

MINUTES

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

December 21, 2017

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

The meeting was called to order at 6:00pm.

The Board opened the public hearing on the application of Javier and Tanya Centeno, 11 Raymond Court, Sea Cliff, New York for site plan approval pursuant to Village Code Chapter 107 to permit additions to a single family residence, which additions increase the existing floor area by more than fifty (50%) percent. Premises are designated as Section 21, Block 301, Lot 516 on the Nassau County Land and Tax Map.

The minutes of the hearing were transcribed stenographically. James Carballal, architect, presented on the applicants' behalf. The Board closed the hearing, and reserved decision.

The Board noted that the application of Jerome Leventhal, 43 Marden Avenue, for a fence permit is being adjourned to January 10, 2018, at 7:30pm, as the applicant was unavailable to proceed.

The Board opened the public hearing on the application of Eric and Kelly Maugusi, 3 Harriet Court, Sea Cliff, New York for a permit pursuant to Village Code Chapter 64 to

permit fencing in excess of four (4) feet in height. Premises are designated as Section 21, Block 89, Lot 6 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 Anthony DiStefano, 102 Dubois Avenue, Sea Cliff, New York for a permit pursuant to Village Code Chapter 64 to permit fencing in excess of four (4) feet in height. Premises are designated as Section 21, Block 98, Lot 2 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 Stephen Spinelli, 118 Main Avenue, Sea Cliff, New York, for site plan approval pursuant to Village Code Chapter 107 to construct a new curb cut and driveway. Premises are designated as Section 21, Block 143, Lot 1793 on the Nassau County Land and Tax Map.

The minutes of the hearing were transcribed stenographically. The application was presented by Maximo Buschfrers, architect. The Board closed the hearing, and reserved decision.

The Board opened the public hearing on the application of Adam and Jeanette Prestandrea, 90 LaFayette Avenue, Sea Cliff, New York for amended site plan approval to construct and install landscaping, drywells, a retaining wall and grading modifications. Premises are designated as Section 21, Block 83, Lot 6 on the Nassau County Land and Tax Map.

The minutes of the hearing were transcribed stenographically. The application was presented by Adam Prestandrea and Michael Marinis. The Board closed the hearing, and reserved decision.

The Board opened the public hearing on the application of Kyle Bernholz, 103 Altamont Avenue, Sea Cliff, New York for site plan approval pursuant to Village Code Chapter 107 relating to property improvements, including the construction of retaining walls, walkway and steps, and for a wall permit pursuant to Village Code Chapter 64 to permit retaining walls in excess of four (4) feet in height. Premises are designated as Section 21, Block 89, Lot 64 on the Nassau County Land and Tax Map.

The minutes of the hearing were transcribed stenographically. The application was presented by Maximo Buschfrers, architect. The Board closed the hearing, and reserved decision.

The Board discussed the Mangusi application. On motion duly made by the Chair, seconded by Mr. Camiolo, 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 fence permit, 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, 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 DiStefano 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 fence permit, 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, the applicants shall provide the Building Department with a final survey depicting the location of the fencing; 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 Spinelli application. On motion duly made by the Chair, seconded by Mr. Brady, 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 to construct a new curb cut and driveway, subject to the following conditions: (a) the improvements shall conform to the plans submitted with the application, (b) the applicant shall install drainage facilities, in a location and size as determined by the Building Department, to accommodate the new driveway area and curb cut and prevent any stormwater from running off the driveway, which shall include stormwater falling upon the driveway or any stormwater diverted, directed or otherwise making its way onto the driveway, and if the driveway is improved with gravel, the driveway shall include features to prevent gravel from passing into the adjoining roadway and the grass areas adjoining the driveway, as determined by the Building Department, (c) the applicant shall not install or maintain trees, plantings or other improvements or obstructions that are not

specifically depicted on the plans submitted with the application, in a location adjoining the driveway, or in the pedestrian and vehicular line of sight of vehicles utilizing the driveway, (d) vehicles shall not be parked in the driveway at any time; and (e) applicant shall obtain a building permit and/or certificate for the proposed work from the Building Department within six (6) months of the filing of this determination with the Village Clerk.

The Board discussed the Prestandrea application. On motion duly made by the Chair, seconded by Mr. Driscoll, 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 site plan application, subject to the following conditions: (a) the improvements shall conform to the plans submitted with the application, (b) the applicants shall install erosion control measures during construction to prevent stormwater runoff from exiting the premises during construction, as approved by the Building Department as a condition of a building permit, and (c) applicant shall obtain a building permit and/or certificate for the proposed work from the Building Department within six (6) months of the filing of this determination with the Village Clerk.

The Board discussed the Bernholz 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 site plan application and wall permit, subject to the following conditions: (a) the improvements shall conform to the plans submitted with the application, (b) and

(b) the applicant shall install drainage facilities, in a location and size as determined by the Building Department, to accommodate the new driveway area and curb cut and prevent any stormwater from running off the driveway, which shall include stormwater falling upon the driveway or any stormwater diverted, directed or otherwise making its way onto the driveway, and if the driveway is improved with gravel, the driveway shall include features to prevent gravel from passing into the adjoining roadway and the grass areas adjoining the driveway, as determined by the Building Department, and (c) applicant shall obtain a building permit and/or certificate for the proposed work from the Building Department within six (6) months of the filing of this determination with the Village Clerk.

The Board discussed the Centeno application. On motion duly made by the Chair, seconded by Mr. Camiolo, 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 site plan application, subject to the following conditions: (a) the improvements shall conform to the plans submitted with the application, (b) the applicants shall install sanitary facilities, as approved by the Building Department as a condition of a building permit, and (c) applicants shall obtain a building permit and/or certificate for the proposed work from the Building Department within six (6) months of the filing of this determination with the Village Clerk.

The Board discussed the Stephen and Susan Thompson application for a wall permit, at 413 Littleworth Lane, Sea Cliff which had been adjourned without date pending an application to, and determination by, Nassau County pursuant to

General Municipal Law §239-f. The Chair announced that the hearing has been deemed closed.

On motion duly made by the Chair, seconded by Mr. Camiolo, and adopted unanimously, the Board determined that it is the lead agency, the requested relief in the Thompson application is a Type II matter under SEQRA that requires no environmental review, and granted the application for a fence permit, subject to the following conditions: (a) the wall shall be installed in the location, and of a size and material, as indicated in the plans submitted to the Board; (b) the fencing material shall be cinder block covered with stone veneer, as indicated in the materials sheet book for Delgado Stone Classic Inspirational Thinstone Veneer, identified as Greenwich Blue therein, (c) if determined appropriate by the Building Department, the applicants shall provide the Building Department with a final survey depicting the location of the fencing; and (d) 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.

There being no further business, the Chair closed the meeting at 6:43 pm.

  
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BRUCE TREIBER, CHAIR

VILLAGE CLERK

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