

MINUTES

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

September 14, 2016

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

The meeting was called to order at 7:30 pm.

The Board advised that the continued public hearings on the applications of (a) Digiovanni and Associates Architects, 26 Preston Avenue, as agent for Sloop Redhead Inc. for site plan approval to construct a new residence, (b) Sloop Redhead, Inc., 299 Prospect Avenue for site plan approval to construct a new curb cut and driveway, (c) Frank Scavone, 88 Prospect Avenue, for a permit to construct walls in excess of four (4) feet in height and amended site plan approval, and (d) Richard LaSalle, 168 Prospect Avenue, for site plan approval to construct a new front yard driveway and curb cuts, are continued to October 13, 2016 at 7:30pm as each such applicant is awaiting a determination from Nassau County in accordance with General Municipal Law §239-f.

The Board advised that the continued public hearing on the application of 14 Bay Avenue Commons, LLC is continued to October 13, 2016 at 7:30pm.

The Board opened the public hearing on the application of JSK 185 LLC, 185 Glen Cove Avenue, Sea Cliff, New York for an awning permit pursuant to Village Code Chapter 51. Premises are designated as Section 21, Block 113, Lot 113 on the Nassau County Land and Tax Map. The applicant was represented by Sophia Kang. The Board closed the hearing, and reserved decision.

The Board opened the public hearing on the application of Brendon Trudden, 154 Dayton Street, Sea Cliff, New York for site plan approval pursuant to Village Code Chapter 107 to enlarge a driveway and for a fence permit pursuant to Village Code Chapter 64 to install fencing in excess of four (4) feet in height. Premises are designated as Section 21, Block 182, Lot 230 on the Nassau County Land and Tax Map. The applicant was represented by Anthony Rigliano of Paul's Nursery. The Board closed the hearing, and reserved decision.

The Board opened the public hearing on the application of Russel Gorog, 53 Laurel Avenue, Sea Cliff, New York for a special permit pursuant to Village Code §64-3 to construct fencing in excess of four (4) feet in height. Premises are designated as Section 21, Block K, Lot 426 on the Nassau County Land and Tax Map. The Board closed the public hearing, and reserved decision.

The Board opened the continued public hearing on the application of Victor and Joanna Bianchi, 313 Littleworth Lane, Sea Cliff, New York for site plan approval to construct a second story addition. Premises are designated as Section 21, Block 222, Lot 85 on the Nassau County Land and Tax Map. The Board closed the hearing, and reserved decision.

The Board opened the public hearing on the application of Karin and Douglas Barnaby, 1 Finch Way, Sea Cliff for site plan approval pursuant to Village Code Chapter 107 to construct a new residence and related site improvements and for a permit pursuant to Chapter 64 to construct retaining walls closer than five (5) feet to one another. Premises are designated as Section 21, Block L, Lot 156 on the Nassau County Land and Tax Map. James Carballal, architect, represented the applicants. The applicants presented revised plans to the Board, which plans were filed with the Village on September 14, 2016. At the hearing, the applicants also presented an alternate sanitary/sewage facility plan. The Board noted that the applicant had not presented a required construction and staging plan. The Board continued the hearing to October 13, 2016 at 7:30pm.

The Board discussed the JSK awning application. On motion duly made by the Chair, seconded by Ms. Martone, and adopted unanimously, the Board determined that the application is a Type II matter under SEQRA and granted the application for an awning permit pursuant to Village Code Chapter 51, subject to the following conditions: (a) the awning shall be in the location depicted in the application, and shall include the same material, coloring and lettering as depicted in the plans submitted with the application; (b) the permit shall expire one (1) year from the date that this decision is filed with the Village Clerk; (c) the applicant may obtain extensions of the permit for the same awning for successive one (1) year periods each by filing a written request for such extension with the Planning Board, which request may be considered by the Board without a public hearing unless the Board determines to hold a public hearing to consider the extension application;

(c) no part of the awning shall be located in the public right-of-way and stormwater runoff from the awning shall be directed so as to not flow directly into the public right-of-way; and (d) applicant shall obtain all required Building Department approvals for the awning within six (6) months of the filing of this decision.

The Board discussed the Trudden site plan and fence permit application. On motion duly made by Dr. Virgilio, seconded by Mr. LaManna, and adopted unanimously, the Board determined that the application is a Type II matter under SEQRA and granted the application for site plan approval, subject to the following conditions: (a) the construction of site improvements shall conform to the plans submitted with the application; (b) the site preparation and staging shall comply with all applicable laws and regulations and shall be performed in accordance with plans approved by the building department; (c) drainage facilities to accommodate stormwater runoff resulting from the proposed improvements shall be provided as required by the building department; (d) the fencing shall be installed in the location and materials shown in the plans submitted with this application; (e) a final survey depicting the location of the fencing 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; (f) applicant shall comply with all requirements of the Superintendent of Buildings and the Village Code, except as modified by this approval; and (g) applicant shall obtain a building permit for the work within 6 months.

The Board discussed the Gorog application. On motion duly made by the Chair, seconded by Mr. Driscoll, and adopted unanimously, the Board determined

that the application is a Type II matter under SEQRA and granted the application for a permit to install fencing in excess of four (4) feet, subject to the following conditions: (a) the fencing be installed in the locations and materials shown in the plans; (b) 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; (c) applicant shall comply with all requirements of the Superintendent of Buildings and the Village Code, except as modified by this approval; (d) the fencing, including any other structures, shall not exceed a total of six (6) feet in height; and (e) applicant shall obtain a building permit for the work within 6 months.

The Board discussed the Bianchi application. On motion duly made by the Chair, seconded by Mr. LaManna, and adopted unanimously, the Board determined that the application is a Type II matter under SEQRA and granted site plan approval, subject to the following conditions: (a) the construction of site improvements shall conform to the plans submitted with the application; (b) the site preparation and staging shall comply with all applicable laws and regulations and shall be performed in accordance with plans approved by the Building Department; (c) drainage facilities to accommodate stormwater runoff resulting from the proposed improvements shall be provided as required by the Building Department; (d) applicants shall comply with all requirements of the Superintendent of Buildings and the Village Code, except as modified by this approval; and (e) applicants shall obtain a building permit for the work within 6 months.

There being no further business, the Chair closed the meeting at 8:35pm.

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BRUCE TREIBER, CHAIR