

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

April 10, 2024

Present:	Members:	Tim Driscoll, Alan Mitzner and Margaret Casey
	Alternate Member:	Rich Regan
	Board counsel:	Brian S. Stolar, Esq.

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

In the absence of the Chair, Mr. Driscoll served as Acting Chair.

The Board opened the public hearing on the application of John and Elizabeth Rohan, 219 Littleworth Lane, Sea Cliff, New York, for site plan approval pursuant to Village Code Chapter 107, to construct a driveway extension, 2 car garage and mudroom. Premises are designated as Section 21, Block 188, Lot 25 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.

The Board opened the public hearing on the application of Yogendra and Shalini Patel, 139 Main Avenue, Sea Cliff, New York, for approval pursuant to Village Code §64-2, to install 216 linear feet of 5 foot high PVC fencing. Premises are designated as Section 21, Block 97, Lot 112 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.

The Board opened the public hearing on the application of Dimitrios and Lisa Iliadelis, 112 Downing Avenue, Sea Cliff, New York, for site plan approval pursuant to Village Code Chapter 107 to construct a new dwelling and associated site improvements. Premises are designated as Section 21, Block 222-1, Lot 464 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.

The Board called the application of Mittersill Realty, LLC, as owner, and Campground Beer Market, Inc., as tenant, 208 Sea Cliff Avenue, Sea Cliff, New York, for (a) a determination pursuant to Village Code §138-1002(S) of the number of parking spaces required for the increase in occupancy of the tasting room from 48 persons (which required 11 parking spaces) to 90 persons, and (b) site plan approval pursuant to Chapter 107 to modify the parking area.

The applicant was not present. The Board adjourned the public hearing to May 8, 2024, at 7:00pm.

The Board opened the public hearing on the application of 68 Glenlawn LLC, 68 Glenlawn Avenue, Sea Cliff, New York, for site plan approval pursuant to Village Code Chapter 107, to construct proposed parking areas. Premises are designated as Section 21, Block 188, Lot 22 on the Nassau County Land and Tax Map.

Ms. Casey recused herself from participation in the 68 Glenlawn Avenue application and stepped away from the dais.

The hearing was stenographically transcribed. During the hearing, the Board noted that there were certain items that would assist the Board in rendering a determination

on the application including a site plan showing the extent of the easement providing access to other properties, a drainage plan, erosion control plan, tree preservation plan and title documents reflecting the easement terms. The Board requested that the applicant provide this information. The site plan also depicts a 6 foot high fence that would require approval from the Board (upon application) if the applicant continued to seek approval to retain the fencing. The Board continued the public hearing to May 8, 2024, at 7:00pm.

Ms. Casey returned to the dais and participated in the remainder of the meeting.

The Board opened the continued public hearing on the application of 160 15th Avenue LLC, 160 15th 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. The Board closed the hearing, and reserved decision. The Board continued the hearing to March 13, 2024, at 7:00pm.

The hearing was stenographically transcribed. 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 15th 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 hearing was stenographically transcribed. The Board noted that there was additional information required to be submitted from a person qualified to address engineering aspects of the access and any potential impacts to pedestrians on Tilley Place, including pedestrians using the Tilley steps. The Board continued the public hearing to May 8, 2024, at 7:00pm.

The Board discussed the Rohan application. On motion by the Acting Chair, seconded by Mr. Mitzner, 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) except as shown in the site plan, no trees on the property shall be removed during construction, and (c) applicants 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 Patel application. On motion by the Acting Chair, seconded by Mr. Mitzner, 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 pursuant to Village Code Chapter 64, subject to the following conditions: (a) the installation of the fencing shall comply with the plans submitted with the application and shall be in the style submitted with the application, (b) if required by the Building Department, the applicants shall provide a survey confirming that the fencing is on the applicants' property, 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.

The Board discussed the Iliadelis application. On motion by the Acting Chair, seconded by Mr. Regan, and unanimously adopted, 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) except as shown in the site plan, no trees on the property shall be removed during construction, (c) the construction shall comply with the erosion control plan, except as otherwise directed or permitted by the Building Department, and (d) applicants 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 160 15th Avenue application. On motion by the Acting Chair, seconded by Ms. Casey, 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

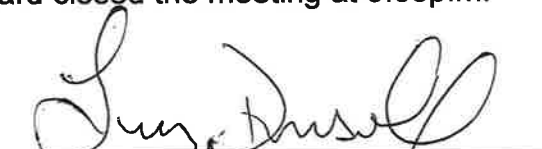
review is required, and granted the application for site plan approval pursuant to Village Code Chapter 107, subject to the following conditions: (a) the construction shall comply with the plans submitted with the application, (b) except as shown in the site plan, no trees on the property shall be removed during construction, and (c) applicants 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 9:05p.m.

VILLAGE OF SEA CLIFF, NY

APR 18 2024

VILLAGE CLERK


TIM DRISCOLL, Acting Chair