

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

February 14, 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 Dan Marra and Sasha Coblenz, 8 Ransom Avenue, Sea Cliff, New York, for site plan approval pursuant to Village Code Chapter 107 to construct an in-ground swimming pool and associated improvements. Premises are designated as Section 21, Block 194, Lot 9 on the Nassau County Land and Tax Map.

Dino Marra recused himself from participation in the application and stepped down from the dais.

The hearing was stenographically transcribed. During the hearing, the applicant noted that there were 3 trees proposed to be removed. As those trees were not identified on the plan, the Board requested that the applicant submit a tree removal plan identifying the trees to be removed from the premises. After hearing testimony from all interested persons, the Board closed the hearing and reserved decision.

Dino Marra returned to his seat and participated in the remainder of the meeting, except as noted below.

The Board opened the public hearing on the application of 160 15<sup>th</sup> Avenue LLC, 160 15<sup>th</sup> Avenue, Sea Cliff, New York, for site plan approval pursuant to Village Code Chapter 107, to reconstruct a garage, retaining wall and stairways, and increase the size of a driveway. Premises are designated as Section 21, Block F, Lot 727 on the Nassau County Land and Tax Map.

The hearing was stenographically transcribed. Max Buschfrers appeared on behalf of the applicant. The Board requested a sediment/erosion control plan. The Board continued the hearing to March 13, 2024, at 7:00pm.

The Board opened the public hearing on the application of Kerry and Vincent Piazza, 3 Glenlawn Court, Sea Cliff, New York, for site plan approval pursuant to Village Code Chapter 107, to widen a curb cut and increase the size of a driveway from 260 square feet to 470 square feet. Premises are designated as Section 21, Block 30-1, Lot 102 on the Nassau County Land and Tax Map.

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

With respect to the application of 174 15<sup>th</sup> Avenue, the Board noted that it received supplemental documents from the applicant's representative just prior to the meeting. They continued the hearing to March 13, 2024, at 7:00pm.

The Board discussed the Marra application. Dino Marra did not participate in the discussion. On motion by the Chair, seconded by Mr. Regan, and adopted four votes in favor and Mr. Marra not participating, 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 provide the Board with a tree removal plan showing the 3 trees required to be removed to accommodate the improvements approved herein, (c) except as shown in the tree removal plan, 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 Piazza application. On motion by the Chair, seconded by Mr. Marra, 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) no trees on the property shall be removed during construction, 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 7:25p.m.

VILLAGE OF SEA CLIFF, NY

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VILLAGE CLERK

  
CORMAC BRADY, Chair