

MINUTES

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

July 12, 2017

Present:	Chair	Bruce Treiber
	Members	Dr. Nicholas Virgilio
	Alternate Member	Laurie Martone
	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 Christopher Roach and Victoria Moore, 73 Lafayette 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 60, Lot 258 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 Kelly Bierweiler, 240 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 157, Lot 99 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 Mary and David Hehn, 420 Carpenter Avenue, Sea Cliff, New York for site plan approval pursuant to Village Code Chapter 107 to widen a driveway. Premises are designated as Section 21, Block 171, Lot 97 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 Chris and Noreen Feldmann, 61 Laurel Avenue, Sea Cliff, New York for (a) site plan approval pursuant to Village Code Chapter 107 to maintain a patio, barbeque and regrading of a portion of the premises, and (b) a permit pursuant to Chapter 64 to maintain a portion of a wall in excess of four (4) feet in height. Premises are designated as Section 21, Block K, Lot 765 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 Kevin McGilloway, 307 Eighth Avenue, Sea Cliff, New York for site plan approval pursuant to Village Code Chapter 107 to install a 10 foot by 20 foot driveway. Premises are designated as Section 21, Block 127, Lot 320 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 Anthony Losquadro, 7 Lafayette Place, Sea Cliff, New York for site plan approval pursuant to Village Code Chapter 107 to widen a driveway. Premises are designated as Section 21, Block 188, Lot 30 on the Nassau County Land and Tax Map.

The Board closed the hearing, and reserved decision.

The Board recessed at 7:55pm, and returned at 8:03pm.

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.

Mr. Stolar arrived during the presentation of the 14 Bay application.

The Board noted that the hearing would be continued, as the Board had to render an environmental determination and refer the application to the Nassau County Planning Commission. The Board continued the public hearing to July 19, 201 at 7:30pm.

The Board discussed the Moore/Roach application. On motion duly made by the Chair, seconded by Ms. Marton, the Board determined that it is the lead agency, the requested relief is a Type II matter under SEQRA that requires no environmental review, and granted the application for a permit pursuant to Chapter 64 to replace existing fencing, subject to the following conditions: (a) the fencing shall be installed, and shall be of a size and material, as indicated in the plans submitted to the Board; (b) if determined appropriate by the Building Department, the applicants shall provide the Building Department with a final survey depicting the location of the fencing; (c) applicants shall obtain a building permit and/or certificate from the Building Department within six (6) months of the filing of this determination with the Village Clerk.

The Board discussed the Bierweiler application. On motion duly made by Ms. Martone, seconded by Dr. Virgilio, and adopted unanimously, the Board determined that it is the lead agency, the requested relief is a Type II matter under SEQRA that requires no environmental review, and granted the application for site plan approval, subject to the following conditions: (a) the driveway and curb cut shall be in the location depicted in the plans; and (b) applicants shall obtain a building permit and/or certificate from the Building Department within six (6) months of the filing of this determination with the Village Clerk.

The Board discussed the Hehn application. On motion duly made by Dr. Virgilio, seconded by the Chair, and adopted unanimously, the Board determined

that it is the lead agency, the requested relief is a Type II matter under SEQRA that requires no environmental review, and granted the application for site plan approval, subject to the following conditions: (a) the driveway and curb cut shall be located as indicated in the plans submitted to the Board; (b) no vehicles shall be parked in any unpaved area on the premises; and (c) applicants shall obtain a building permit and/or certificate from the Building Department within six (6) months of the filing of this determination with the Village Clerk.

The Board discussed the Feldmann application. On motion duly made the Chair, seconded by Ms. Martone, and adopted unanimously, the Board determined that it is the lead agency, the requested relief is a Type II matter under SEQRA that requires no environmental review, and granted the application for site plan approval and a fence permit, subject to the following conditions: (a) the patio, barbeque, regrading and wall shall be located as depicted in the plans; (b) if required by the Building Department, applicants shall provide the Building Department with a final survey prior to issuance of a certificate of occupancy or completion for the wall; and (c) applicants shall obtain a building permit and/or certificate from the Building Department within six (6) months of the filing of this determination with the Village Clerk.

The Board discussed the McGilloway application. On motion duly made by the Chair, seconded by Dr. Virgilio, and adopted unanimously, the Board determined that it is the lead agency, the requested relief is a Type II matter under SEQRA that requires no environmental review, and granted the application for site plan approval, subject to the following conditions: (a) the driveway addition shall

be in the location depicted in the plans; (b) applicant shall incorporate a driveway improvement that prevents gravel from the driveway from entering onto the adjoining roadway; and (c) applicant shall obtain a building permit and/or certificate from the Building Department within six (6) months of the filing of this determination with the Village Clerk.

The Board discussed the Losquadro application. On motion duly made by the Chair, seconded by Ms. Martone, and adopted unanimously, the Board determined that it is the lead agency, the requested relief is a Type II matter under SEQRA that requires no environmental review, and granted the application for site plan approval, subject to the following conditions: (a) the driveway shall be in the location depicted in the plans; (b) existing front yard plantings shall be maintained, except for the one (1) arbor vitae on the north side of the driveway proposed to be removed as part of the driveway improvement; and (c) applicant shall obtain a building permit and/or certificate from the Building Department within six (6) months of the filing of this determination with the Village Clerk.

The Board discussed the environmental impact of the 14 Bay Avenue application, the application, plans and the Full Environmental Assessment Form. On motion duly made by the Chair, seconded by Dr. Virgilio, and adopted unanimously, the Board adopted the following resolution and authorized the Chair to execute that portion of the FEAF indicating that the proposed action would not have a significant environmental impact:

RESOLVED, that the Board hereby finds and concludes that

(a) the combined application for site plan approval and wall permits is an Unlisted action under the State Environmental Quality Review Act and its regulations;

(b) the Board has conducted an uncoordinated review and is the lead agency with respect to environmental review of this proposed action for site plan approval and wall permits;

(c) the Board has considered the following factors in respect to its review of the environmental impacts of the proposed action:

(i) whether the proposed action would result in any substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels, nor any substantial increase in solid waste production, nor create a substantial increase in the potential for erosion, flooding, leaching or drainage problems;

(ii) whether the proposed action would result in the removal or destruction of large quantities of vegetation or fauna, substantial interference with the movement of any resident or migratory fish or wildlife species, impacts on a significant habitat area, substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species, or other significant adverse impacts to natural resources;

(iii) whether the proposed action would impair the environmental characteristics of any Critical Environmental Area;

(iv) whether the proposed action would conflict with the community's current plans or goals as official approved or adopted;

(v) whether the proposed action would impair the character or quality of important historical, archeological, architectural or aesthetic resources or of existing community or neighborhood character;

(vi) whether the proposed action would result in a major change in the use of either the quantity or type of energy;

(vii) whether the proposed action would create a hazard to human health;

(viii) whether the proposed action would create a substantial change in the use, or intensity of use, of land, including agricultural, open space or recreational resources, or in its capacity to support existing uses;

(ix) whether the proposed action would encourage or attract large numbers of persons to any place for more than a few days, compared to the number who would come to such place without such action;

(x) whether the proposed action would create changes in two or more elements of the environment, no one of which would have a significant impact on the environment, but when taken considered together would result in a substantial adverse impact on the environment;

(xi) whether the proposed action would create substantial adverse impacts when considered cumulatively with any other actions, proposed or in process;

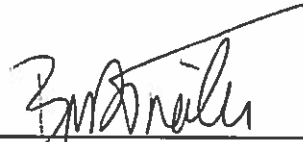
(xii) whether the proposed action would result in substantial adverse impact with respect to any relevant environmental consideration, including noise, aesthetics, traffic, air quality, water quality or

adequacy of water supply, drainage, soil conditions, or quality of life in the community in general and the immediate neighborhood in particular;

(d) the proposed action, particularly given the plans as reviewed by a retained engineer and approved by the NYS Department of Environmental Conservation would not have a significant adverse environmental impact; and

(e) no further environmental review is required with respect to the proposed action.

There being no further business, the Chair closed the meeting at 8:56 pm.



BRUCE TREIBER, CHAIR

VILLAGE OF SEAFORD, NY

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VILLAGE CLERK

