

MINUTES

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

October 11, 2017

Present:	Members	Dr. Nicholas Virgilio Timothy Driscoll Cormac Brady
	Alternate Member	Laurie Martone
	Village Attorney	Brian S. Stolar, Esq.

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

In the absence of the Chair, on motion duly made by Ms. Martone, seconded by Mr. Brady, and adopted with three votes in favor and Dr. Virgilio abstaining, the Board designated Dr. Virgilio to serve as Acting Chair for the meeting.

The Board opened the public hearing on the application of Lauren Brennan, 107 Altamont Avenue, Sea Cliff, New York for site plan approval pursuant to Village Code Chapter 107, to widen a driveway and curb cut, relocate steps, raise the grade, and construct a retaining wall and a stoop/patio, and for a wall permit pursuant to Village Code Chapter 64 to permit an eight and one-half foot high retaining wall. Premises are designated as Section 21, Block 89, Lot 67 on the Nassau County Land and Tax Map.

The minutes of the hearing were transcribed stenographically. On motion duly made by the Acting Chair, seconded by Ms. Martone, and adopted unanimously, the Board closed the public hearing, and reserved decision.

The Board opened the public hearing on the application of Christian Horstmann, 318 Carpenter Avenue, Sea Cliff, New York for site plan approval pursuant to Village Code

Chapter 107 relating to property improvements, including the construction of a deck, pergola and fencing, and for a fence permit pursuant to Village Code Chapter 64 to permit a fence in excess of four (4) feet in height. Premises are designated as Section 21, Block 76, Lot 3 on the Nassau County Land and Tax Map.

The minutes of the hearing were transcribed stenographically. On motion duly made by the Acting Chair, seconded by Ms. Martone, and adopted unanimously, the Board closed the public hearing, and reserved decision.

The Board opened the public hearing on the application of Karin and Douglas Barnaby, 1 Finch Way, Sea Cliff, New York for site plan approval pursuant to Village Code Chapter 107 to construct a gravel circular driveway. Premises are designated as Section 21, Block L, Lot 156 on the Nassau County Land and Tax Map.

The minutes of the hearing were transcribed stenographically. On motion duly made by the Acting Chair, seconded by Ms. Martone, and adopted unanimously, the Board closed the public hearing, and reserved decision.

The Board opened the public hearing on the application of Jason Wolner, 386 Carpenter Avenue, Sea Cliff, New York for site plan approval pursuant to Village Code Chapter 107 to expand a driveway. Premises are designated as Section 21, Block 103, Lot 137 on the Nassau County Land and Tax Map.

The Acting Chair recused himself from participation in this application. In the absence of the Acting Chair, on motion duly made by Ms. Martone, seconded by Mr. Driscoll, and adopted with three votes in favor and Dr. Virgilio not participating, the Board designated Mr. Brady to serve as Acting Chair for the Wolner public hearing and for any discussion of the Wolner application.

The minutes of the hearing were transcribed stenographically. On motion duly made by Mr. Brady, seconded by Ms. Martone, and three votes in favor and Dr. Virgilio not participating, the Board closed the public hearing, and reserved decision.

The Board discussed the Wolner application. Dr. Virgilio did not participate in the discussion. On motion duly made by Mr. Driscoll, seconded by Mr. Brady, and adopted three votes in favor and Dr. Virgilio not participating, 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 improvements shall conform to the plans submitted with the application, (b) the applicant shall install drainage facilities to accommodate any additional driveway area, as determined by the Building Department, and if the driveway is improved with gravel, the driveway shall include features to prevent gravel from being passing into the adjoining roadway and the grass areas adjoining the driveway, as determined by the Building Department, (c) the applicant shall install tree protection measures during and after construction to prevent damage to the tree adjoining the driveway, and (d) applicant 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.

Dr. Virgilio returned to the Board, and to his position as Acting Chair for the remainder of the meeting.

The Board discussed the Brennan application. On motion duly made by Dr. Virgilio, seconded by Mr. Brady, and adopted unanimously, the Board determined that it is the lead agency, the requested relief is a Type II matter under SEQRA

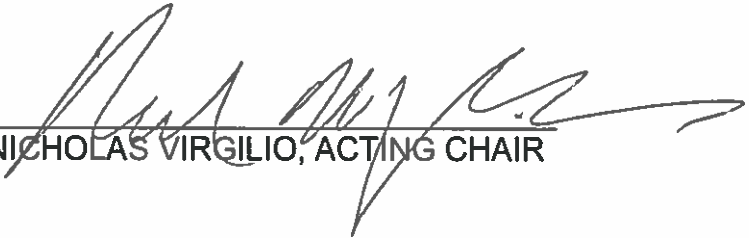
that requires no environmental review, and granted the site plan application and wall permit, subject to the following conditions: (a) the improvements shall conform to the plans submitted with the application, (b) the applicant shall install erosion control measures during construction to prevent stormwater runoff from exiting the premises during construction, as approved by the Building Department as a condition of a building permit, (c) the applicant shall retain, and have on-site during portions of the demolition and construction, which times are to be determined in writing by the Superintendent of the Building Department, an engineer, and (d) applicant 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 discussed the Horstmann application. On motion duly made by Ms. Martone, 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 site plan application and wall permit, subject to the following conditions: (a) the improvements shall conform to the plans submitted with the application, and (b) applicant 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 discussed the Barnaby application. On motion duly made by Dr. Virgilio, 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 amendment, subject to the following conditions: (a) the driveway, associated improvements, and landscaping shall be installed in the location depicted on the plans filed with the Board for this application; (b) the applicants shall install drainage facilities to accommodate the driveway area, as determined by the Building Department, and if the driveway is improved with gravel, the driveway shall include features to prevent gravel from being passing into the adjoining roadway and the grass areas adjoining the driveway, as determined by the Building Department; and (c) 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.

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

  
NICHOLAS VIRGILIO, ACTING CHAIR

VILLAGE OF SEA CLIFF, NY

OCT 19 2017

VILLAGE CLERK

