

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 21, 2021
Time: 7:00 pm
Place: Village Hall, 300 Sea Cliff Avenue, Sea Cliff, New York

Subject: Application of Catherine Virgilio, 208 Littleworth Lane, Sea Cliff, New York, to install a generator 5 feet from a side property line and less than 30 feet from a habitable structure on an adjoining parcel, where Village Code §138-516 requires a generator to be at least 15 feet from a side property line and 30 feet from a habitable structure on an adjoining parcel. Premises are designated as Section 21, Block K, Lots 138 and 139 on the Nassau County Land and Tax Map.

Application of Daniel Pess, 225-227 Carpenter Avenue, Sea Cliff, New York, to install a generator 2 feet from a side property line, 2 feet from a rear property line, and 25 feet from a habitable structure on an adjoining parcel, where Village Code §138-516 requires a generator to be at least 15 feet from a side property line, 5 feet from a rear property line, and 30 feet from a habitable structure on an adjoining parcel. Premises are designated as Section 21, Block 94, Lot 7 on the Nassau County Land and Tax Map.

Application of Martin and Rosemarie Foley, 278 Glen Avenue, Sea Cliff, New York, to construct a new front stoop 13.2 feet from a front property line, where Village Code §138-408 requires a minimum front yard setback of 20 feet. Premises are designated as Section 21, Block 165, Lot 87 on the Nassau County Land and Tax Map.

Application of Campground Beer Market, Inc., as tenant, and Mittersill Realty, LLC, as owner, 208 Sea Cliff Avenue, Sea Cliff, New York, for approval from the Board to change from a pre-existing non-conforming use as an automobile service and repair shop with associated uses to a craft beer store and tasting room, which proposed use is not permitted in a Business A Zoning District, where Village Code §138-1103(B)(3) permits such approval if the Board finds that the new use is less intensive and more in character with the uses permitted in the applicable zoning district. Premises are designated as Section 21, Block 134, Lot 2 on the Nassau County Land and Tax Map.

Application of Susan Thompson, 413 Littleworth Lane, Sea Cliff, New York, to construct first and second story additions and a generator, which construction requires variances of the following Village Code sections: (a) 138-608, in that the front yard setback will be 21.2 feet and 29.4 feet, where a minimum of 30 feet is

required; (b) 138-612, in that the rear yard setback will be 23.6 feet, where a minimum of 30 feet is required; (c) 138-613.1, in that the construction will encroach into the height setback ratio; (d) 138-614.1, in that the floor area will be 3,139 square feet, where a maximum of 2,643 square feet is permitted, and (f) 138-616, in that the proposed generator will be within 30 feet of habitable space on an adjoining property, where all generators are required to be at least 30 feet from any habitable space on adjoining property. Premises are designated as Section 21, Block M, Lot 591 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 2, 2021

BY ORDER OF THE ZONING BOARD OF APPEALS