

## MINUTES

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

August 13, 2014

Present:	Chair	Bruce Treiber
	Members	Laurie Martone
		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 Sean DePasquale, 39 Clinton Street, Sea Cliff for a special permit to install a six foot high fence. Premises are designated as Section 21, Block 118, Lot 7 on the Nassau County Land and Tax Map. The Board closed the hearing, and reserved decision.

The Board opened the continued 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 closed the hearing, and reserved decision.

The Board discussed the DePasquale 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 special permit application for the fencing along the northerly property line, 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; (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 Basile application. On motion duly made by the Chair, seconded by Mr. Driscoll, and adopted four votes in favor and Ms. Martone abstaining, the Board approved the site plan application subject to the following conditions: (a) the construction shall conform to the plans submitted with the application; (b) the retaining walls shall comply with the height and distance requirements set forth in Village Code chapter 64, and if any portion of the walls does not so comply, applicant shall require relief from this Board; (c) applicant shall install and maintain plantings consistent with the plantings depicted in this application, and no certificate of occupancy shall issue until the plantings have been installed; (d) 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 approved construction, except as modified by this approval; and (e) within the timeframe provided in Village Code §138-1304(A), applicants shall complete the work and obtain all certificates necessary for the construction.

The Board discussed the starting time of meetings. The Board determined that it would commence meetings at 7:30pm beginning in September.

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

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BRUCE TREIBER, CHAIR