

MINUTES

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

November 14, 2012

Present: Chair	Bruce Treiber
Members	Laurie Martone
	Nicholas Virgilio
	Tim Driscoll
	Ed Camiolo
Alternate Member	Edward Lieberman
Village Attorney	Brian Stolar

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

The Board opened the public hearing on the application of Ron DelGaudio, 168 Carpenter Avenue, Sea Cliff, New York for a special permit pursuant to Village Code §64-3 to construct a six foot high fence. Premises are designated as Section 21, Block 92, Lot 103 on the Nassau County Land and Tax Map. The Board closed the hearing, and reserved decision.

The Board announced that the application of Iris Targoff, 262 8th Avenue, Sea Cliff, New York for site plan approval pursuant to chapter 107 to demolish a second floor and reconstruct with a new two story addition, porch and breezeway was continued to December 5, 2012 at 8:00pm as the applicant did not send the required notice to neighbors.

The Board opened the continued public hearing on the application of Arlyn Dimatulac, 69 The Boulevard, Sea Cliff, New York to demolish an existing residence, erect a new residence and construct a driveway, which work requires

site plan approval pursuant to Village Code chapter 107. Premises are designated as Section 21, Block 197, Lots 8, 17, and 233 on the Nassau County Land and Tax Map. The Board acknowledged that it only recently received the information concerning the excavation and construction schedule and did not have adequate time to review the information. The Board continued the public hearing to December 5, 2012 at 8:00pm.

The Board opened the continued public hearing on the application of Oak Room Tavern, 242 Sea Cliff Avenue, Sea Cliff, New York to maintain a fence greater than four feet in height, which requires a special permit pursuant to Village Code §64-3, and install an awning, which requires a special permit pursuant to Village Code chapter 51. Premises are designated as Section 21, Block 150, Lots 650 and 651 on the Nassau County Land and Tax Map. Mr. Lieberman, who served as an alternate Board member at the initial hearing on this application replaced Mr. Camiolo in connection with this hearing. The Board specifically requested that the applicant provide information relative to the awning modification. The Board continued the public hearing to December 5, 2012 at 8:00pm.

The Board opened the continued public hearing on the application of Douglas and Karin Barnaby, 404 Littleworth Lane, Sea Cliff to subdivide premises currently containing a two family residence into four lots, consisting of two new lots to be used for single family dwelling purposes, a continuation of the existing two family residence and a roadway projecting eastward from Willow Shore Avenue. The applicants also seek approval to waive provisions of Village

Code chapter A145 with respect to the subdivision and the roadway. Premises are designated as Section 21, Block L01, Lot 306 on the Nassau County Land and Tax Map. Mr. Lieberman, who served as an alternate Board member at the initial hearing on this application replaced Mr. Camiolo in connection with this hearing. The applicants recently submitted additional information responding to requests for information from the Board. Applicants discussed this information. The Board requested that the applicants clarify certain information and provide the Board with responses to those requests. The Board continued the public hearing to December 5, 2012 at 8:00pm.

At 9:40pm the Board took a break, and reconvened at 9:45pm.

The Board opened the public hearing on the application of Paul Canarick, 219 Prospect Avenue, Sea Cliff, New York to subdivide premises into two lots. Premises are designated as Section 21, Block 161, Lots 1, 2, 875-77, and 894-96 on the Nassau County Land and Tax Map. Mr. Camiolo resumed his position on the Board. The Board requested that the applicant provide a tree preservation plan in accordance with the Village Code. The Board continued the public hearing to December 5, 2012 at 8:00pm.

The Board discussed the DelGaudio application. On motion duly made by the Chair, seconded by Ms. Martone, and adopted unanimously (Mr. Lieberman did not participate in the application or the vote), the Board determined that the DelGaudio application for a special use permit 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 fence shall be constructed in the location, and be of the same size and configuration as, depicted on the plans; (b) a final survey depicting the location of the fencing 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 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), applicant shall complete the work and obtain all certificates necessary for the fence.

There being no further business, the Chair closed the meeting at 10:15pm.