

**MINUTES OF THE MEETING HELD BY
THE BOARD OF ZONING APPEALS
HELD VIA ZOOM VIDEO CONFERENCING
(Due to COVID-19 Public Assembly Restrictions)
STENOGRAPHICALLY RECORDED**

DATE: October 27, 2020 TIME: 6:00 PM

PRESENT:

Russell Mohr, Chairman
Cindy Kaufman, Member
Louis Lebedin, Member
Vincent Parziale, Member

ALSO PRESENT:

Howard D. Avrutine, Village Attorney

See list at end of minutes

EXCUSED:

Jeffrey Blumin, Member

PROCEEDINGS

The Chairman called the meeting to order at 6:04 PM.

Notice of tonight's meeting was posted and provided to the Oyster Bay Guardian by the Deputy Village Clerk as well as posted on the Village website.

On motion by Member Lebedin, seconded by Member Parziale and unanimously carried, with Member Blumin not present, the Board approved the minutes of the meeting held on May 20, 2020.

1st ITEM: ZV-4-2020:

The public hearing then commenced on the application of David Cowen to maintain a garden wall at 40 Laurel Court where:

- The proposed accessory structure is not set back at least 100 feet from every lot line abutting street as required by Section 145-5(B)(2) of the Laurel Hollow Village Code—the existing garden wall setback is 0.8 feet; and,
- The proposed accessory structure is located at a distance closer to the front lot line than the principal building which is in violation of Section 145-5(B)(2) of the Laurel Hollow Village Code—the existing garden wall setback is 0.8 feet; the existing principal building setback is 63.4 feet.

This property is designated as Section 14, Block 27, Lot 32 on the Land and Tax Map of Nassau County.

The exhibits were made part of the record and discussion ensued.

After discussion by the Board, including testimony by the applicant, it was moved by Member Parziale, seconded by Member Lebedin and unanimously carried, with Member Blumin not present, that the hearing be closed to further evidence and testimony.

The Board then determined that the application be deemed Type II under SEQRA.

Member Parziale then made a motion to approve the application as submitted, seconded by Member Kaufman.

Upon a poll of the Board, the Members voted as follows:

Chairman Mohr	Nay
Member Kaufman	Aye
Member Lebedin	Nay
Member Parziale	Aye
Member Blumin	Not Present

Since the vote on the motion to approve the application was two votes in favor and two votes against, the motion failed. As such, the application was denied.

2nd ITEM: ZV3-2020:

The public hearing then commenced on the application of John C. Akbulut to construct a one and two-story addition to the principal building located at 428-D Harbor Road where:

- The proposed addition to the principal building is not set back at least 60 feet from every lot line as required by Section 145-5(B)(1) of the Laurel Hollow Village Code. The proposed setback for the second-story addition is 40 feet and the existing setback for the principal building is 33.2 feet.

This property is designated as Section 14, Block A, Lot 1006 on the Land and Tax Map of Nassau County.

The exhibits were made part of the record and discussion ensued. After discussion by the Board, including testimony by the applicant's representative and by the applicant, it was moved by Member Lebedin, seconded by Member Kaufman and unanimously carried, with Member Blumin not present, that the hearing be closed to further evidence and testimony.

The Board then determined that the application be deemed Type II under SEQRA.

On motion by Member Kaufman, seconded by Member Lebedin, and unanimously carried, with Member Blumin not present, the Board voted to approve the application as submitted.

3rd ITEM: ZV5-2020:

The public hearing then commenced on the application of Justin Zatlin of the Laurel Group on behalf of Jesse and Emily Corben to remove a deck and install a new terrace at 16 Timber Ridge Drive where:

- The total surface coverage will exceed 20% of the lot area in violation of Section 145-5(A)(1)(d) of the Laurel Hollow Village Code—27.1% is proposed; 27.2% exists.

The property under application is designated as Section 26, Block 2, Lot 4 on the Land and Tax Map of Nassau County.

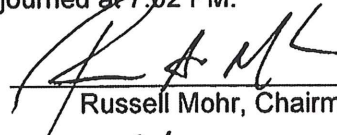
The exhibits were made part of the record and discussion ensued. After discussion by the Board, including testimony by the representative of the applicants and by the applicants, it was moved by Member Parziale, seconded by Member Lebedin and unanimously carried, with Member Blumin not present, that the hearing be closed to further evidence and testimony.

The Board then determined that the application be deemed Type II under SEQRA.

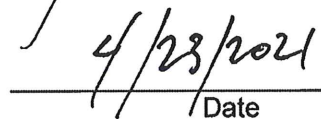
On motion by Member Parziale, seconded by Member Kaufman and unanimously carried, with Member Blumin not present, the Board voted to approve the application as submitted.

The Board then attended to administrative matters.

There being no further business, the meeting was adjourned at 7:02 PM.



Russell Mohr, Chairman



Date

David Cowen
Kevin O'Brien, Esq. (on behalf of
Akbulut)
John C. Akbulut
Sal Akbulut
Mark McAteer, Laurel Group (on behalf
of Corben)
Jesse and Emily Corben

40 Laurel Court, Laurel Hollow, NY
462 Sagamore Avenue, East Williston, NY

2895 Shore Drive, Merrick, NY
428-D Harbor Road, Laurel Hollow, NY
31 Prospect Street, Huntington, NY

16 Timber Ridge Drive, Laurel Hollow, NY

INC VLG OF LAUREL HOLLOW
Filed in the Office of the
Village Clerk on the 26
day of APRIL, 2021
Signed: Nancy Popper
Print: Nancy Popper