

MINUTES

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

July 17, 2014

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

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

The Board opened the public hearing on the application of Vito Milanese, 243 Maple Avenue, Sea Cliff for site plan approval to enlarge a driveway. Premises are designated as Section 21, Block F, Lot 710 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 Vincent LaManna, 101 Brown Street, Sea Cliff for site plan approval to construct a new driveway and curb cut. Premises are designated as Section 21, Block 181, Lot 298 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 Joseph Basile, Jr. 76 Ransom Avenue, Sea Cliff for site plan approval to construct a second floor addition and garage. Premises are designated as Section 21, Block 147, Lots 38 and 41 on the Nassau County Land and Tax Map. The Board requested that the

applicant submit a landscape drawing. The Board continued the public hearing to August 13, 2014 at 8:00pm.

The Board opened the public hearing on the application of Linda Antico, 95 Roslyn Avenue, Sea Cliff for a special permit to maintain a six foot high fence. Premises are designated as Section 21, Block 149, Lot 134 on the Nassau County Land and Tax Map. During the public hearing the Board noted that there were fences on the northerly, easterly and southerly property sides of the property, and that only the fence on the northerly side was located on or within the applicant's property. Accordingly, the Board is only considering the northerly fence in this application, as the other two fences, while shown on the survey (as being off site) are not on the applicant's property. The Board closed the hearing, and reserved decision.

The Board noted that the application of Dan Schweiger, 329 Glen Avenue, Sea Cliff, New York for a special permit pursuant to Village Code §64-3 to construct a fence in excess of 4 feet was referred to the Nassau County Planning Commission, and that more than 35 days have passed since such referral and no recommendation has been received. The Board closed the public hearing on the Schweiger application, and reserved decision.

The Board discussed the LaManna application. On motion duly made by the Chair, seconded by Mr. Camiolo, and adopted unanimously, the Board determined that it is the lead agency, the application is a Type II matter under SEQRA that requires no further environmental review, and approved the site plan application subject to the following conditions: (a) the approved driveway and curb

cut shall be constructed in the location depicted in the plans submitted with the application; (b) a final survey depicting the location of the driveway and curb cut 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) applicant shall comply with all requirements of the Superintendent of Buildings, Department of Public Works and the Village Code, including all requirements related to the on-site storage of all storm-water resulting from the driveway and curb cut, 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 driveway and curb cut.

The Board discussed the Milanese application. On motion duly made by the Chair, seconded by Mr. Driscoll, and adopted unanimously, the Board determined that it is the lead agency, the application is a Type II matter under SEQRA that requires no further environmental review, and approved the site plan application subject to the following conditions: (a) the approved driveway shall be constructed in the location depicted in the plans submitted with the application; (b) a final survey depicting the location of the driveway and curb cut 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) applicant shall comply with all requirements of the Superintendent of Buildings, Department of Public Works and the Village Code, including all requirements related to the on-site storage of all storm-water resulting from the driveway, 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 driveway.

The Board discussed the Antico application. On motion duly made by the Chair, seconded by Dr. Virgilio, and adopted unanimously, the Board determined that it is the lead agency, the application is a Type II matter under SEQRA that requires no further environmental review, and approved the special permit application for the fencing along the northerly property line only, subject to the following conditions: (a) the fencing shall be constructed using the materials, and in the location, depicted in the plans submitted with the application, except that the fencing shall be constructed entirely on the applicants' property or on the property line; (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) 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 Schweiger application. On motion duly made by the Chair, seconded by Mr. Driscoll, and adopted unanimously, the 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 using the materials, and in the location, depicted in the plans submitted with the application,

except that the fencing shall be constructed entirely on the applicants' property; (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) 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.

There being no further business, the Chair closed the meeting at 8:28pm.

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BRUCE TREIBER, CHAIR