

MINUTES

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

February 10, 2016

Present:	Chair	Bruce Treiber
	Members	Laurie Martone
		Timothy Driscoll
		Dr. Nicholas Virgilio
	Alternate Member	Vince Lamanna
	Village Attorney	Brian S. Stolar, Esq.

The meeting was called to order at 7:34 pm.

The Board advised that the hearing on the application of Jason and Lisbel Wolner, 386 Carpenter Avenue, Sea Cliff for site plan approval to construct a second story addition would be continued to March 9, 2016 at 7:30pm. The applicants are proposing revisions to the plans, and the Zoning Board of Appeals has not reviewed or acted upon those revisions.

The Board opened the continued public hearing on the application of Tara and Erik Nakutavicius, 9 Preston Avenue, Sea Cliff, New York for a special use permit to construct fencing in excess of four (4) feet in height. Premises are designated as Section 21, Block 189, Lot 6 on the Nassau County Land and Tax Map. The Board noted that it rendered a determination at the January 2016 meeting regarding the retaining wall, and only the fencing was being considered at this time. An adjoining neighbor whose property is topographically lower than the applicants' property presented testimony regarding the overall height of the

approved wall and the proposed fence on top of the wall. The Board closed the public hearing and reserved decision.

The Board opened the public hearing on the application of 14 Bay Avenue Commons, LLC, 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. Michael Griffin appeared on behalf of the applicant and advised the Board that plans were being prepared to modify the proposed retaining walls and rear yard construction. The public hearing was continued to March 9, 2016 at 7:30pm.

The Board opened the 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. Mr. Stolar recused himself as counsel to the Board in connection with this application. David DiGiovanni, architect, represented the applicant. The Board requested additional documentation, including the placement of stakes to reflect the perimeter of the proposed new residence and marking of trees that

would be removed. The Board continued the public hearing to March 9, 2016 at 7:30pm.

The Board discussed the fencing portion of the Nakutavicius application. On motion duly made by the Chair, seconded by Ms. Martone, and adopted unanimously, the Board determined that the application is a Type II matter under SEQRA and granted the application in part, as indicated herein, for a special permit for the fencing in locations and materials depicted in the plans and subject to the following conditions: (a) the fencing along the rear property line may be no higher than 6 (six) feet and the fencing along the property line shared with 58 Laurel Avenue shall be no higher than four (4) feet, as measured from the top of the retaining wall approved by the Board; (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) applicants shall comply with all requirements of the Superintendent of Buildings and the Village Code, except as modified by this approval; and (d) applicants shall complete the work and obtain all certificates necessary for the work within the timeframe provided in Village Code §138-1304(A).

There being no further business, the Chair closed the meeting at 8:28pm.

BRUCE TREIBER, CHAIR