

MINUTES

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

April 18, 2017

Present:	Chair	Bruce Treiber
	Members	Dr. Nicholas Virgilio
		Timothy Driscoll
	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 Jennifer Glennon, 87 Glen Avenue, Sea Cliff, New York for a permit pursuant to Chapter 64 to construct fencing in excess of four (4) feet in height. Premises are designated as Section 21, Block 99, Lot 270 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 Sue Fortman, 347 Glen Avenue for site plan approval pursuant to Village Code Chapter 107 to maintain two driveways and curb cuts. Premises are designated as Section 21, Block 171, Lot 97 on the Nassau County Land and Tax Map. The applicant was not present, but submitted a letter explaining the proposal. The Chair noted that certain details were not identified on the site plan, but that the applicant sought to install a gravel driveway, Belgian block curbing along the front of the property and 2 foot high retaining walls at the end of the eastern driveway. The Board closed the hearing, and reserved decision.

The Board opened the continued public hearing on the application of Richard LaSalle, 168 Prospect Avenue, Sea Cliff, New York for site plan approval to construct a new front yard driveway and curb cuts. Premises are designated as Section 21, Block F, Lot 1985 on the Nassau County Land and Tax Map. Michael Michele, landscape architect, represented the applicant. The Board noted that the plan now has been approved by the Nassau County Department of Public Works, as required under General Municipal Law §239-f. As explained by the applicant's representative, the front area of the property would be renovated to provide a courtyard effect with a brick paved area for parking, and a 2.5 foot high stone wall that breaks up the courtyard from the street. The applicant noted that the plans had undergone numerous changes, and the plan under consideration, and which received Nassau County DPW approval, is dated January 15, 2017. The Board noted that the DPW approval addresses the drainage for Prospect Avenue, and that if necessary, the drainage on the site would have to be modified to incorporate drainage features that restrict the off-site flow of stormwater. The Board closed the hearing, and reserved decision.

The Board opened the public hearing on the application of DiGiovanni & Assoc., on behalf of Sloop Redhead, Inc., 299 Prospect Avenue, Sea Cliff for site plan approval pursuant to Village Code Chapter 107 to construct a new dwelling and site improvements at 301 Prospect Avenue. Premises are designated as Section 21, Block K, Lot 759 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 Steve Vaccaro, 431 Carpenter Avenue, Sea Cliff, New York for site plan approval pursuant to Village Code Chapter 107 to construct site improvements, including modifications to a curb cut and driveway. Premises are designated as Section 21, Block 68, Lot 10 on the Nassau County Land and Tax Map. Athena Vaccaro appeared on behalf of the applicant. The Board noted that the proposed parking areas provide for extensions of the parking areas into the Village right-of-ways on Carpenter Avenue and Glenola Avenue, and that Board of Trustees approval also would be required to permit the construction of the parking areas in those areas. The Board continued the public hearing to May 10, 2017 at 7:30pm with respect to the portion of the proposed site revisions located on Carpenter Avenue, and reserved decision on the portion of the site improvements located on Glenola Avenue.

The Board opened the continued public hearing on the application of 14 Bay Avenue Commons, LLC, 14 Bay Avenue, Sea Cliff, New York to construct one or more retaining walls at the premises and to maintain and/or modify the driveway and the rear yard, which construction requires approval pursuant to Village Code Chapter 64 in that retaining walls in excess of four (4) feet in height require Planning Board approval and Village Code Chapter 107 for site plan approval. Premises are designated as Section 21, Block F, Lot 89 on the Nassau County Land and Tax Map.

Michael Griffin appeared on behalf of the applicant. Nicholas DeSantis, who has been retained by the Village as an engineer for this application, provided comments regarding the plans. Mr. Griffin indicated that the New York State

Department of Environmental Conservation has approved the plans. The Board considered the DEC approved plans and the conditions letter issued by the DEC. Various residents spoke regarding the proposed retaining walls, and inquired as to various items, including shoring design and mechanisms, top wall construction, vibrating surveys and impact of vibrations on nearby properties, on-site engineering to monitor vibrations, logistics plans, and site maintenance. The applicant's representative indicated that the rear portion of the existing driveway, which had been used for parking, was not intended to be a parking area. It was determined that additional items would be necessary to complete the engineering review and site improvement analysis and consideration. The Board will provide the applicant with the information necessary to address in advance of the next hearing date. The Board continued the public hearing to May 10, 2017 at 7:30pm.

The Board discussed the Glennon application. On motion duly made by the Chair, seconded by Mr. Driscoll, and adopted unanimously, the Board determined that the application is a Type II matter under SEQRA and granted the application for a permit for a six (6) foot high fence, subject to the following conditions: (a) the fencing be installed in the locations and materials shown in the plans; (b) a final survey depicting the location of the fencing 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; (c) applicant shall comply with all requirements of the Superintendent of Buildings and the Village Code, except as modified by this approval; (d) the fencing, including any other

structures, shall not exceed a total of six (6) feet in height; and (e) applicant shall obtain a building permit for the work within 6 months.

The Board discussed the Fortman application. On motion duly made by the Chair, seconded by Dr. Virgilio, 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) the driveways shall be gravel material, there shall be retaining walls as described at the hearing and curbing shall be Belgian block; and (e) applicant shall obtain a building permit for the work within 6 months.

The Board discussed the LaSalle application. On motion duly made by the Chair, seconded by Mr. Driscoll, 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, curb cuts, stone wall and landscaping, 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; and (d) applicant shall obtain a building permit for the work within 6 months.

The Board discussed the Sloop Redhead application. On motion duly made by the Chair, seconded by Dr. Virgilio, 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 dwelling, 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; and (d) applicant shall obtain a building permit for the work within 6 months.

The Board discussed the Glenola Avenue portion of the Vaccaro application. On motion duly made by the Chair, seconded by Dr. Virgilio, and adopted unanimously, the Board determined that the application is a Type II matter under SEQRA and granted the application for site plan approval solely with respect to the Glenola Avenue proposed driveway expansion, subject to the following conditions: (a) as a predicate to the issuance of any permits or further approvals, the applicant shall obtain any required approvals from the Village Board of Trustees for the construction of the Glenola Avenue curb cut and driveway, (b) the

construction of the driveway and curb cuts, shall conform to the plans submitted with the application and any amendments thereto authorized and approved by the Board of Trustees; (c) 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; (d) drainage facilities to accommodate stormwater runoff resulting from the proposed improvements shall be provided as required by the Building Department; (e) the driveways shall be gravel material, there shall be retaining walls as described at the hearing and curbing shall be Belgian block; and (f) applicant shall obtain a building permit for the work within 6 months.

There being no further business, the Chair closed the meeting at 9:10 pm.

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BRUCE TREIBER, CHAIR