

MINUTES

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

June 8, 2011

Present: Chair	Bruce Treiber
Members	Laurie Martone
	Timothy Driscoll
	Christopher Scott
	Nicholas Virgilio

The meeting was called to order at 8:00 pm.

The Board stated that the T-Mobile application had been withdrawn.

The Board opened the public hearing on the application of Application of Putnam Developers, Inc. for subdivision approval pursuant to Village Code chapter A145 and New York State Real Property Law §334-a to subdivide the 2.79 acre property into ten (10) parcels for the construction of nine (9) clustered townhouse single family residences in four (4) buildings and common areas. Premises are located entirely within the City of Glen Cove and border the Village of Sea Cliff, and are designated as Section 21, Block 256, Lot 37 on the Nassau County Land and Tax Map. The Board noted that the City of Glen Cove Planning Board had conducted a coordinated environmental review and was established as the lead agency. The Board closed the hearing, and reserved decision.

The Board opened the public hearing on the application of Robert Reynolds, 2 Woodridge Lane, Sea Cliff, New York for a special permit pursuant to Village Code §64-3 to construct a six foot high fence. Premises are

designated as Section 21, Block L, Lot 61 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 Heidi Hunt, 69 15th Avenue, Sea Cliff, New York for site plan approval to modify the driveway and curb cut location. Premises are designated as Section 21, Block 150, Lot 646 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 Pericles Cyprus, 60 Park Place, Sea Cliff, New York for subdivision approval to subdivide the property into two (2) residential dwelling lots. Donald Kavanagh, Esq., represented the applicant. Premises are designated as Section 21, Block 160, Lot 939 on the Nassau County Land and Tax Map. The Chair recused himself from participation in this application whereupon on motion duly made by Dr. Virgilio, seconded by Mr. Driscoll, and adopted unanimously (with the Chair not participating), the Board designated Ms. Martone to serve as Acting Chair for the Cyprus hearing. The Board noted that the applicant required variances and that a public hearing has been scheduled for the Zoning Board of Appeals' June meeting. The Board continued the subdivision hearing to July 13, 2011 at 8:00pm.

The Chair resumed his position as Chair for the remainder of the meeting.

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

granted the Putnam application, as set forth in the attached resolution and decision.

The Board discussed the Reynolds application. On motion duly made by the Chair, seconded by Mr. Scott, and adopted unanimously adopted, the Board determined that the Reynolds application to construct six foot high fencing is a Type II matter under SEQRA, that the Board is the lead agency and the application requires no further environmental review, and granted the application to construct fencing at the premises, subject to the following conditions:

1. Except as modified herein, the fencing shall be constructed in the location and fence style depicted on the plans and the application in full compliance with the plans and application submitted by the applicant in support of the application. The portion of the fence in the front yard running parallel to Littleworth Lane and connecting that portion of fencing to the side of the residence (the “Littleworth fencing”) shall be buffered and obscured from the public view by the installation and maintenance of plantings adjacent to and on the public street side of the Littleworth fencing. Said screening shall be evergreen plantings approved as to location and species by the Superintendent of Buildings and are to be planted so as to reach a height of 5-6 feet one year after installation. No certificate shall issue for any portion of fencing until such plantings are installed. Alternatively, no such planting shall be required if the Littleworth fencing is installed at a height of 5 feet utilizing the same fence style with lattice topping. If the applicant installs such alternative fencing, the plantings need only be low lying woodland plants.
2. Except as indicated in the approved plans, the applicant shall make no changes to the topography of the property;
3. No portion of the fence shall extend into any neighboring property or onto the public right-of-way, and 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;
4. Any portions of the fence that may extend into the public right-of-way are deemed to be permitted under this decision upon submission to the building department of an agreement with the Village to retain those portions of fencing on such public property;

5. The applicant shall comply with all requirements of the Superintendent of Buildings and the Village Code, except as modified by this approval; and
6. Within 12 months after the date that this decision is filed with the Village Clerk, the applicant shall obtain all permits, certificates and/or approvals from the building department necessary for the work and shall complete the work approved by this grant.

The Board discussed the Hunt application. On motion duly made by the Mr. Driscoll, seconded by Dr. Virgilio, and adopted unanimously, the Board determined that the Hunt application for site plan approval to permit the relocation of the driveway and curb cut is a Type II matter under SEQRA, that the Board is the lead agency and the application requires no further environmental review, and granted the application for site plan approval, subject to the following conditions:

1. The driveway and curb cut shall be constructed in the location depicted on the plans and in full compliance with the plans submitted by the applicant in support of the application;
2. Except as indicated in the approved plans, the applicant shall make no changes to the topography of the property;
3. Any portions of curbing or driveway related walls that may extend into the public right-of-way are deemed to be permitted under this decision upon submission to the building department of an agreement with the Village to retain those walls on such public property;
4. The applicant shall comply with all requirements of the Superintendent of Buildings and the Village Code, except as modified by this approval; and
5. Within 12 months after the date that this decision is filed with the Village Clerk, the applicant shall obtain all permits, certificates and/or approvals from the building department necessary for the work and shall complete the work approved by this grant.

The Board discussed a letter request from Jeffrey Forchelli, Esq., seeking an extension of time to file the subdivision map related to City View Estates (also known as Sea Isle Marina) with the County Clerk's office. There are no proposed

changes to the subdivision application. The Board originally granted the subdivision application in August 2008 subject to the conditions set forth in the Board's decision. The applicant is not requesting any modification of those conditions, as the applicant seeks only an extension of time to file the subdivision map. It was noted that the City of Glen Cove Planning Board also recently granted a 60 day extension and that the applicant also would have to get an extension of time from the Nassau County Planning Commission. On motion duly made by Dr. Virgilio, seconded by Mr. Scott, and adopted unanimously, the Board granted the request for an extension of time, subject to the following conditions:

1. The extension of time shall run for a period of 60 days from the date of the filing of this determination with the Village Clerk. If additional time is required, the applicant may submit a request in writing for such additional time and the Board will consider that request at the next meeting date.
2. Within 10 days of the filing of this determination with the Village Clerk, the applicant shall make the easement area accessible to the public and shall file with the Nassau County Clerk's office an easement agreement in the form approved previously by the Village Attorney.

There being no further business, the Chair closed the meeting at 9:44 pm.

Bruce Treiber, Chair

PLANNING BOARD
VILLAGE OF SEA CLIFF

In the Matter of the Application of

PUTNAM DEVELOPERS, INC.

for subdivision approval to permit the construction of 9 clustered residential townhouse units for property located in the City of Glen Cove and bordering the Village of Sea Cliff at premises designated as Section 21, Block 256, Lot 37 on the Nassau County Land and Tax Map

RESOLUTION

WHEREAS, Putnam Developers, Inc., applied to the Planning Board of the Village of Sea Cliff for approval of a final subdivision, based on the plans prepared by Tast + Clemency Architects, P.C., dated April 23, 2010, consisting of (i) Sheet S-1 – “Site Alignment Plan”; (ii) Sheet S-2 – “subdivision Plan (Steep Slope Analysis”); (iii) Sheet S-4 – “Site Utility Plan”; (iv) Sheet S-5 – “Landscape Plan”; (v) Sheet S-6 – “Miscellaneous Site Details”; (vi) Sheet S-7 – “Miscellaneous Site Details”; (vii) Sheet S-8 – “Road Profiles Putnam Avenue”; (viii) Sheet S-9 – “Erosion Control Plan”; (ix) Sheet S-1- - “Erosion Control Details”; (x) Sheet A-1 ‘ “First and Second Floor Plans ‘Cluster A””; (xi) Sheet A-2 – “Cellar Plan & Alt. First Floor Plan ‘Cluster A””; (xii) Sheet A-3 – “Typical Elevations ‘Cluster A””; and (xiii) Sheet A-4 – “Pool & Cabana Plans & Elevations”; and

WHEREAS, the subject parcel is located on the southern terminus of Putnam Avenue and designated as Section 21, Block 256, Lot 37 on the Nassau County Land and Tax Map (the “Premises”); and

WHEREAS, the Premises are located entirely within the City of Glen Cove and along a boundary between the City of Glen Cove and the Village of Sea Cliff; and

WHEREAS, the applicant proposes to construct nine (9) residential clustered town home units in four (4) buildings; and

WHEREAS, the proposed units are located entirely within the City of Glen Cove and the access road for the units also is located entirely within the City of Glen Cove; and

WHEREAS, the City of Glen Cove Planning Board conducted coordinated environmental review under SEQRA, declared itself lead agency, classified the action as an Unlisted Action and issued a negative declaration for the purpose of SEQRA review; and

WHEREAS, the Village of Sea Cliff did not object to such declaration or the coordinated review process and took part in the Glen Cove Planning Board review process; and

WHEREAS, the Glen Cove Planning Board conducted public hearings in connection with the application; and

WHEREAS, the Glen Cove Planning Board preliminary approved the subdivision plan by decision dated February 15, 2011 and filed February 17, 2011; and

WHEREAS, a public hearing was held by the Sea Cliff Planning Board on May 11, 2011 and June 8, 2011 on the applicant's request for approval of the subdivision map, as required under Real Property Law section 334-a; and

WHEREAS, the Board has fully considered all of the evidence at the public hearings, and all of the proceedings had herein.

NOW, THEREFORE, BE IT RESOLVED, that the application of Putnam Developers, Inc., for approval of the final subdivision plat submitted with the application is hereby approved, subject to the following conditions:

1. The applicant shall comply fully with the conditions listed in the February 15, 2011 resolution of the Glen Cove Planning Board, as well as any additional conditions imposed by the Glen Cove Planning Board upon application for final subdivision approval.

2. The applicant shall obtain approval of the Nassau County Planning Commission for the proposed subdivision.

3. The applicant need not make separate application for final subdivision approval, as this approval constitutes preliminary and final approval.

4. If the applicant requires any extensions of time to file the subdivision map related to the approval herein, the applicant may make such request in writing to the Board and the Board may take action on such request at a public meeting.