

MINUTES

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

March 15, 2017

Present:	Chair	Bruce Treiber
	Members	Dr. Nicholas Virgilio
		Timothy Driscoll
		Ed Camiolo
	Alternate Member	Vincent Lamanna
	Village Attorney	Brian S. Stolar, Esq.
	Superintendent of Buildings	Michael Mandarino

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

The Board opened the public hearing on the application of Sloop Redhead, Inc., 299 Prospect Avenue for site plan approval pursuant to Village Code Chapter 107 to construct site improvements, including a new curb cut and driveway. Premises are designated as Section 21, Block K, Lot 761 on the Nassau County Land and Tax Map.

Board counsel Brian Stolar advised the Board that he could not provide the Board with counsel in this matter. The applicant advised the Board that the application has been approved by Nassau County in accordance with General Municipal Law §239-f and that the proposed driveway and curb cut match the Nassau County approval. The Board closed the hearing and reserved decision.

The Board discussed the written request of Robin Rossi, as manager of United Home Associates LLC, for an extension of the time periods set forth in July 13, 2016 amended site plan approval for 64 Glenlawn Avenue. On motion duly

made by the Chair, seconded by Dr. Virgilio, and adopted unanimously, the Board granted an extension of time as follows, and subject to the following conditions: (a) within three (3) months of the filing of this extension authorization with the Village Clerk and prior to the issuance of any approvals by the Building Department related to the proposed work, applicant shall file with the Nassau County Clerk's office a Declaration of Covenants and Restrictions prohibiting the use of the basement area for habitable purposes and permitting the basement area to be used only for storage and mechanical space, in a form approved by the Village Attorney, with proof of such filing provided to the Village Clerk, (b) prior to the issuance of a building permit, the applicant shall clean the property to the satisfaction of the Building Department, (c) applicant shall obtain a building permit for the work within 6 months, and (d) all other conditions contained in the January 13, 2016 original approval and July 13, 2016 amended approval remain in place.

The Board discussed the Sloop Redhead application. On motion duly made by the Chair, seconded by Mr. Camiolo, 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 all site improvements, including the driveway and curb cut, 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) any

trees with a diameter of ten (10) inches or more at a height of four and one-half (4.5) feet above grade that are damaged or removed due to construction shall be replaced with two (2) new trees, each of equivalent size, in a location approved by the Superintendent of Buildings; and (e) applicant shall obtain a building permit for the work within 6 months.

There being no further business, the Chair closed the meeting at 7:42 pm.

BRUCE TREIBER, CHAIR