

MINUTES

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

June 10, 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.

The Board opened the public hearing on the application of Vladimir Sushko, 37 Prospect Avenue, Sea Cliff, New York for site plan approval to demolish an existing 1 car garage and stairs, construct a new 2 car garage and stairs located on the property and excavate soil, and for a special permit to construct a retaining wall in excess of four (4) feet in height. Premises are designated as Section 21, Block 122, Lot 14 on the Nassau County Land and Tax Map. Victor Thomas, architect, represented the applicant. In the absence of Mr. Camiolo, Mr. LaManna participated in the application. Mr. Camiolo arrived during the presentation, but did not participate in the Sushko application. The Board closed the hearing and reserved decision.

Mr. Camiolo resumed his position and participated in the Dunn and Sea Cove 2014 hearings.

The Board opened the public hearing on the application of Steven Dunn, 50 Park Way, Sea Cliff, New York for site plan approval to construct a second driveway. Premises are designated as Section 21, Block 119, Lot 19 on the Nassau County Land and Tax Map. The Board acknowledged that it could not take action on the application until a decision is rendered by the Village Zoning Board of Appeals. The Board continued the public hearing to July 8, 2015 at 7:30pm at Village Hall.

The Board opened the public hearing on the application of Sea Cove 2014, LLC, 270 Glen Cove Avenue, Sea Cliff for a special permit to install an awning pursuant to Village Code chapter 51. Premises are designated as Section 21, Block 118, Lot 142 on the Nassau County Land and Tax Map. The Board noted that notice of the application must be provided to the Nassau County Planning Commission before the Board may take action on the application. The Board continued the public hearing to June 18, 2015 at 7:15pm.

The Board discussed the Sushko application. Mr. Camiolo did not participate in the discussion. Mr. LaManna participated in the discussion as an alternate member. On motion duly made by the Chair, seconded by Dr. Virgilio, and adopted unanimously, the Board determined that the Sushko 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 garage, stairs, and retaining wall shall be constructed in the locations depicted in the plans submitted with the application, and shall not extend into the public right-of-way; (b) a final survey

depicting the location of the garage, stairs and retaining wall shall be filed with the Village building department for review in accordance with this approval; (c) there shall be no regrading of the property, except as provided in the aforesaid plans; (d) all construction work shall be staged on Park Way and no vehicles utilized by workers performing the construction shall be parked on the south side of Prospect Avenue; (e) applicant shall install hay bales and other erosion protection measures as determined by the Superintendent of Buildings to prevent any construction materials or debris or any soil from leaving the premises during the construction period; (f) any storm drainage facilities or sewage disposal facilities deemed necessary by the Superintendent of Buildings shall comply with applicable state, county and village laws and regulations. The drainage system shall comply with all applicable laws and regulations and shall contain all stormwater on-site. Such system must be approved by the Superintendent of Buildings and shall be placed in a location and manner acceptable to the Superintendent of Buildings; (g) applicant shall comply with all requirements of the Superintendent of Buildings and the Village Code, except as modified by this approval; and (h) within the timeframe provided in Village Code §138-1304(A), applicants shall complete the work and obtain all certificates necessary for the work.

There being no further business, the Chair closed the meeting at 8:15pm.

BRUCE TREIBER, CHAIR