

MINUTES

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

August 10, 2011

Present: Chair	Bruce Treiber
Members	Laurie Martone
	Timothy Driscoll
	Nicholas Virgilio
Alternate Member	Edward Camiolo

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

The Board opened the public hearing on the application of Dr. Robert and Carol Vogt, 74 Prospect Avenue, Sea Cliff for site plan approval pursuant to Village Code §107-4 to widen a curb cut from 14.67 feet to 19.67 feet. Premises are designated as Section 21, Block F, Lot 1942 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 City View Estates/Sea Isle Marina Properties, LLC for a special permit pursuant to Village Code chapter 64 to maintain a six foot high fence on the portion of the premises located in the Village of Sea Cliff. Premises are located partially within the Village of Sea Cliff, and are designated as Section 21, Block A, Lots 25, 38A, 38B, 40 and 139 on the Nassau County Land and Tax Map. The applicant represented that the fence was needed due to anticipated construction at the site, and that it was placed in the proposed location because of the potential

impact of dumping on the site forward (street-side) of the fence. The Board closed the public hearing, and reserved decision.

The Board discussed a letter request from the office of 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 discussed the Vogt application. On motion duly made by Ms. Martone, seconded by Dr. Virgilio, and adopted unanimously, the Board determined that the Vogt application 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, subject to the following conditions: (a) the curb cut be installed in the location provided in the plans submitted with the application; (b) except as indicated in the plans, the applicants shall make no changes to the topography of the property; (c) the applicants shall comply with all requirements of the Superintendent of Buildings and the Village Code, except as modified by this approval; and (d) within one year after the date this decision is filed with the Village Clerk, applicants shall complete the work and obtain all certificates necessary for the work.

The Board discussed the City View Estates application to maintain a six foot fence related only to the portion of the fencing located in the Village of Sea Cliff. On motion duly made by the Chair, seconded by Mr. Driscoll, and adopted unanimously, the Board determined that the City View application for a six foot high fence 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, subject to the following conditions: (a) The fence 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; (b) except as indicated in the approved plans, the applicant shall make no changes to the topography of the property; (c) no portion of the fence shall extend into any neighboring property, the public right-of-way, or the area depicted on the subdivision map as a 10 foot wide pedestrian easement, 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; (d) the applicant shall comply with all requirements of the Superintendent of Buildings and the Village Code, except as modified by this approval; (e) 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; and (f) this approval shall expire automatically upon the completion of construction of the units depicted in the subdivision map or the passage of three years from the date this decision is filed with the Village Clerk, whichever occurs first.

The Board discussed the request of City View for an extension of time to file the subdivision map. 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. The applicant also obtained from the Planning Board a 60 day extension to file the map, but that extension approval lapsed due to the failure of the applicant to timely comply with the conditions of that approval. The applicant indicated that the Nassau County Planning Commission approved a one year extension in July, and that the applicant sought the same extension from the Village. On motion of the Chair, seconded by Dr. Virgilio, and adopted unanimously, the Board granted the extension request for a period of one year coinciding with the date on which the Planning Commission extension granted in July expires on the following conditions: (a) the applicant shall immediately make the easement area depicted on the subdivision map open to residents of the Village, (b) all conditions in the Board's 2008 approval shall apply, and (c) the easement agreement shall be filed with the County Clerk no later than the filing of the subdivision map.

There being no further business, the Chair closed the meeting at 9:30 pm.