subdivided, 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.

There being no further business, the Board closed the meeting at 9:13p.m.


CORMAC BRADY, Chair

VILLAGE OF SEA CLIFF, NY

DEC 28 2023

VILLAGE CLERK

