

MINUTES

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

October 12, 2011

Present: Chair	Bruce Treiber
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 8:07 pm.

The Board opened the public hearing on the application of Dennis White, 12 Leonard Place, Sea Cliff, New York for (a) a special permit pursuant to Village Code chapter 64 to install a 6 foot high fence, and (b) site plan approval pursuant to Village Code chapter 107 to widen a driveway. The applicant proposed different style of fencing along the rear property line. That fencing was proposed to be a brickcrete, fencestone or woodcrete design, and the applicant submitted information relative to each style. Premises are designated as Section 21, Block 95, Lots 45-50 on the Nassau County Land and Tax Map. The Board closed the hearing, and reserved decision.

The Board indicated that the public hearing scheduled on the application of Barbara Topalian, Christian Berntsen and Andrew Lapinski for subdivision approval to subdivide property into two (2) residential dwelling lots and to erect a

retaining wall in excess of the maximum height permitted under Village Code chapter 64 would be adjourned to November 9, 2011 at 8:00pm at the request of the applicants. The applicants are scheduled for a public hearing before the Zoning Board of Appeals on October 18, 2011.

The Board noted that the Zoning Board of Appeals had rendered a determination on the Cyprus application. Accordingly, the Board noted that the hearing was deemed moot.

The Board opened the public hearing on the application of Frank Scavone, 137 Prospect Avenue, Sea Cliff for site plan approval pursuant to Village Code §107-4 to install two new curb cuts and a through driveway, and to locate one such curb cut closer than permitted to another curb cut under Village Code §138-1007. Premises are designated as Section 21, Block 138, Lot 1149 on the Nassau County Land and Tax Map. The Board closed the public hearing, and reserved decision.

The Board discussed the White application. The Board noted that the property and its location were extremely unique, and would not have granted the application but for the unique nature of the application. On motion duly made by the Chair, seconded by Mr. Driscoll, and adopted unanimously, the Board determined that the White application for a six foot high fence is a Type II matter under SEQRA, that the Board is the lead agency and the application requires no further environmental review, and granted the application, subject to the following conditions: (a) The fence and driveway shall be constructed in the location depicted on the plans and in full compliance with the plans submitted by the

applicant in support of the application; (b) the fence shall be of a design and style as depicted in the plans and as submitted during the public hearing (using one of any of the 3 proposed styles along the rear property line); (c) except as indicated in the approved plans, the applicant shall make no changes to the topography of the property; (d) no portion of the fence shall extend into any neighboring property, the public right-of-way, or the area depicted on the subdivision map as a 10 foot wide pedestrian easement, and a final survey depicting the location of the fence shall be filed with the Village building department for review in accordance with this approval, unless such survey is determined by the building department to be unnecessary; (e) the applicant shall comply with all requirements of the Superintendent of Buildings and the Village Code, except as modified by this approval; and (f) within 12 months after the date that this decision is filed with the Village Clerk, the applicant shall obtain all permits, certificates and/or approvals from the building department necessary for the work and shall complete the work approved by this grant.

The Board discussed the Scavone application. In reviewing the concerns raised during the hearing, the Board noted that a through driveway would permit egress from the property in a manner that would eliminate or reduce cars backing onto a narrow street. On motion duly made by Dr. Virgilio, seconded by Mr. Camiolo, and adopted unanimously, the Board determined that the Scavone application is a Type II matter under SEQRA, that the Board is the lead agency and the application requires no further environmental review, and granted the application, subject to the following conditions: (a) the driveway and curb cuts be

installed in the location provided in the plans submitted with the application and the one curb cut proposed to be removed be removed; (b) except as indicated in the plans, the applicant shall make no changes to the topography of the property; (c) the applicant shall comply with all requirements of the Superintendent of Buildings and the Village Code, except as modified by this approval; and (d) within one year after the date this decision is filed with the Village Clerk, applicant shall complete the work and obtain all certificates necessary for the work.

There being no further business, the Chair closed the meeting at 9:15 pm.

