

MINUTES

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

April 8, 2015

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

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

Alternate Member LaManna was present at the meeting. All five (5) regular Members were at the meeting so Mr. LaManna observed, but did not participate as a member.

The Village Code of Ethics was distributed to the Board Members and Mr. LaManna.

The Board opened the public hearing on the application of Jesse and Jasmine Gertsen, 5 Carpenter Place, 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 M, Lot 546 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 Paul Canarick, 219 Prospect Avenue, Sea Cliff, New York to amend an approval by the Planning Board granting subdivision approval to conform the amended subdivision map to the Nassau County Tax Map. No variances are required. Premises are designated as Section 21, Block 161, Lots 1,2, 875-877 and 894-896 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 Gregory and Mary Ellen Clarke, 159 Maple Avenue, Sea Cliff, New York for site plan approval pursuant to Village Code chapter 107 to construct a new curb cut, driveway and garage. No variances are required. Premises are designated as Section 21, Block 141, Lot 1057 on the Nassau County Land and Tax Map. The Board closed the hearing, and reserved decision.

The board discussed the Gertsen application. On motion duly made by the Chair, seconded by Mr. Camiolo, and adopted unanimously, the Board determined that the Gertsen 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) the fencing shall be constructed in the locations depicted in the plans submitted with the application; (b) 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; (c) applicants 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), applicants shall complete the work and obtain all certificates necessary for the work.

The Board discussed the Canarick application. On motion duly made by the Chair, seconded by Dr. Virgilio, and adopted unanimously, the Board determined that it is the lead agency with respect to the Canarick application for amended subdivision approval, the application is a Type II matter under SEQRA that requires no further environmental review, and approved the application for amended subdivision approval, subject to the following conditions: (a) except as further conditioned herein, the approval granted by the Board on December 11, 2013 and the conditions contained therein, including the conditions set forth in the preliminary approval granted on January 16, 2013, apply to this amended approval; (b) development of the Premises shall be in accordance with the map entitled "Paul Canarick, Prospect Avenue, Sea Cliff, Nassau County, New York Revised Partitioning Map", dated 6-12-12, last revised 11-7-14, and prepared by Joseph E. Dioguardi, Jr., Engineer/Land Surveyor; (c) applicant shall file deeds reflecting this amended subdivision approval, and any additional necessary documentation with Nassau County, within six (6) months of the filing of this decision with the Village Clerk; and (d) so long as the applicants timely file deeds reflecting this amended subdivision approval, the filing of a subdivision map with the Nassau County Clerk's office is hereby waived.

The Board discussed the Clarke application. On motion duly made by the Chair, seconded by Ms. Martone, and adopted unanimously, the Board determined that it is the lead agency, the Clarke 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 shall be in substantial compliance with the plans submitted with the application; (b) except as indicated in the plans, 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) applicants shall comply with all requirements of the Superintendent of Buildings and the Village Code, except as modified by this approval; (f) the second level of the garage shall be used for storage purposes only, and the garage shall not be serviced with water facilities; and (g) within 1 year of the filing of this application with the Village Clerk 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 7:38pm.

BRUCE TREIBER, CHAIR