

MINUTES

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

May 8, 2013

Present: Members	Laurie Martone Nicholas Virgilio Timothy Driscoll Edward Camiolo
Village Attorney	Brian S. Stolar, Esq.

The meeting was called to order at 8:00 pm.

In the absence of the Chair, on motion duly made by Dr. Virgilio, seconded by Mr. Driscoll, and adopted unanimously, the Board designated Ms. Martone to serve as acting chair for the meeting.

The Board opened the public hearing on the application of Victor and Joanna Bianchi, 313 Littleworth Lane, Sea Cliff, New York for a special permit pursuant to Village Code §64-3 to construct a six foot high fence enclosing a rear yard and pool. Premises are designated as Section 21, Block 222, Lot 85 on the Nassau County Land and Tax Map. The Board closed the public hearing, and reserved decision.

The Board opened the public hearing on the application of Amy Hommel, 22 Marden Avenue, Sea Cliff to relocate a curb cut and install curbing, which work requires site plan approval pursuant to Village Code chapter 107. Premises are designated as Section 21, Block 30-1, Lot 203 on the Nassau County Land and Tax Map. The Board closed the public hearing, and reserved decision.

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 noted that at the April meeting, the Board adopted a conditioned negative declaration and that in accordance with SEQRA regulations a 30 day time period to receive comments remained open until May 24, 2013. The Board continued the public hearing to June 12, 2013.

The Board discussed the Bianchi application. After such discussion, on motion duly made by the Acting Chair, seconded by Mr. Camiolo, and adopted unanimously, the Board determined that it is the lead agency with respect to environmental review, that the Bianchi application is a Type II matter under SEQRA, and granted the application subject to the following conditions: (a) the approved fencing shall remain in the same location and constructed with the same materials as identified on the plans in support of the application; (b) the fencing shall in all locations be at least 4 feet above any retaining wall adjoining the exterior of the fencing and shall comply with all local, state and federal

requirements related to fencing surrounding pools; (c) no portion of the fencing shall extend into any neighboring property or the public right-of-way; (d) 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; (e) the applicant shall comply with all requirements of the Superintendent of Buildings and the Village Code, except as modified by this approval; and (f) within the timeframe provided in Village Code §138-1304(A), applicant shall complete the work and obtain all certificates necessary for the fence.

The Board discussed the Hommel application. After such discussion, on motion duly made by the Acting Chair, seconded by Mr. Camiolo, and adopted unanimously, the Board determined that it is the lead agency with respect to environmental review, that the Hommel application is a Type II matter under SEQRA, and granted the application subject to the following conditions: (a) the driveway shall remain in the location, and be of the same size and configuration, as depicted on the plans; (b) a final survey depicting the location of the driveway and the curbing 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) the applicant shall comply with all requirements of the Superintendent of Buildings, the Village Code, and the Department of Public Works, 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 driveway and curbing.

There being no further business, the Chair closed the meeting at 8:30pm.

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