

MINUTES

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

June 8, 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 opened the continued public hearing on the application of Digiovanni and Associates Architects, 26 Preston Avenue, Sea Cliff, as agent for Sloop Redhead Inc. for site plan approval pursuant to Village Code Chapter 107 to construct a new residence at premises located at 299 Prospect Avenue, Sea Cliff. Premises are designated as Section 21, Block K, Lot 759 on the Nassau County Land and Tax Map. The Board also opened the public hearing on the application of Sloop Redhead, Inc., 299 Prospect Avenue for site plan approval pursuant to Village Code Chapter 107 to construct a new curb cut and driveway. Premises are designated as Section 21, Block K, Lot 761 on the Nassau County Land and Tax Map. The two hearings were combined for public hearing purposes. Mr. Stolar recused himself as counsel to the Board in connection with these applications. Representatives of the applicants advised that they were awaiting a determination from Nassau County in accordance with the General Municipal Law

§239-f application. The Board continued the combined public hearing to July 13, 2016 at 7:30pm.

The Board opened the continued public hearing on the 14 Bay Avenue Commons, LLC application. Michael Griffin and Gad Ashoori, P.E., appeared for the applicant. The applicant's representative described the proposed construction, construction procedure and NYS Department of Environmental Conservation application status. The applicant's representative requested that the Board take action forthwith, and interested neighbors also indicated that they believe that the Board should address the issues forthwith. Mr. Griffin stated that the DEC determination should be made within about 10 days and that the DEC has stated that it would exercise jurisdiction to the top of the slope. The Board determined to schedule a special meeting, and adjourned the hearing to June 29, 2016 at 7:30pm.

On the request of the applicant, the Board continued the public hearing on the application of Frank Scavone, 88 Prospect Avenue, Sea Cliff to June 29, 2016 at 7:30pm.

On the request of the applicant, the Board continued the public hearing on the application of Richard LaSalle, 168 Prospect Avenue, Sea Cliff to June 29, 2016 at 7:30pm.

The Board discussed the written request of Douglas Barnaby for a release of the escrow monies held by the Village pursuant to an escrow agreement amongst Douglas and Karin Barnaby (the "Developer"), the Village and the Planning Board relating to the construction of roadway improvements. As provided

in the escrow agreement, the Village has deposited an escrow payment of \$82,500. Such monies are to be held in escrow until such time as the Planning Board has received satisfactory evidence from the Village Director of Public Works that the roadway improvements have been completed as required. The agreement also provides that upon application by the Developer, the Planning Board may authorize the partial release of escrow monies upon receipt of satisfactory evidence from the Village Director of Public Works that various phases of the roadway improvements have been completed satisfactorily pursuant to a schedule set forth in the escrow agreement.

At the previous meeting, the Board authorized the release of \$18,000. The Director of Public Works has provided the Planning Board with a June 7, 2016 memorandum recommending that the Board release an additional \$14,200. After discussing the Barnaby request, on motion duly made by Mrs. Martone, seconded by the Chair, and adopted unanimously, the Board authorized the release of \$14,200 of escrow monies.

There being no further business, the Chair closed the meeting at 8:35pm.

BRUCE TREIBER, CHAIR