

MINUTES

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

July 8, 2015

Present: Chair Bruce Treiber
Members Laurie Martone
Timothy Driscoll
Ed Camiolo
Superintendent Andrew Lawrence
of Buildings

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

The Board opened the continued public hearing on the application of Steven Dunn, 50 Park Way, Sea Cliff, New York for site plan approval to construct a second driveway. Premises are designated as Section 21, Block 119, Lot 19 on the Nassau County Land and Tax Map. The Board closed the public hearing, and reserved decision.

The Board discussed the Dunn application. On motion duly made by the Chair, seconded by Mr. Camiolo, and adopted unanimously, the Board determined that the Dunn 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 shall be constructed in the locations depicted in the plans submitted with the application, and shall be located no closer than 6 inches from the adjoining side property line; (b) the curb cut shall not be located beyond the line of the side property line that parallels the side property line as it extends from the

front of the property to the street; (c) the oak tree identified on the plan as being preserved shall be preserved during and after construction in a manner and technique approved by the building department; (d) any structures constructed to support the driveway shall comply with the Village Code; (e) a final survey depicting the location of the driveway and curb cut shall be filed with the Village building department for review in accordance with this approval; (f) there shall be no regrading of the property, except as provided in the aforesaid plans; (g) any storm drainage facilities deemed necessary by the Superintendent of Buildings shall comply with applicable state, county and village laws and regulations. The drainage system shall comply with all applicable laws and regulations and shall contain all storm water on-site. Such system must be approved by the Superintendent of Buildings and shall be placed in a location and manner acceptable to the Superintendent of Buildings; (h) applicant shall comply with all requirements of the Superintendent of Buildings and the Village Code, except as modified by this approval; and (i) within the timeframe provided in Village Code §138-1304(A), applicants shall complete the work and obtain all certificates Necessary for the work.

There being no further business, the Chair closed the meeting at 7:45pm.