

MINUTES

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

January 16, 2013

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

The meeting was called to order at 8:03 pm.

Alternate member Lieberman was present for the hearings, but did not participate in the discussions or deliberations.

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 noted that it only received the soil sample tests and that the engineer's report addressing the proposed retaining walls also was received recently. The Board continued the public hearing to February 12, 2013 at 8:00pm.

The Board opened the public hearing on the application of Jason Wolner, 151 Dubois Avenue, Sea Cliff for a special permit pursuant to Village §64-3 to

construct six foot high fence. Premises are designated as Section 21, Block 191, Lot 133 on the Nassau County Land and Tax Map. The Board closed the hearing, and reserved decision.

The Board discussed the Wolner application. On motion duly made by Dr. Virgilio, seconded by Mr. Camiolo, and adopted unanimously, the Board determined that the Wolner application for a special 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 construction shall be in substantial compliance with the plans submitted with the application and the fencing shall be in the location, size and configuration as depicted in the plans; (b) except as indicated in the plans, the applicant shall make no changes to the topography of the property; (c) the applicant shall comply with all requirements of the Superintendent of Buildings and the Village Code, except as modified by this approval; (d) 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; and (e) within the timeframe provided in Village Code §138-1304(A), applicant shall complete the work and obtain all certificates necessary for the work.

The Board discussed the Canarick application to subdivide premises located at 219 Prospect Avenue into two lots. After such discussion, on motion duly made by Mr. Driscoll, seconded by Dr. Virgilio, and adopted unanimously, the

Board granted the application for preliminary subdivision approval in accordance with the annexed decision.

The Board discussed the status of the Barnaby application with regard to environmental review. After such discussion, the Board declared that it intended to serve as the lead agency in the proposed action, that the proposed action is an Unlisted Action under SEQRA, and that Board counsel is directed to circulate a copy of the Board's intent to all interested agencies.

There being no further business, the Chair closed the meeting at 8:59 pm.

BRUCE TREIBER