

MINUTES

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

September 14, 2011

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

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

In the absence of the Chair, on motion duly made by Mr. Virgilio, seconded by Mr. Camiolo, and adopted unanimously, the Board designated Ms. Martone to serve as acting chair for the meeting.

The Board opened the continued 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. Premises are designated as Section 21, Block 160, Lot 939 on the Nassau County Land and Tax Map. The Board noted that the applicant's request for variances still was pending before the Zoning Board of Appeals (ZBA), and would be the subject of a continued public hearing at the ZBA's September meeting. The Board continued the subdivision hearing to October 12, 2011 at 8:00 pm.

The Board noted that the hearing on the application of Dennis White, 12 Leonard Place for a special permit and for site plan approval could not occur, as the applicant did not notify the neighbors in the manner provided in the Village

Code. Accordingly, the Board continued the White hearing to October 12, 2011 at 8:00 pm.

The Board noted that it received a letter from the attorneys for the co-applicants Barbara Topalian, Christian Berntsen and Andrew Lapinski requesting that the hearing on their subdivision application be adjourned to the October meeting as the applicants required variances and such variances would be the subject of a public hearing before the Zoning Board on September 20, 2011. The Board adjourned the public hearing to October 12, 2011 at 8:00 pm.

The Board discussed the request of the Zoning Board to serve as lead agency in connection with the environmental review of the Topalian/Berntsen/Lapinski application. On motion duly made by Mr. Driscoll, seconded by Mr. Virgilio, and adopted unanimously, the Board consented to the Zoning Board request and agreed to permit the Zoning Board to act as lead agency in connection with the environmental review of the application. The Board further requested that counsel advise the Zoning Board of the Board's determination.

There being no further business, the Acting Chair closed the meeting at 8:10 pm.