

MINUTES

PLANNING BOARD
VILLAGE OF SEA CLIFF
VILLAGE HALL
300 SEA CLIFF AVENUE
SEA CLIFF, NEW YORK 11579

January 18, 2012

Present: Members Laurie Martone
Timothy Driscoll
Nicholas Virgilio
Alternate
Member Edward Camiolo
Superintendent
Of Buildings Andrew Lawrence
Village Attorney Brian Stolar



The meeting was called to order at 8:02 pm.

In the absence of the Chair, on motion duly made by Dr. Virgilio, seconded by Mr. Driscoll, and adopted unanimously, the Board designated Ms. Martone to serve as acting chair for the meeting.

The Board opened the public hearing on the application of Sarah and Rich Regan, 97 Lafayette Avenue, Sea Cliff, New York for site plan approval pursuant to Village Code chapter 107 to enlarge an existing driveway and add a curb cut. Premises are designated as Section 21, Block 30-1, Lot 207 on the Nassau County Land and Tax Map. The Board closed the hearing, and reserved decision.

The Board opened the public hearing on the application of Marilyn Pedalino, 361 Glen Avenue, Sea Cliff, New York for site plan approval pursuant to Village Code §107-4 to install curbing. Premises are designated as Section 21, Block 170, Lot 392 on the Nassau County Land and Tax Map. The Board

noted that the applicant had to work with the building department before moving forward on the application. The Board adjourned the public hearing to February 8, 2012 at 8:00pm.

The Board discussed the Regan application. On motion duly made by Dr. Virgilio, seconded by Mr. Driscoll, and adopted unanimously, the Board determined that the action was a Type II matter under SEQRA, and required no further environmental review.

After further discussion of the Regan matter, on motion duly made by Dr. Virgilio, seconded by Mr. Driscoll, and adopted unanimously, the Board granted the applicant's request for a site plan approval with respect to the circular driveway and new curb cut on the following conditions:

1. The construction shall comply with the plans submitted with the application;
2. The applicant shall construct a drainage system in full compliance with chapter 109 of the Village Code and any other applicable laws and regulations, which system must be approved by the Village Building Superintendent;
3. Except as indicated in the approved plans, the applicant shall make no changes to the topography of the property;
4. The applicant shall provide measures to protect all trees not shown to be removed on the application plans;
5. Any driveway lighting shall be placed in a location, and shielded as necessary, so as not to encroach onto adjoining properties or public roadways;
6. the applicant shall comply with all requirements of the Superintendent of Buildings and the Village Code, except as modified by this approval; and
7. the work is performed, and any required building permit or certificate is obtained, within one year of the filing of this decision with the Village Clerk.

There being no further business, the Chair closed the meeting at 8:42 pm.

