

MINUTES

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

December 14, 2016

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

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

The Board opened the public hearing on the application of David Treco, 17 Arlington Place, Sea Cliff, New York for site plan approval pursuant to Village Code Chapter 107 to enlarge a driveway. Premises are designated as Section 21, Block 60, Lot 53 on the Nassau County Land and Tax Map. Bob Chaputian appeared on behalf of the applicant. The Board closed the public hearing and reserved decision.

The Chair advised that he was recusing himself from participation in the Peter and Irene Treiber application, and he retreated to the audience. In the absence of the Chair, on motion duly made by Dr. Virgilio, seconded by Mr. LaManna, and adopted three votes in favor with Ms. Martone not participating, the Board designated Ms. Martone to serve as Acting Chair for the Treiber application.

The Board opened the public hearing on the application of Peter and Irene Treiber, 5 Tanglewood Lane, Sea Cliff, New York for amended site plan approval to maintain an electrical service panel in a front yard. Premises are designated as Section 21, Block M, Lot 117 on the Nassau County Land and Tax Map. The Board closed the hearing, and reserved decision.

The Chair returned to his position.

The Board opened the public hearing on the application of Yuriy Bogutskiy, 369 Carpenter Avenue, Sea Cliff, New York for site plan approval pursuant to Village Code Chapter 107 and a permit pursuant to Chapter 64 to construct fencing in excess of four (4) feet in height. Premises are designated as Section 21, Block 88, Lot 58 on the Nassau County Land and Tax Map. James Carballal, architect, represented the applicant. The Board closed the hearing, and reserved decision.

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) Richard LaSalle, 168 Prospect Avenue, for site plan approval to construct a new front yard driveway and curb cuts, and (d) 14 Bay Avenue Commons, LLC, for site plan and wall permit, are continued to December 14, 2016 at 7:30pm.

The Board deemed the application of E-Commerce for an overhead projection to be abandoned.

The Board discussed the Treco 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 the driveway 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) applicant shall file a survey depicting the driveway addition authorized herein, and (e) applicant shall obtain a building permit for the work within 6 months and a certificate of completion within 12 months, of the filing of this decision with the Village Clerk.

The Board discussed the Bogutskiy application. On motion duly made by the Chair, seconded by Mr. Driscoll, and adopted four votes in favor and Ms. Martone opposed, the Board determined that the application is a Type II matter under SEQRA and granted site plan approval and a permit for the fencing and supporting posts to exceed four feet in height, subject to the following conditions: (a) except as modified herein, the construction of the improvements shall conform to the plans submitted with the application and reviewed by this Board; (b) the fence piers shall be not less than 2.5 feet from the front property line; (c) the electric meter panel shall be moved to the northwest corner of the property (on the opposite side of the driveway as depicted on the plans) in a location that will be visible for

fire personnel to view; (d) 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; (e) drainage facilities to accommodate stormwater runoff resulting from the proposed improvements shall be provided as required by the Building Department; (f) prior to the issuance of a certificate of occupancy or completion for the fencing, including the pool fencing, the brick piers and the driveway gates, the applicant shall file a survey with the Building Department; applicant shall file a survey depicting the driveway addition authorized herein, and (g) applicant shall obtain a building permit for the work within 6 months and a certificate of completion within 12 months, of the filing of this decision with the Village Clerk.

The Board discussed the Treiber application. The Chair did not participate in the discussion. On motion duly made by Ms. Martone, seconded by Mr. LaManna, and adopted four votes in favor and the Chair not participating, the Board determined that the application is a Type II matter under SEQRA and granted amended site plan approval to permit the electric meter panel to be located as shown in the plans, subject to the following conditions: (a) the panel shall be located as shown in the plans; and (b) applicant shall obtain a building permit for the work within 6 months and a certificate of completion within 12 months, of the filing of this decision with the Village Clerk.

There being no further business, the Chair closed the meeting at 8:49pm.

BRUCE TREIBER, CHAIR