

## MINUTES

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

October 9, 2013

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

The meeting was called to order at 8:00 pm.

The Board opened the continued public hearing on the application of Lori Pappas, 159 Dayton Street, Sea Cliff, New York for site plan approval pursuant to Village Code chapter 107 and for a special permit pursuant to Village Code §64-3 to construct a retaining wall in excess of four feet in height. Premises are designated as Section 21, Block K, Lot 743 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 Marianna Kreatsoulas and Stylious Stylianou, 35 Hawthorne Road, Sea Cliff for amended site plan approval to relocate a curb cut and reconfigure a driveway, and for a special permit to maintain netting 20 feet in height and install fencing 6 feet in height. Premises are designated as Section 21, Block 31, Lots 28-32 on the Nassau County Land and Tax Map. The Board did not take any testimony, and noted that the applicants requested the matter be scheduled for the Board's

November meeting date. The Board continued the public hearing to November 13, 2013.

The Board opened the public hearing on the application of Edwin Wigutoff, 267 Glen Avenue, Sea Cliff for site plan approval to enlarge a driveway. Premises are designated as Section 21, Block 168, Lot 489 on the Nassau County Land and Tax Map. The Board closed the hearing, and reserved decision.

The Board opened the continued public hearing on the application of Vivian Zhang, 27 12<sup>th</sup> Avenue, Sea Cliff for site plan approval to construct a driveway and curb cut. Premises are designated as Section 21, Block 140, Lot 1240 on the Nassau County Land and Tax Map. The applicant was not present, and the Board continued the hearing to November 13, 2013 at 8:00pm.

The Board noted that the Zoning Board of Appeals had rendered a determination denying the application of Douglas and Karin Barnaby. The Board marked the matter off calendar.

The Board discussed the Pappas application. On motion duly made by the Chair, seconded by Ms. Martone, and adopted unanimously, the Board determined that the Pappas application for site plan approval 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 construction shall be in substantial compliance with the plans submitted with the application; (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 the timeframe provided in Village Code §138-1304(A), applicants shall complete the work and obtain all certificates necessary for the work.

The Board discussed the Wigutoff application. On motion duly made by Ms. Martone, seconded by the Chair, and adopted unanimously, the Board determined that the Wigutoff 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 approved driveway shall be constructed in the location and using the materials depicted in the plans submitted with the application; (b) a final survey depicting the location of the driveway 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) the applicants shall comply with all requirements of the Superintendent of Buildings and the Village Code, except as modified by this approval; and (d) within the timeframe provided in Village Code §138-1304(A), applicant shall complete the work and obtain all certificates necessary for the wall.

The Board discussed a request made by Anray Developers concerning subdivision costs in relation to a subdivision granted previously by the Board for property located at 16<sup>th</sup> Avenue and 17<sup>th</sup> Avenue. In accordance with the Village Code, there is a \$2,250 fee for each lot created by a subdivision. The requestor indicated that no notice of this fee was given during the site plan review process

and that the property since has been sold. The Board, on motion duly made by the Chair, seconded by Dr. Virgilio, and adopted unanimously, granted the request to the extent that a portion of the fees would be waived and that the total fee would be \$1,500.

On motion duly made by the Chair, seconded by Ms. Martone, and adopted unanimously, the Board approved the September 11, 2013 minutes.

There being no further business, the Chair closed the meeting at 8:19pm.