

MINUTES

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

November 13, 2013

Present: Chair Bruce Treiber
 Members Laurie Martone
 Nicholas Virgilio
 Timothy Driscoll
 Ed Camiolo
 Village Attorney Brian S. Stolar, Esq.

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

The Board opened the public hearing on the application of Paul Canarick, 219 Prospect Avenue, Sea Cliff, New York for final subdivision approval to subdivide premises into two lots. Premises are designated as Section 21, Block 161, Lots 1, 2, 875-77, 894-96 on the Nassau County Land and Tax Map. The Board noted that the application had been referred to the Nassau County Planning Commission, that the Planning Commission has not yet forwarded a recommendation and that the time to do so has not yet elapsed. The Board continued the hearing to December 11, 2013 at 8:00pm.

The Board opened the continued public hearing on the application of Vivian Zhang, 27 11th Avenue, Sea Cliff for site plan approval to construct a driveway and curb cut. Premises are designated as Section 21, Block 140, Lot 1240 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 Marianna Kreatsoulas and Stylious Stylianou, 35 Hawthorne Road, Sea Cliff for amended site plan approval to relocate a curb cut and reconfigure a driveway, and for a special permit to maintain netting 20 feet in height and install fencing 6 feet in height. Premises are designated as Section 21, Block 31, Lots 28-32 on the Nassau County Land and Tax Map. The applicants requested that the hearing be continued to the next Board meeting date. The Board continued the public hearing to December 11, 2013.

The Board opened the public hearing on the application of Sue Fortman, 347 Glen Avenue, Sea Cliff, New York for a special permit pursuant to Village Code §64-3 to construct a retaining wall and fence extending to a height of 9.25 feet. Premises are designated as Section 21, Block 171, Lot 97 on the Nassau County Land and Tax Map. The applicant was represented by Harry Courter, an architect. The Board closed the hearing, and reserved decision.

The Board discussed the Fortman application. On motion duly made by Ms. Martone, seconded by Dr. Virgilio, and adopted unanimously, the Board determined that the Fortman application for site plan approval is a Type II matter under SEQRA, that the Board is the lead agency and the application requires no further environmental review, and granted the application, subject to the following conditions: (a) the construction shall be in substantial compliance with the plans submitted with the application; (b) except as indicated in the plans, the applicant shall make no changes to the topography of the property; (c) the applicant shall comply with all requirements of the Superintendent of Buildings and the Village

Code, except as modified by this approval; (d) if required by Nassau County, compliance with the provisions of General Municipal Law §239-f and compliance with any conditions imposed by the County relating to the approved construction. and (e) within the timeframe provided in Village Code §138-1304(A), applicants shall complete the work and obtain all certificates necessary for the work.

The Board discussed the Zhang application. On motion duly made by Dr. Virgilio , seconded by Mr. Camiolo, and adopted unanimously , the Board determined that the Zhang application is a Type II matter under SEQRA , that the Board is the lead agency and the application requires no further environmental review, and granted the application, subject to the following conditions : (a) the approved driveway shall be constructed in the location depicted in the plans submitted with the application and be constructed using a gravel material approved by the building department ; (b) a natural barrier containing boxwood plantings shall be planted and maintained along the common boundary line with the adjoining neighbor such that the plantings create a visual barrier between the two (2) driveways, but do not impact access to either driveway; (c) a final survey depicting the location of the driveway 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 ; (d) the applicant shall comply with all requirements of the Superintendent of Buildings and the Village Code, except as modified by this approval ; and (e) within the timeframe provided in Village Code §138-1304(A) , applicant shall complete the work and obtain all certificates necessary for the wall.

The Board discussed the environmental impacts of the Canarick application. On motion duly made by the Chair, seconded by Mr. Camiolo, and adopted unanimously, the Board determined that the Canarick application is a Type II matter under SEQRA, that the Board is the lead agency and the application requires no further environmental review.

The Board discussed the October 19, 2013 minutes. On motion duly made by the Chair, seconded by Dr. Virgilio, and adopted unanimously, the Board approved the October 9, 2013 minutes.

There being no further business, the Chair closed the meeting at 8:35pm.

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VILLAGE CLERK