

**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: May 20, 2020 TIME: 7:30 PM**

**PRESENT:**

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

**ALSO PRESENT:**

Howard D. Avrutine, Village Attorney  
James Antonelli, Village Engineer  
Elizabeth Kaye, Clerk/Treasurer

See list at end of minutes

**PROCEEDINGS**

The Chairman called the meeting to order at 7:34 PM.

Notice of tonight's meeting was posted and provided to the North Shore Leader by the Deputy Village Clerk as well as posted on the Village website.

On motion by Member Parziale, seconded by Member Lebedin and unanimously carried, the Board approved the minutes of the meeting held on December 12, 2019.

**1<sup>st</sup> ITEM: ZV-1-2020:**

The public hearing then commenced on the application of Sarah S. Ingraham on behalf of herself and Ridgeland's Realty, LLC to maintain structures at 1270 Ridge Road in order to allow a land exchange between the premises known as 54 Moore's Hill Road and 1270 Ridge Road where:

- No building shall be erected on a lot with less than 150 feet of street frontage as per Section 145-5(A)(2) of the Laurel Hollow Village Code. A street frontage of 43.25 feet is proposed for tax lot number 30. 0 feet of frontage currently exists with respect to this lot.

This property is designated as Section 26, Block D, Lots 3, 30 and 31 on the Land and Tax map of Nassau County.

The exhibits were made part of the record and discussion ensued. Upon request by the applicants' representative, the Board unanimously voted to amend the application to also include a request for a side yard variance allowing a shed to be maintained 19.4 feet from the newly created property line where 40 feet is required.

After discussion by the Board, including testimony by applicants' representative and by the applicant Sally Ingraham, it was moved by Member Blumin, seconded by Member Kaufman, and unanimously carried, 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 Lebedin, seconded by Member Parziale and unanimously carried, the Board voted to approve the application as submitted.

**2<sup>nd</sup> ITEM: ZV2-2020:**

The public hearing then commenced on the application of Harvest Power LLC on behalf of Daniel Luden to install two (2) ground-mounted solar panels at 1707 Route 25A where:

- The proposed accessory structures are not set back at least 100 feet from every lot line abutting a street as required by Section 145-5(B)(2) of the Laurel Hollow Village Code. The proposed setbacks for the solar panels are 20 feet and 21.6 feet respectively.
- The proposed accessory structures are not set back at least 40 feet from every lot line not abutting a street required by Section 145-5(B)(2) of the Laurel Hollow Village Code. The proposed side yard setbacks for the solar panels are 26.6 feet and 31.9 feet respectively.
- The proposed accessory structures are 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 solar panels are setback 57.7 feet and 59.4 feet, respectively. The existing principal building is setback approximately 310 feet.

The property under application is designated as Section 25, Block 64, Lot 36 on the Land and Tax map of Nassau County.

Member Lebedin recused himself from consideration of this matter. The exhibits were made part of the record and discussion ensued. After discussion by the Board, including testimony by representatives of the applicant and the applicant, it was moved by Member Parziale, seconded by Member Blumin and unanimously carried, with Member Lebedin recused, 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 Chairman Mohr, seconded by Member Kaufman, the Board voted to deny the application with Chairman Mohr, Member Kaufman, and Member Parziale all voting in favor and Member Blumin voting against. Member Lebedin did not participate. As a result, the motion to deny the application was passed by a vote of 3 members in favor and 1 member against.

**3<sup>rd</sup> ITEM: ZS10-2019 and F4-2019:**

The public hearing then commenced on the application of Hui Zhang to maintain a walkway and rebuild an existing retaining wall at 428A Harbor Road where the installation of the walkway and wall involves the excavation of approximately 178 cubic yards of existing soil and the disturbance of severely steep slopes as defined in Section 145-12 of the Village Code and as shown of the Site Improvement Plan prepared by CX Consulting dated 1/28/2020 and last revised 3/20/2020.

This property is designated as Section 14, Block 13, Lot 39 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 representatives, it was moved by Member Lebedin, seconded by Member Parziale and unanimously carried, that the hearing be closed to further evidence and testimony.

It was moved by Member Blumin, Seconded by Member Parziale and unanimously carried, that the Board declare itself lead agency under SEQRA.

It was moved by Member Kaufman, seconded by Member Lebedin and unanimously carried, that the action be deemed unlisted under SEQRA.

It was moved by Member Blumin, seconded by Member Lebedin and unanimously carried, that the Board enact a negative declaration under SEQRA.

It was moved by Member Blumin, seconded by Member Parziale and unanimously carried, that the application be approved as submitted. A copy of the approval resolution will be attached to these minutes.

**4<sup>th</sup> ITEM: ZV9-2019:**

The public hearing then continued on the appeal and application of Alex Girolamo to construct a pool cabana at 22 Overlook Drive where the proposed accessory building will exceed 25% of the area of the principal building in violation of Section 145-5(A)(1)(c) of the Laurel Hollow Village Code. 33% is proposed. The property is designated as Section 14, Block 13, Lot 14 on the Land and Tax Map of Nassau County.

Since the last public hearing held on December 19, 2019, the applicant submitted revised plans reducing the size of the proposed accessory structure and providing increased landscaped buffers.

The exhibits were made part of the record and discussion ensued. After discussion by the Board, including testimony from the representative of the applicant, it was moved by Member Kaufman, seconded by Member Lebedin and unanimously carried, that the hearing be closed to further evidence and testimony.

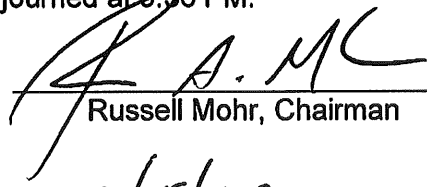
The Board then determined that the application be deemed Type II under SEQRA.

On motion by Member Parziale, seconded by Member Lebedin and unanimously carried, the Board approved the application as submitted with the following conditions:

1. There will be no oven and/or stove in the kitchen depicted on the plans;
2. There will be no fireplace in the cabana structure;
3. There will be no heating in the cabana structure;
4. There will be no air conditioning in the cabana structure; and,
5. The cabana structure will at no time be utilized as living space.

The Board then attended to administrative matters.

There being no further business, the meeting was adjourned at 9:36 PM.

  
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Russell Mohr, Chairman  
  
12/15/2020  
\_\_\_\_\_  
Date

Tim Ivins and Carlo Lanza (Harvest  
Power) on behalf of Daniel Luden  
Michael Rant, Northcoast Civil (on behalf  
of Ingraham)  
Sally Ingraham  
Sealy Hopkinson (on behalf of Ingraham)  
James Murphy (on behalf of Ingraham)  
Xiu Chen/CX Consulting (on behalf of  
Hui Zhang)  
Hui Zhang  
Daniel Luden  
Al Sutton (am sutton architect on  
behalf of Girolomo)

2941 Sunrise Highway, Islip Terrace, NY

23 Spring Street, Oyster Bay, NY

1270 Ridge Road, Laurel Hollow, NY

1654 Moore's Hill Road, Laurel Hollow, NY

30 Twin Ponds Lane, Syosset, NY

9 Orleans Court, Commack, NY

428A Harbor Road, Laurel Hollow, NY

1707 Route 25A, Laurel Hollow, NY

278 No. Country Road, Miller Place, NY