

MINUTES

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

August 10, 2016

Present:	Chair	Bruce Treiber
	Members	Laurie Martone
		Timothy Driscoll
		Dr. Nicholas Virgilio
		Ed Camiolo
	Village Attorney	Brian S. Stolar, Esq.
	Superintendent of Buildings	Andrew Lawrence

The meeting was called to order at 7:30 pm.

The Board advised that the continued public hearings on the applications of (a) Digiovanni and Associates Architects, 26 Preston Avenue, as agent for Sloop Redhead Inc. for site plan approval to construct a new residence, (b) Sloop Redhead, Inc., 299 Prospect Avenue for site plan approval to construct a new curb cut and driveway, (c) Frank Scavone, 88 Prospect Avenue, for a permit to construct walls in excess of four (4) feet in height and amended site plan approval, and (d) Richard LaSalle, 168 Prospect Avenue, for site plan approval to construct a new front yard driveway and curb cuts, are continued to September 14, 2016 at 7:30pm as each such applicant is awaiting a determination from Nassau County in accordance with General Municipal Law §239-f.

The Board advised that the continued public hearing on the application of 14 Bay Avenue Commons, LLC is continued to September 14, 2016 at 7:30pm.

The Board advised that the application of Sea Cove 2014 LLC has been rendered moot, as the Board of Appeals denied the applicant's request for variances.

The Board opened the continued public hearing on the application of Diana and Mike Conway, 20 Leonard Place, Sea Cliff, New York for site plan approval pursuant to Village Code chapter 107 to construct additions, renovate a dwelling, expand a garage, and construct a basement entrance. Premises are designated as Section 21, Block 95, Lot 41 on the Nassau County Land and Tax Map. The Board closed the public hearing, and reserved decision.

The Board opened the public hearing on the application of Robert and Gail Lafferty, 134 7th Avenue, Sea Cliff, New York to install a replacement retaining wall in excess of four (4) feet in height, which requires a permit pursuant Village Code Chapter 64. Premises are designated as Section 21, Block 122, Lot 16 on the Nassau County Land and Tax Map. The Board closed the public hearing, and reserved decision.

The Board opened the public hearing on the application of Victor and Joanna Bianchi, 313 Littleworth Lane, Sea Cliff, New York for site plan approval to construct a second story addition. Premises are designated as Section 21, Block 222, Lot 85 on the Nassau County Land and Tax Map.

The Board discussed the Conway site plan application. On motion duly made by the Chair, seconded by Ms. Martone, and adopted four votes in favor and Dr. Virgilio abstaining, the Board determined that the application is a Type II matter under SEQRA and granted the application for site plan approval, subject

to the following conditions: (a) the construction of site improvements shall conform to the plans submitted with the application; (b) the site preparation and staging shall comply with all applicable laws and regulations and shall be performed in accordance with plans approved by the building department; (c) drainage facilities to accommodate stormwater runoff resulting from the proposed improvements shall be provided as required by the building department; and (d) applicant shall obtain a building permit for the work within 6 months.

The Board discussed the Lafferty application. On motion duly made by the Chair, seconded by Mr. Camiolo, and adopted unanimously, the Board determined that the application is a Type II matter under SEQRA and granted the application for a special permit to install replacement retaining wall in excess of four (4) feet, subject to the following conditions: (a) the wall be installed in the locations and materials shown in the plans; (b) a final survey depicting the location of the wall 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; (c) applicants shall comply with all requirements of the Superintendent of Buildings and the Village Code, except as modified by this approval; (d) applicants shall provide drainage facilities to accommodate stormwater runoff resulting from the proposed improvements shall be provided as required by the building department; and (e) applicants shall obtain a building permit for the work within 6 months.

The Board discussed the request of Douglas and Karin Barnaby, 404 Littleworth Lane, for release of the escrow held as security for the construction of

required roadwork and drainage facilities and a modification of a condition of subdivision approval to permit the applicants to post an escrow check and escrow agreement in lieu of a one year maintenance bond to insure the maintenance of the roadway and roadway drainage appurtenances in a manner and design as required by the Village Director of Public Works and fees in the event of default, and to insure the proper maintenance and repair of all completed improvements until the security is released. On motion duly made by the Chair, seconded by Ms. Martone, and adopted unanimously, the Board (a) authorized the release of the funds held in escrow for the performance of the required work, subject to the conditions of this decision; and (b) agreed to modify paragraph 31 of the decision rendered on May 21, 2014, to permit the applicants to submit an escrow payment and escrow agreement in lieu of a maintenance bond to insure the maintenance of the roadway and drainage appurtenances for a one year period, on the condition that (i) the escrow agreement provides for the same protections as the maintenance bond, including an enforcement mechanism in the case of default, and (ii) the escrow agreement be approved as to form by the Village Attorney consistent with the underlying determination and this modification.

The Board discussed the use of paper documents and flash drives. After such discussion, the Board advised the building department that flash drives in lieu of paper documents would be acceptable.

The Board discussed the manner and procedure utilized to approve minutes. On motion duly made by the Chair, seconded by Ms. Martone, and

adopted unanimously, the Board directed counsel to draft a proposed amendment to the Board's procedures to permit the Chair to execute and file minutes after the Board members have had a reasonable opportunity to review the draft minutes and submit their comments.

There being no further business, the Chair closed the meeting at 8:05pm.

BRUCE TREIBER, CHAIR