

MINUTES

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

February 8, 2012

Present: Chair	Bruce Treiber
Members	Laurie Martone
	Timothy Driscoll
	Nicholas Virgilio
Alternate Member	Edward Camiolo
Superintendent of	
Buildings	Andrew Lawrence
Village Attorney	Brian Stolar

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

The Board opened the public hearing on the application of Marilyn Pedalino, 361 Glen Avenue, Sea Cliff, New York for site plan approval pursuant to Village Code §107-4 to install curbing and for a special permit pursuant to Village Code §64-3 to construct a retaining wall in excess of four feet in height. Premises are designated as Section 21, Block 170, Lot 392 on the Nassau County Land and Tax Map. The applicant indicated that only a portion of the retaining wall is up to 5 feet in height. The Board closed the hearing, and reserved decision.

The Board opened the public hearing on the application of Lauren Antorino Griffin, 21 Leonard Place, Sea Cliff, New York for site plan approval pursuant to Village Code chapter 107 to construct a second story, new entrance porch and rear deck and extend a garage. Premises are designated as Section

21, Block 95, Lot 318 on the Nassau County Land and Tax Map. John Notaro appeared on behalf of the applicant. The applicant indicated that the primary addition is a second story addition over an existing first story and an addition to the garage. The applicant submitted plans revised February 8, 2012 depicting the proposed locations of the septic system. The Board noted that the applicant had obtained approval for the construction from the Zoning Board of Appeals. The Board closed the hearing, and reserved decision.

The Board opened the public hearing on the application of Steven Grapstein, 290 8th Avenue, Sea Cliff, New York to remove an existing rear yard pool and install a new pool, deck and terrace, which requires site plan approval pursuant to Village Code chapter 107. Premises are designated as Section 21, Block 123, Lot 1557 on the Nassau County Land and Tax Map. The Board noted that the Zoning Board of Appeals had approved the proposed construction. The Board closed the hearing, and reserved decision.

The Board discussed the Pedalino application. On motion duly made by Ms. Martone, seconded by Mr. Driscoll, and adopted unanimously, the Board determined that the Pedalino application for site plan approval and a special permit for a wall that is up to 5 feet in height in some locations 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 retaining wall and block curbing shall be in the form and location depicted on the plans and in full compliance with the plans submitted by the applicant in support of the application; (b) except as indicated in the approved

plans, the applicant shall make no changes to the topography of the property; (c) no portion of the retaining wall shall extend into any neighboring property or the public right-of-way, (d) a final survey depicting the location of the retaining wall 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; (e) the applicant shall comply with all requirements of the Superintendent of Buildings and the Village Code, except as modified by this approval; and (f) within the timeframe provided in Village Code §138-1304(A), applicant shall complete the work and obtain all certificates necessary for the work.

The Board discussed the Griffin application. On motion duly made by Dr. Virgilio, seconded by Mr. Driscoll, and adopted unanimously, the Board determined that the Griffin 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 construction 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; and (d) within the timeframe provided in Village Code §138-1304(A), applicant shall complete the work and obtain all certificates necessary for the work.

The Board discussed the Grapstein application. On motion duly made by Mr. Driscoll, seconded by Mr. Camiolo, and adopted unanimously, the Board determined that the Grapstein 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 construction 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) during construction, applicant and his representatives shall not cause any traffic obstruction on 8th Avenue or any adjoining streets, and shall park any construction or other vehicles associated with the work or the occupancy of the residence within locations determined by the Superintendent of Buildings, and (e) within the timeframe provided in Village Code §138-1304(A), applicant shall complete the work and obtain all certificates necessary for the work.

There being no further business, the Chair closed the meeting at 8:40 pm.

BRUCE TREIBER

