

MINUTES

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

August 7, 2012

Present: Chair	Bruce Treiber
Members	Laurie Martone
	Timothy Driscoll
	Nicholas Virgilio
	Edward Camiolo
Alternate Member	Edward Lieberman
Superintendent of	
Buildings	Andrew Lawrence
Village Attorney	Brian Stolar

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

The Board opened the continued public hearing on the application of Kevin and Danielle Feldman, 94 14th Avenue, Sea Cliff, New York to excavate a parking area, increase a curb cut and construct a retaining wall, which work requires site plan approval and a special permit pursuant to Village Code §64-1 to permit a retaining wall in excess of four (4) feet in height. Premises are designated as Section 21, Block 142, Lot 1074 on the Nassau County Land and Tax Map. Alternate Member Lieberman participated in this application, and Ms. Martone did not participate, as Mr. Lieberman participated in the June hearing on this application and Ms. Martone was not present at that hearing. The Board closed the hearing, and reserved decision.

The Board opened the continued public hearing on the application of Jeffrey Piciullo, 188 Maple Avenue, Sea Cliff, New York for site plan approval

pursuant to Village Code chapter 107 to construct a two story addition, reconfigure a driveway and curb cuts and demolish a detached garage. Premises are designated as Section 21, Block 138, Lot 1152 on the Nassau County Land and Tax Map. Ms. Martone participated in the Piciullo application and Mr. Lieberman did not participate, as Ms. Martone had participated in the July hearing on this application and Mr. Lieberman did not. The Board again noted that the applicant requires variances from the Zoning Board of Appeals, that the application for variances is pending, and that the Board would not take action on this application until the Zoning Board has made its determination. The Board continued the public hearing to September 12, 2012 at 8:00pm.

The Board opened the continued public hearing on the application of Anray Custom Builders, as contract vendee and Barbara Topalian and Christian Berntsen, as owners, to construct a new dwelling at 90 17th Avenue and to construct retaining walls 5 feet in height and within only 4 feet of each other, where a maximum height of 4 feet is permitted and a minimum distance of 5 feet is required. The proposed construction requires site plan approval pursuant to Village Code chapter 107 and a special permit pursuant to Village Code chapter 64 to permit the retaining walls to be constructed at a height of 5 feet and within 4 feet of the nearest wall. Alternate Member Lieberman participated in this application, and Ms. Martone did not participate, as Mr. Lieberman participated in the June hearing on this application and Ms. Martone was not present at that hearing. Premises are located at 90 17th Avenue and are designated as Section 21, Block 154, Lots 561 and 562 on the Nassau County Land and Tax Map. The

Board indicated that it would provide the various documents to the Village Tree Committee for its review. The Board also noted that additional information concerning subgrade facilities on the site was necessary. The Board continued the public hearing to September 12, 2012 at 8:00pm.

The Board discussed the Feldman application. Mr. Lieberman participated in the discussion of the application and the vote on the application. Ms. Martone did not participate or vote. On motion duly made by Mr. Lieberman, seconded by Mr. Camiolo, and adopted unanimously (with Ms. Martone not voting), the Board determined that the Feldman application for site plan approval and for a special permit to permit a retaining wall greater than 4 feet in height 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 approved wall, driveway and curb cut shall be in the same location and be constructed with the same materials as depicted on the plans in support of the application; (b) no portion of the wall shall extend into any neighboring property or the public right-of-way; (c) a final survey depicting the location of the wall 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; (d) the applicants shall comply with all requirements of the Superintendent of Buildings and the Village Code, except as modified by this approval; and (e) 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 9:45 pm.