

MINUTES

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

April 9, 2014

Present:	Chair	Bruce Treiber
	Members	Laurie Martone
		Nicholas Virgilio
		Ed Camiolo
	Village Attorney	Brian S. Stolar, Esq.

The meeting was called to order at 8:15 pm.

The Board opened the public hearing on the application Douglas and Karin Barnaby, 404 Littleworth Lane, Sea Cliff 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 an accessway as a fourth lot along the eastern boundary of the premises. Applicants seek amended site plan approval in relation to the accessway in that the proposed accessway varies from a previous site plan approval and the conditions contained in that site plan approval. The applicants also seek approval to waive provisions of Village Code Chapter A145 with respect to the subdivision and the accessway. Premises are designated as Section 21, Block L01, Lot 306 on the Nassau County Land and Tax Map. The applicant was represented by Kathleen Deegan Dickson, Esq. The applicant submitted that the application had been approved by the Zoning Board, that the nearest fire hydrant was approximately 460 feet from proposed Parcel C and in

compliance with the New York State Residential Code, that the map would be amended to reflect that there would be no further subdivision of any portion of the premises, that Finch Way would be offered for dedication to the Village, that the plan was modified to eliminate any new access from Littleworth Lane, and that accommodations were made to the plan to address the concerns of the Zoning Board in the prior application, which accommodations including moving and reconfiguring the residence to be proposed for Parcel B and eliminating the drainage easement proposed previously. After comments were made by a resident, applicants offered to plant some trees along Finch Way. The Board closed the hearing, and reserved decision.

The Board noted that AHRC requested an adjournment to May 14, 2014 at 8:00pm, and the Board granted the request.

The Superintendent of Buildings noted that a resident on Carpenter Place was seeking to construct a 6 foot high fence to address an emergency situation. The Board indicated that if the building department grants the resident emergency relief, that the Board would then consider the application.

The Board discussed the Barnaby application. While the plans have been modified twice since the prior consideration by this Board, the Board noted that the conditioned negative declaration issued by this Board still applied, and thus took no further action with respect to environmental review. The Chair recommended that the Board direct counsel to draft a resolution approving the Barnaby application subject to appropriate conditions. On motion duly made by Ms. Martone, seconded by Mr. Virgilio, and adopted unanimously, the Board

directed counsel to draft a resolution granting preliminary and final subdivision approval on the Barnaby application subject to appropriate conditions.

There being no further business, the Chair closed the meeting at 8:35pm.