

MINUTES

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

September 10, 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 7:30 pm.

The Board opened the public hearing on the application of Patricia Trimboli, 41 7th Avenue, Sea Cliff for site plan approval to enlarge a new driveway and curb cut. The applicant proposed to enlarge the driveway by extending it towards the residence on the Premises, as depicted in the plans submitted with the application. Premises are designated as Section 21, Block 126, Lot 105 on the Nassau County Land and Tax Map.

The Board discussed the Trimboli application. On motion duly made by the Chair, seconded by Ms. Martone, 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 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), applicant shall complete the work and obtain all certificates necessary for the driveway and curb cut.

The Board opened the public hearing on the application of Jesus Lezama, 10 8th Avenue, Sea Cliff for a special permit to construct a six foot high fence. Premises are designated as Section 21, Block 113, Lots 17 and 18 on the Nassau County Land and Tax Map. Marianne Lezama, the applicant's wife, appeared on behalf of the applicant. The Board closed the hearing, and reserved decision. On motion duly made by the Chair, seconded by Dr. Virgilio, and adopted unanimously, the Board granted the special permit application for the fencing, 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) no certificate of occupancy or completion may issue until the chain link fence located on the applicant's property and between the proposed fencing and the property line is removed; (c) 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; (d) applicant 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.

The Board discussed the application relating to 37 Woodridge Lane, which had been marked off calendar by the Board. The applicant has taken no further action to move the application forward. On motion duly made by Ms. Martone, seconded by Mr. Camiolo, and adopted unanimously, the Board determined that the application would be deemed abandoned and any further request for the relief requested would require a new application.

There being no further business, the Chair closed the meeting at 7:43pm.

BRUCE TREIBER, CHAIR