

## MINUTES

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

March 13, 2013

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

The meeting was called to order at 8:02 pm.

The Board opened the public hearing on the application of Chris Semlies, 60 10<sup>th</sup> Avenue, Sea Cliff, New York for site plan approval to enlarge a driveway. Premises are designated as Section 21, Block 150, Lots 644-45 on the Nassau County Land and Tax Map (NCTM). The Board closed the hearing, and reserved decision.

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. Premises are designated as Section 21, Block 197, Lots 8, 17, and 233 on the NCTM. The Board noted that it only received the construction work plan on the eve of the hearing. The public hearing was continued to April 10, 2013 at 8:00pm.

The Board opened the continued public hearing on the application of Douglas and Karin Barnaby, 404 Littleworth Lane, Sea Cliff, New York 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. The Board addressed the environmental aspects of the application. The applicants stated that they were in the process of completing an archaeological phase 1 study and corresponding with SHPO regarding the phase 1 study requirements. The Board continued the public hearing to April 10, 2013.

The Board discussed the Semlies application. On motion duly made by the Chair, seconded by Ms. Martone, and adopted unanimously, the Board determined that the Semlies application for site plan approval 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 driveway construction shall be in substantial compliance with the plans submitted with the application and all storm-water created by the new impervious surface shall be contained on-site; (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; and (d)

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 Anray application for site plan approval for a residence at 90 17<sup>th</sup> Avenue application. Ms. Martone did not participate in the discussion. On motion duly made by the Chair, seconded by Mr. Camiolo, and adopted three votes in favor, and Dr. Virgilio opposed, the Board directed counsel to draft a resolution in favor of approving the application subject to conditions, including conditions related to the preservation of the large oak tree on the premises.

The Board discussed the SEQRA timeframes applicable to the Barnaby application. As the applicants will be submitting additional documents related to environmental review, including documents relating to the potentiality of cultural and/or archaeological resources at the property, the Board did not have sufficient information to render a final determination of significance. For that same reason, the Board noted that the timeframe to render a determination of environmental significance has not yet commenced.

The Board discussed the February 12, 2013 minutes of the Board and the annexed resolution approving the Canarick application. On motion duly made by the Chair, seconded by Ms. Martone, and adopted unanimously, the Board approved the February 12, 2013 minutes and the Canarick approval resolution.

There being no further business, the Chair closed the meeting at 11:30pm.