

MINUTES

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

March 11, 2015

Present: Chair Bruce Treiber
Members Timothy Driscoll
Nicholas Virgilio
Ed Camiolo
Village Attorney Brian S. Stolar, Esq.
Superintendent Andrew Lawrence
of Buildings

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

The Board opened the public hearing on the application of James and Jennifer Duffy, 162 DuBois Avenue, Sea Cliff, New York for a special permit pursuant to Village Code §64-3 to construct a fence in excess of four (4) feet in height. Premises are designated as Section 21, Block 58, Lot 13 on the Nassau County Land and Tax Map. The Board closed the hearing, and reserved decision.

The Board opened the public hearing on the application of Lauren and Steven Sternberg, 95 12th Avenue, Sea Cliff, New York for site plan approval to demolish an existing residence and replace the residence with a new residence. Premises are designated as Section 21, Block 139, Lot 1222 on the Nassau County Land and Tax Map. The applicants were represented by Chris Nielsen, architect. The Board closed the hearing, and reserved decision.

The Board discussed the Duffy special permit application. On motion duly made by the Chair, seconded by Dr. Virgilio, and adopted unanimously, the Board determined that the Duffy application 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) except as indicated below, the proposed 5 foot high fencing, including the lattice work accounting for the top foot of fencing height, shall be constructed in the location depicted in the plans submitted with the application, including that no part of the fencing shall be installed closer to the intersection of Hawthorne Road and DuBois Avenue than the front line of the dwelling; (b) during the construction the applicants shall take appropriate action, as determined by the Superintendent of Buildings, to protect against any visual impact at the roadway intersection; (c) a final survey depicting the location of the fence 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; (d) the applicants shall comply with all requirements of the Superintendent of Buildings and the Village Code, except as modified by this approval; (e) the applicants shall install, and maintain, evergreen screening between the fencing along Hawthorne Road and the property line, spaced 4 feet on center with plantings that shall grow to a height of no less than five (5) feet within three (3) years after this decision is filed with the Village; (f) to accommodate the required plantings, the fencing along Hawthorne Road shall be set in to the applicants' property a sufficient distance to allow for the trunks of the

plantings to be planted on the applicants' property; and (g) within the timeframe provided in Village Code §138-1304(A), applicants shall complete the work and obtain all certificates necessary for the work.

The Board discussed the Sternenberg site plan 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 Sternenberg application is a Type II matter under SEQRA that requires no further environmental review, and approved the application for site plan approval, subject to the following conditions: (a) all construction and improvements, including the septic system, shall be in substantial compliance with the plans submitted with the application; (b) except as indicated in the plans, the applicants shall make no changes to the topography of the property; (c) exterior lighting shall be designed and located in a manner that does not encroach onto neighboring properties or the public right-of-way; (d) the drywell system and on-site stormwater retention system shall comply with all requirements of the Superintendent of Buildings and the Village Code; (e) the applicants shall comply with all requirements of the Superintendent of Buildings and the Village Code, except as modified by this approval; and (f) within 1 year the applicants shall complete the construction authorized by this approval. If the applicants are unable to complete the construction within the aforesaid timeframe, the Board, without a public hearing, may grant extensions for periods not to exceed 180 days or reinstate a lapsed approval for good cause.

There being no further business, the Chair closed the meeting at 7:41pm.

BRUCE TREIBER, CHAIR