

**MINUTES
ZONING BOARD OF APPEALS
VILLAGE OF SEA CLIFF
VILLAGE HALL
300 SEA CLIFF AVENUE
SEA CLIFF, NEW YORK 11579**

September 26, 2023

Present: Chair	Tim O'Donnell
Members	Frank D'Errico, Jim Mozer and Beth Rechner
Village Attorney	Brian S. Stolar, Esq.

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

The Board opened the public hearing on the application of Nicole Lapinel and Ramzi Vareldzis, 74 Glenlawn Avenue, Sea Cliff, New York, to construct first and second story additions and a new deck, which construction requires variances of the following Village Code sections: (a) 138-512, to permit the second floor to be set back 19.7 feet from the rear property line, where a minimum of 30 feet is required, and (b) 138-516, to permit the deck to be located 0.8 feet from the side property line, where a minimum of 15 feet is required. Premises are designated as Section 21, Block 188, Lot 6 on the Nassau County Land and Tax Map.

The minutes of the hearing were stenographically transcribed. After hearing testimony from all interested persons, the Board closed the public hearing and reserved decision.

The Board opened the public hearing on the application of Kristina Constantino, 53 9th Avenue, Sea Cliff, New York, to construct an open porch roof attached to an existing garage, which construction requires variances of the following Village Code sections: (a) 138-414.1, to permit a floor area will be 3,748 square feet, where a maximum floor area of 3,240 square feet is permitted, and (b)

138-416, to permit an accessory structure in a front yard and in excess of 500 square feet, where no accessory structure is permitted in a front yard or permitted to be in excess of 500 square feet. The premises are designated as Section 21, Block 130, Lot 478 on the Nassau County Land and Tax Map.

The minutes of the hearing were stenographically transcribed. After hearing testimony from all interested persons, the Board closed the public hearing and reserved decision.

The Board opened the public hearing on the application of Maximo and Karen Buschfrers, 174 15th Avenue, Sea Cliff, New York, to construct a detached garage, which construction requires variances of the following Village Code sections: (a) 138-416(A) to permit the garage in a front yard, where no accessory structure is permitted, and (b) 138-416(E) to permit a height of 20 feet, where a maximum height of 15 feet is permitted. Premises are designated as Section 21, Block F, Lot 729 on the Nassau County Land and Tax Map.

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

The Board opened the public hearing on the application of 14 Bay Avenue LLC, 14 Bay Avenue, Sea Cliff, New York, to construct a new house, which requires a variance of Village Code §138-413 to permit a height of 41 feet, where a maximum height of 30 feet is permitted. Premises are designated as Section 21, Block F, Lot 89 on the Nassau County Land and Tax Map.

The minutes of the hearing were stenographically transcribed. After hearing testimony from all interested persons, the Board closed the public hearing and reserved decision.

The Board opened the continued public hearing on the application of Pezzi Pizza, Inc., 500 Glen Cove Avenue, Sea Cliff, New York, to construct additions, which additions require variances of the following Village Code sections: (a) 138-913, to permit the staircase enclosure to be 15.1 feet from the rear property line, where a minimum of 20 feet is required; (b) 138-917, to permit a 3 foot buffer area, where a 20 foot buffer area is required; (c) 138-1002, to provide for no additional parking, where 5 additional parking spaces are required; and (d) 138-1102, to permit a building to be altered in a manner that will result in an increase in existing non-conformities. Premises are designated as Section 21, Block 41, Lot 71 on the Nassau County Land and Tax Map.

The minutes of the hearing were stenographically transcribed. The Board noted that there remained certain open items. On motion by Mr. D'Errico, seconded by Ms. Rechner, and adopted unanimously, the Board continued the public hearing to October 24, 2023 at 7:00pm.

The Board discussed the Lapinel/Vareldzis application. After such discussion, on motion duly made by Mr. D'Errico, seconded by Mr. Mozer, and adopted unanimously, the Board determined that it is the lead agency with respect to environmental review, the action is a Type II matter under SEQRA that requires no further environmental review, and approved the Lapinel/Vareldzis request for relief, in accordance with the short form decision annexed hereto.

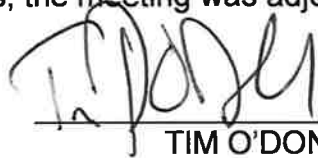
The Board discussed the Constantino application. After such discussion, on motion duly made by Mr. D'Errico, seconded by Ms. Rechner, and adopted unanimously, the Board determined that it is the lead agency with respect to environmental review, the action is a Type II matter under SEQRA that requires no

further environmental review, and approved the Constantino request for relief, in accordance with the short form decision annexed hereto.

The Board discussed the Buschfrers application. The Board made no decision and will continue discussions at the next meeting.

The Board discussed the 14 Bay Avenue application. After such discussion, on motion duly made by Mr. Mozer, seconded by Mr. D'Errico, and adopted unanimously, the Board determined that it is the lead agency with respect to environmental review, the action is a Type II matter under SEQRA that requires no further environmental review, and approved the 14 Bay Avenue request for relief, in accordance with the short form decision annexed hereto.

There being no further business, the meeting was adjourned at 9:09 pm.


TIM O'DONNELL

Filed in the Office of the Village Clerk
On October 5, 2023


Sarah Beaudin, Village Clerk

VILLAGE OF SEA CLIFF, NY

OCT 05 2023

VILLAGE CLERK

LAPINEL/VARELDZIS SHORT FORM DECISION
(as authorized by Village Code §1302.1)

At a meeting of the Board of Appeals of the Village of Sea Cliff, New York, on September 26, 2023, on motion duly made by Mr. D'Errico, seconded by Mr. Mozer, and adopted unanimously, the Board, having duly considered the matters brought forth at the public hearing and other matters properly within the consideration of this Board and discussed the subject application, rendered the following short-form determination:

1. Nicole Lapinel and Ramzi Vareldzis, 74 Glenlawn Avenue, Sea Cliff, New York, applied to construct first and second story additions and a new deck, which construction requires variances of the following Village Code sections: (a) 138-512, to permit the second floor to be set back 19.7 feet from the rear property line, where a minimum of 30 feet is required, and (b) 138-516, to permit the deck to be located 0.8 feet from the side property line, where a minimum of 15 feet is required. Premises are designated as Section 21, Block 188, Lot 6 on the Nassau County Land and Tax Map.
2. The applicants are the record owners of the subject premises.
3. The requested relief is classified as a Type II action under SEQRA, which requires no environmental review.
4. The Board provided notice of the application to the Nassau County Planning Commission in accordance with the requirements of the agreement between the Village and the Planning Commission.
5. The relief requested in the application is granted provided that (a) the construction shall conform to the plans submitted with the application, (b) applicants shall comply with all requirements of the Village Code and the Building Department, and (c) all work is performed, and all approvals obtained, within the timeframe provided in Village Code §138-1304.

CONSTANTINO SHORT FORM DECISION
(as authorized by Village Code §1302.1)

At a meeting of the Board of Appeals of the Village of Sea Cliff, New York, on September 26, 2023, on motion duly made by Mr. D'Errico, seconded by Ms. Rechner, and adopted unanimously, the Board, having duly considered the matters brought forth at the public hearing and other matters properly within the consideration of this Board and discussed the subject application, rendered the following short-form determination:

1. Kristina Constantino, 53 9th Avenue, Sea Cliff, New York, applied to construct an open porch roof attached to an existing garage, which construction requires variances of the following Village Code sections: (a) 138-414.1, to permit a floor area will be 3,748 square feet, where a maximum floor area of 3,240 square feet is permitted, and (b) 138-416, to permit an accessory structure in a front yard and in excess of 500 square feet, where no accessory structure is permitted in a front yard or permitted to be in excess of 500 square feet. The premises are designated as Section 21, Block 130, Lot 478 on the Nassau County Land and Tax Map.
2. The applicant is the record owner of the subject premises.
3. The requested relief is classified as an Unlisted action under SEQRA and the Board has rendered an environmental determination.
4. The Board provided notice of the application to the Nassau County Planning Commission in accordance with the requirements of the agreement between the Village and the Planning Commission.
5. The relief requested in the application is application is granted provided that (a) the construction shall conform to the plans submitted with the application, (b) there be no subsequent enclosure of the space under which the proposed roof structure, (c) applicants shall comply with all requirements of the Village Code and the Building Department, and (d) all work is performed, and all approvals obtained, within the timeframe provided in Village Code §138-1304.

14 BAY AVENUE SHORT FORM DECISION
(as authorized by Village Code §1302.1)

At a meeting of the Board of Appeals of the Village of Sea Cliff, New York, on September 26, 2023, on motion duly made by Mr. Mozer, seconded by Mr. D'Errico, and adopted unanimously, the Board, having duly considered the matters brought forth at the public hearing and other matters properly within the consideration of this Board and discussed the subject application, rendered the following short-form determination:

1. 14 Bay Avenue LLC, 14 Bay Avenue, Sea Cliff, New York, applied to construct a new house, which requires a variance of Village Code §138-413 to permit a height of 41 feet, where a maximum height of 30 feet is permitted. Premises are designated as Section 21, Block F, Lot 89 on the Nassau County Land and Tax Map.
2. The applicant is the record owner of the subject premises.
3. The requested relief is classified as a Type II action under SEQRA, which requires no environmental review.
4. The Board provided notice of the application to the Nassau County Planning Commission in accordance with the requirements of the agreement between the Village and the Planning Commission.
5. The relief requested in the application is granted provided that (a) the construction shall conform to the plans submitted with the application, (b) applicants shall comply with all requirements of the Village Code and the Building Department, and (c) all work is performed, and all approvals obtained, within the timeframe provided in Village Code §138-1304.