

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

January 10, 2024

Present:	Chair:	Cormac Brady
	Members:	Tim Driscoll, Margaret Casey and Dino Marra
	Alternate Member:	Rich Regan
	Board counsel:	Brian S. Stolar, Esq.

The meeting was called to order at 7:00pm.

The Board opened the public hearing on the application of Paola Martinez, 203 Prospect Avenue, Sea Cliff, New York, for site plan approval pursuant to Village Code Chapter 107 to demolish an existing garage and construct a new garage. Premises are designated as Section 21, Block 160, Lot 135 on the Nassau County Land and Tax Map.

The hearing was stenographically transcribed. Max Buschfrers represented the applicant. After hearing testimony from all interested persons, the Board closed the hearing and reserved decision.

The Board opened the continued public hearing on the application of Kyle Haber, 12 Sea Cliff Avenue, Sea Cliff, New York, for a permit pursuant to Chapter 64 to maintain and install 4 foot high PVC fencing. Premises are designated as Section 21, Block 116, Lot 89 on the Nassau County Land and Tax Map.

The hearing was stenographically transcribed. The applicant advised the Board that the fence location was proposed to be relocated to the interior side of the driveway and the gate across the driveway would stop in a location 3.2 feet from the original plan,

which location corresponds with the applicant's property as shown on a survey provided by the abutting neighbor. After hearing testimony from all interested persons, the Board closed the hearing and reserved decision.

The Board opened the continued public hearing on the application of Maximo and Karen Buschfrers, 174 15<sup>th</sup> Avenue, Sea Cliff, New York, for site plan approval pursuant to Village Code Chapter 107 to construct a garage and maintain a curb cut. Premises are designated as Section 21, Block F, Lot 729 on the Nassau County Land and Tax Map.

The Board noted that the applicant had not yet provided additional information was requested by the Board, including a slope stabilization plan, construction staging and scheduling plan, logistics plan and parking alignment plan/turning radius study. After hearing testimony from all interested persons, the Board continued the public hearing to February 14, 2024, at 7:00pm.

The Board discussed the Martinez application. On motion by the Chair, seconded by Mr. Driscoll, and adopted unanimously, the Board determined that it is the lead agency with respect to the proposed construction, the proposed construction is a Type II action under the State Environmental Quality Review Act, and no further review is required, and granted the application for site plan approval pursuant to Village Code Chapter 107, subject to the following conditions: (a) the construction shall comply with the plans submitted with the application, (b) the applicant shall comply with all conditions contained in the New York State Department of Environmental Conservation approval, (c) no trees on the property shall be removed during construction, and (d)

applicant shall obtain a building permit from the Building Department within 6 months, and a certificate of occupancy or completion within 1 year, of the filing of this decision.

The Board discussed the Haber application. On motion by the Chair, seconded by Mr. Regan, and adopted unanimously, the Board determined that it is the lead agency with respect to the proposed construction, the proposed construction is a Type II action under the State Environmental Quality Review Act, and no further review is required, and granted the application for a fence permit, subject to the following conditions: (a) the proposed white PVC fence shall be located on the interior of the driveway, as shown on the marked up survey dated August 2<sup>nd</sup>, 2022, prepared by Empire GEO Drafting, LLC, in the areas marked as "new white PVC picket fence" and the proposed gate located across the driveway and ending in the location depicted on the marked up survey in black dots and terminating at the property line shown on the survey, which area excludes the portion of the lot beyond the property line on the survey, (b) applicant shall provide the Building Department with an as-built survey showing the location of the approved fence and gate, and (c) applicant shall obtain a building permit from the Building Department within 6 months, and a certificate of occupancy or completion within 1 year, of the filing of this decision.

There being no further business, the Board closed the meeting at 7:45p.m.

VILLAGE OF SEA CLIFF, NY

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VILLAGE CLERK

  
CORMAC BRADY, Chair