

**MINUTES OF THE MEETING HELD BY  
THE BOARD OF ZONING APPEALS  
AT VILLAGE HALL**

**DATE: January 10, 2023    TIME: 6:00 PM**

**PRESENT:**

Russell Mohr, Chairman  
Louis Lebedin, Member  
Vincent Parziale, Member  
Julia Zoiner

**ALSO PRESENT:**

Howard D. Avrutine, Village Attorney (By Zoom)

**EXCUSED:**

Jeffrey Blumin, Member

See list at end of minutes

**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 Herald 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, with Member Zoiner abstaining and Member Blumin excused, the Board approved the minutes of the meeting held on September 27, 2022.

**1<sup>st</sup> ITEM: ZV15-2021:**

The Board then considered its decision on the application of Laurel Group on behalf of Chi Mak to install a tennis court at 4 Waylor Lane where the proposed surface lot coverage will exceed 20% of the lot area, which does not comply with Section 145-5(A)(1)(d) of the Village Code. The proposed surface coverage, after submission of revised plans, is 24.8%.

This property is designated as Section 25 Block 48 Lot 10 on the Land and Tax Map of Nassau County.

On motion by Member Lebedin, seconded by Member Parziale and unanimously carried, with Member Zoiner abstaining and Member Blumin excused, the Board approved the application as depicted in the revised plans dated October 7, 2022 including the Landscape Plan submitted. In addition, the Board conditioned the approval on the requirement that there be no illumination of the tennis court and that no construction be performed on Saturdays under the building permit authorized pursuant to the variance.

**2<sup>nd</sup> ITEM: ZV8-2022:**

The public hearing on the application of The Laurel Group on behalf of Jordan Kenna and Lee Smith to construct a swimming pool and terrace at 1594 Laurel Hollow Road, Laurel Hollow, NY where:

- The total surface lot coverage shall not exceed 20% (17,595.6 sf) of the lot area according to Section 145-5(A)(1)(d) of The Laurel Hollow Village Code. Surface lot coverage is proposed at 22.84 % (20,097 sf).
- Section 145-5(A)(2) of the Laurel Hollow Village Code states that no building or structure shall hereafter be erected, altered or enlarged in the Residence District except on a lot which, for each principal building, together with its accessory buildings and structures, has a lot frontage on a street of at least 150', except that where said frontage coincides with the circumference of a cul-de-sac at the extremity of a dead-end street, such front lot line frontage shall be at least 50 feet. The structure is proposed on a lot with no street frontage or cul-de-sac frontage.
- Section 145-5(A)(1)(b) of the Laurel Hollow Village Code states that the combined area of all other accessory buildings and structures, excluding the principal building, shall not exceed 10% (8,797.8 sf) of the lot area. The combined area of all accessory structures proposed represents 12.19% (10,727 sf) of the lot area.
- A copy of the Minutes of Meeting of the Board of Appeals dated April 2, 1962 states as follows (in part): "After due deliberation, those members of the Board present unanimously decided to approve the application as presented under date of March 5, 1962, under the following conditions:"
  - a) "That... except for the requirement of foot frontage on a public road, each of the proposed dwellings shall comply in all respects with the Building Zone Ordinances of Village..."

The applicants must seek and obtain from the Board of Zoning Appeals relief from the condition set forth above in that they seek relief for variances other than lack of "foot frontage on a public road".

This property is designated as Section 26 Block 2 Lot 26 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 Scott Sheehan of The Laurel Group, and testimony by the applicants, the Board closed the hearing to further evidence and testimony.

The Board then designated the matter as Type II under the New York State Environmental Quality Review Act.

On motion by Member Parziale, seconded by Member Zoiner and unanimously carried with Member Blumin excused, the Board approved the application as submitted on the condition that there be strict compliance with all plans submitted including but not limited to the Landscape Plan presented at the Board of Zoning Appeals hearing.

The Board then attended to administrative matters.

There being no further business, the meeting was adjourned at 7:07 PM.

*Russell A Mohr*

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Russell Mohr, Chairman

1/10/2023

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Date

Scott Sheehan, Laurel Group (on behalf  
of Jordan Kenna and Lee Smith)

Jordan Kenna  
Lee Smith

31 Prospect Street, Huntington, NY

1594 Laurel Hollow Road, Laurel Hollow, NY  
1594 Laurel Hollow Road, Laurel Hollow NY