

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

August 28, 2018

Present:	Chair	Bruce Treiber
	Members	Dr. Nicholas Virgilio
		Timothy Driscoll
		Ed Camiolo
		Cormac Brady
	Village Attorney	Brian S. Stolar, Esq.
	Village Building Inspector	Shane Dommin

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

The Board opened the public hearing on the application of Christine Ferrara, 39 12th Avenue, Sea Cliff, New York, for a fence permit pursuant to Village Code Chapter 64 to install fencing in excess of four (4) feet in height. Premises are designated as Section 21, Block 140, Lot 1237 on the Nassau County Land and Tax Map.

The minutes of the hearing were transcribed stenographically. The Board closed the hearing, and reserved decision.

The Board opened the 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 (a) approval pursuant to Village Code Chapter 64 in that retaining walls in excess of four (4) feet in height require Planning Board approval and (b) amended site plan approval pursuant to Village

Code Chapter 107, to permit the proposed site improvements. Premises are designated as Section 21, Block F, Lot 89 on the Nassau County Land and Tax Map.

The minutes of the hearing were transcribed stenographically. The applicant was not present at the beginning of the presentation. Residents expressed their views on the application.

The applicant's engineer was not present, and the applicant was unable to address technical questions. The Board continued the public hearing to September 12, 2018, at 7:30pm.

The Board discussed the Ferrara 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 a permit to construct the fencing, subject to the following conditions: (a) the fencing shall be installed in the location, and of a size and material, as indicated in the plans submitted to the Board, (b) if determined appropriate by the Building Department, applicants shall provide the Building Department with a final survey depicting the location of the fence; and (c) applicants shall obtain a building permit from the Building Department within six (6) months, and a certificate of completion within one (1) year, of the filing of this determination with the Village Clerk.

There being no further business, the Chair closed the meeting at 8:25pm.

VILLAGE OF SUNNYSIDE

OCT 1 2018

VILLAGE CLERK:

Marcia Lewson

Bruce Treiber

BRUCE TREIBER, CHAIR