

MINUTES

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

December 10, 2014

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

The meeting was called to order at 7:35 pm.

The Board opened the continued 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 Board noted that the applicants had submitted documentation concerning the deed restriction and storm drain easement. The Board closed the hearing, and reserved decision.

The Board discussed correspondence received from the attorney for the owner of 14 Bay Avenue, Sea Cliff concerning the application of Baycliff Partners LLC and Chris Doran. As provided in the correspondence, the owner would not consent to Baycliff Partners pursuing the application, but requested that the Board adjourn the public hearing to January. On motion duly made by Ms. Martone, seconded by the Chair, and adopted unanimously, the Board granted

the adjournment request and continued the public hearing to January 14, 2015 at 7:30pm.

The Board discussed the Gentile 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 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) no portion of the building or structures shall be constructed in an area within 20 feet of the northerly property line; (f) no portion of the building or the structures, and no new trees or paving, shall be constructed or placed in the 10 foot wide area on the property corresponding with the location of the storm drain easement running to the favor of the Village; (g) during construction, the applicants shall take appropriate precautions to protect the subsurface drain pipes on the property, and if any such pipes are impacted by the construction, the applicants shall take immediate steps to protect the pipes and also shall repair those pipes in a manner that will permit off-site drainage to flow in a manner as determined

by the Superintendent of Buildings or the Department of Public Works and consistent with the storm drain easement; (h) the applicant shall comply with all requirements of the Superintendent of Buildings and the Village Code, except as modified by this approval; and (i) within 1 year the applicants shall complete the construction authorized by this approval. If the applicants are unable to complete the construction within the aforesaid timeframe, the Board, without a public hearing, may grant extensions for periods not to exceed 180 days or reinstate a lapsed approval for good cause.

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 and the Board's decision to impose a fee for subdivision approval for one of the lots. Counsel advised that the sales contract between the Village and the applicant provided for the fees to be paid by the parties. On motion duly made by the Chair, seconded by Dr. Virgilio, the Board rescinded the imposition of the fee in connection with the additional lot.

The Board discussed the request of Peter Smorto for an extension of time to file the final subdivision map and the deeds with Nassau County. On motion duly made by Mr. Driscoll, seconded by Ms. Martone, and adopted unanimously, the Board determined that the applicant has been pursuing the filing of the final subdivision map and the deeds in a diligent manner and approved the applicant's request for an extension of time to file the final subdivision map, if required, and the deeds, through and including June 30, 2015.

There being no further business, the chair closed the meeting at 7:48 pm.
