

MINUTES

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

August 9, 2017

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

The meeting was called to order at 7:36 pm.

The Board opened the public hearing on the application of Adam and Jeanette Prestandrea, 90 LaFayette Avenue, Sea Cliff, New York for amended site plan approval to relocate a driveway turnaround. Premises are designated as Section 21, Block 83, Lot 6 on the Nassau County Land and Tax Map.

On motion by the Chair, seconded by Mr. Driscoll, and adopted unanimously, the Board closed the public hearing, and reserved decision.

The Board discussed the Prestandrea application. On motion duly made by the Chair, seconded by Mr. Driscoll, and adopted unanimously, the Board determined that it is the lead agency, the requested relief is a Type II matter under SEQRA that requires no environmental review, and granted the application for site plan approval, subject to the following conditions: (a) the driveway location shall be installed in the location depicted on the revised plans filed with the Board for this application; and (b) applicants shall obtain a building permit and/or certificate

for the proposed work from the Building Department within six (6) months of the filing of this determination with the Village Clerk.

The Board opened the public hearing on the application of Leonardo and Yesenia Mastrantoni, 64 Downing Avenue, Sea Cliff, New York for site plan approval to construct an addition in excess of fifty (50%) percent of the gross floor area of the existing dwelling. Premises are designated as Section 21, Block 95, Lot 315 on the Nassau County Land and Tax Map.

On motion by the Chair, seconded by Mr. Camiolo, and adopted unanimously, the Board closed the public hearing, and reserved decision.

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 public hearing on the 14 Bay Avenue Commons application to August 16, 2017 at 7:30pm.

The Board discussed the Mastrantoni application. On motion made by the Chair, seconded by Mr. Driscoll, and adopted unanimously, the Board determined that it is the lead agency, the requested relief is a Type II matter under SEQRA that requires no environmental review, and granted the application for site plan

approval, subject to the following conditions: (a) the dwelling and all improvements, including below grade improvements, shall be constructed in the locations depicted on the plans filed with the application to the Board; (b) applicants shall comply with the requirements of the Building Department; and (c) applicants shall obtain a building permit for the construction within six (6) months, and a certificate of occupancy or completion, of the filing of this decision with the Village Clerk.

There being no further business, the Chair closed the meeting at 8:42 pm.

BRUCE TREIBER, CHAIR