

MINUTES

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

November 12, 2014

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| Present: | Chair | Bruce Treiber |
| | Members | Laurie Martone Timothy Driscoll Nicholas Virgilio Ed Camiolo |
| | Village Attorney | Brian S. Stolar, Esq. |
| | Superintendent of Buildings | Andrew Lawrence |

The meeting was called to order at 7:38 pm.

The Board discussed the request of Vivian Zhang in connection with a site plan approval issued previously by the Board on November 13, 2013. That approval has lapsed and the applicant seeks to reinstate that approval, submits that the work was not performed timely because of contractor issues and that she intends to perform the work during the upcoming spring. On motion duly made by Dr. Virgilio, seconded by Mr. Camiolo, and adopted unanimously, the Board determined that a public hearing was not warranted under the circumstances and waiving such requirement would be consistent with the goal of promoting the health, safety and welfare of the community, and granted a reinstatement of the approval on the condition that the applicant completes the work no later than May 31, 2015.

The Board discussed the request of Douglas and Karin Barnaby, 404 Littleworth Lane for an extension of time to file the final subdivision map with

Nassau County. The Board noted that the subdivision approval decision specifically provided that the Board may grant an extension of time to file if the applicants are pursuing the filing of the final subdivision map in a diligent manner. On motion duly made by Ms. Martone, seconded by Dr. Virgilio, and adopted unanimously, the Board determined that the applicants have been pursuing the filing of the final subdivision map in a diligent manner and approved the applicants' request for an extension of time to file the final subdivision map through and including June 1, 2015.

The Board opened the public hearing on the application of Raymond Gentile and Lori Mattel, 7 Carpenter Place, Sea Cliff for site plan approval to construct a new residence and driveway and relocate a curb cut. Premises are designated as Section 21, Block M, Lot 548 on the Nassau County Land and Tax Map. The applicant was represented by James Carballal, Architect. During the hearing, it was noted that the site plan depicted a drainage easement and a 20 foot deed restriction, but the applicants did not provide any further details concerning these limitations. The Board requested that the applicants provide the Board with copies of those restrictions. The Board continued to the public hearing to December 10, 2012 at 7:30pm.

The Board opened the public hearing on the application of Spyridon Triantafyllou, 30 Sea Cliff Avenue, Sea Cliff for site plan approval to construct an addition to an existing single family residence. Premises are designated as Section 21, Block 116, Lot 287 on the Nassau County Land and Tax Map. The

applicant was represented by William Clemency, R.A. The Board closed the hearing, and reserved decision.

The Board discussed the Trianatafyllou 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 application for site plan approval, subject to the following conditions: (a) all construction and improvements, including the septic system, shall be in substantial compliance with the plans submitted with the application; (b) except as indicated in the plans, the applicant shall make no changes to the topography of the property; (c) exterior lighting shall be designed and located in a manner that does not encroach onto neighboring properties or the public right-of-way; (d) the drywell system and on-site stormwater retention system shall comply with all requirements of the Superintendent of Buildings and the Village Code; (e) the applicant shall comply with all requirements of the Superintendent of Buildings and the Village Code, except as modified by this approval; and (f) 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 its previous decision in the subdivision approval adopted by the Board in connection with an application brought by Peter Smorto relating to property located along the Carpenter Avenue extension. The Board stated that the decision did not specifically indicate that the Board was waiving the requirement that the applicant pay a park fee and a fee for a second lot. On

motion duly made by the Chair, seconded by Ms. Martone, and adopted unanimously, the Board approved the waiver of the park fee and the waiver of the subdivision fee as it relates to the lot containing an existing residence. Accordingly, the applicant would be responsible only to pay for the subdivision fee for the newly created building lot.

There being no further business, the Chair closed the meeting at 8:30pm.

BRUCE TREIBER, CHAIR