

MINUTES

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

June 14, 2017

Present:	Chair	Bruce Treiber
	Members	Dr. Nicholas Virgilio
		Timothy Driscoll
		Ed Camiolo
		Cormac Brady
	Village Attorney	Brian S. Stolar, Esq.

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

The Board advised that the applications of Kelly Bierweiler, Kevin McGilloway, Mary and David Hehn, Christopher Roach and Victoria Moore, and Chris and Noreen Feldmann are adjourned to July 12, 2017 at 7:30pm.

The Board opened the continued public hearing on the application of Steve Vaccaro, 431 Carpenter Avenue, Sea Cliff, New York for site plan approval pursuant to Village Code Chapter 107 to construct site improvements, including modifications to a curb cut and driveway. Premises are designated as Section 21, Block 68, Lot 10 on the Nassau County Land and Tax Map.

The Board closed the public hearing, and reserved decision.

On motion duly made by the Chair, seconded by Dr. Virgilio, the Board granted the application for site plan approval to permit the driveway construction and expansion on Carpenter Avenue, subject to the following conditions: (a) the applicant shall remove the existing compacted gravel and replace the gravel, (b)

the driveway shall be located as depicted in the plans filed with the application; and (c) the applicant shall obtain a building permit and/or certificate from the Building Department within six (6) months of the filing of this determination with the Village Clerk.

The Board opened the continued public hearing on the application of 14 Bay Avenue Commons, 14 Bay Avenue, Sea Cliff, New York to construct one or more retaining walls at the premises and to maintain and/or modify the driveway and the rear yard, which construction requires approval pursuant to Village Code Chapter 64 in that retaining walls in excess of four (4) feet in height require Planning Board approval and Village Code Chapter 107 for site plan approval. Premises are designated as Section 21, Block F, Lot 89 on the Nassau County Land and Tax Map.

The Board continued the 14 Bay Avenue public hearing to June 28, 2017 at 7:30pm.

The Board considered a request of Robin Rossi, 64 Glenlawn Avenue, for an extension of the time periods contained in previous approvals for site plan. In January and July 2016, the Board granted site plan approval to the applicant. As a condition of the July 2016 approval, the applicant was required to record a Declaration of Covenants and Restrictions related to the use of the basement area. In March, the Board granted extensions of time, including a provision that the applicant record the Declaration within three months. The applicant now seeks an additional extension of the time period to record the Declaration. On motion by the Chair, seconded by Mr. Driscoll, and adopted unanimously, the Board granted the

extension of time on the following conditions: (a) the applicant file the Declaration, in a form approved by the Village Attorney, within two (2) months of the filing of this determination, and (b) prior to the issuance of a building permit, the applicant shall clean the property to a condition satisfactory to the Village Building Department.

The Board considered a request of the owners of 69 The Boulevard for an extension of time to obtain building permits and a certificate of occupancy in connection with a site plan approval previously granted by the Board. The Board has considered previous requests for extensions, each being granted for good cause and there being no changed conditions that may warrant a different determination. The applicants' representative advised that the applicants now have obtained General Municipal Law §239-f approval from Nassau County. On motion made by the Chair, seconded by Dr. Virgilio, and adopted unanimously, the Board granted an extension of time to obtain a building permit for a period of six (6) months and a certificate of occupancy for a period of twelve (12) months, after the filing of this determination with the Village Clerk.

There being no further business, the Chair closed the meeting at 7:55 pm.

VILLAGE OF SEA CLIFF, NY

JUL 5 2017

VILLAGE CLERK

*Marianne Lennon*

*Bruce Treiber*

BRUCE TREIBER, CHAIR