

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

**DATE: June 6, 2023 TIME: 6:00 PM**

**PRESENT:**

Jeffrey Blumin, Acting Chair  
Louis Lebedin, Member  
Vincent Parziale, Member  
Julia Zoiner, Member

**ALSO PRESENT:**

Howard D. Avrutine, Village Attorney (By Zoom)

**EXCUSED:**

Russel Mohr, Chairman

See list at end of minutes

**PROCEEDINGS**

The Acting Chair called the meeting to order at 6:05 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 Acting Chairman Blumin abstaining and Chairman Mohr not present, the Board approved the minutes of the meeting held on April 18, 2023.

**1<sup>st</sup> ITEM: ZV5-2023:**

The continued hearing then commenced on the application of Chris Gray on behalf of Sarfraz Hajee to construct a four-car garage at 1480 Laurel Hollow Road where the proposed structure does not comply with the following section of the Laurel Hollow Zoning Code:

- Section 145-5(B)(2) states that an accessory building or structure having a building area of more than 500 square feet up to 1,000 square feet shall be set back at least 50 feet from every lot line not abutting a street. The 853 square foot garage is proposed to be set back 5 feet from the side property line and 5 feet from the rear yard property line.

This property is designated as Section 26 Block A Lot 1285A 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 Chris Gray on behalf of the applicant and Matt Stern on behalf of the abutting residents at 1495 Laurel Hollow Road, the hearing was again continued to afford the applicant an opportunity to meet with the impacted neighbors in connection with the revised plan filed with the Board. The applicant will be required to resend Notices when a date for the continued hearing is established.

**2<sup>nd</sup> ITEM: ZV8-2023:**

The continued public hearing then commenced on the application of the Memorial Cemetery of St. John's Church to construct a garage at 1704 Route 25A where the proposed structure does not comply with the following sections of the Laurel Hollow Village Zoning Code as described below:

- According to Section 145-5(A)(1) 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 at least two acres of land. The lot on which the applicant wishes to erect the accessory building is .7 acres in area.
- According to Section 145-5(E)(2) permitted uses on this property include accessory buildings and structures for private and noncommercial purposes, subordinate and incidental to the single-family dwelling. The applicant proposes to construct an accessory building for commercial purposes.
- According to Section 145-5(E)(2) permitted uses on this property include accessory buildings and structures for private and noncommercial purposes, subordinate and incidental to the single-family dwelling. The applicant proposes to construct an accessory building on a lot with no single-family dwelling on it.
- An accessory building or structure must be set back 100 feet from every lot line abutting a street according to Section 145-5(B)(2). The accessory building proposed is set back 66.7 feet from the lot line abutting Route 25A.
- An accessory building or structure having a building area of more than 500 square feet up to 1,000 square feet shall be set back at least 50 feet from every lot line not abutting a street according to Section 145-5 (B)(2). The 1,350 square foot garage is proposed with a 7.42 foot set back from the rear yard property line.
- No accessory building or structure shall have a heating system according to Section 145-5 (A) (1) (c). The structure is proposed with a portion of the building containing a heating system.
- No accessory building or structure shall have a building area greater than 1,000 square feet according to Section 145-5(A)(1) (c) of the Laurel Hollow Village Code. The accessory structure is proposed with a building area of 1,350 square feet.

This property is designated as Section 25 Block 64 Lot 37 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 Kahn on behalf of the applicant and the submission of correspondence from resident Leslie Reduto supporting the application as modified, the Board closed the hearing to further evidence and testimony.

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

On motion by Member Parziale, seconded by Member Lebedin and unanimously carried, with Chairman Mohr not present, the Board approved the application as submitted on the condition that adequate evergreen screening be installed on the property of Leslie Reduto and that the building be used only for storage and food consumption by employees of the applicant.

**3<sup>rd</sup> ITEM: ZV10-2023:**

The public hearing then commenced on the application of Mark Anthony Munisteri on behalf of Mark LoBianco to construct a garage and maintain a shed at 5 Glen Lane where the proposed structures do not comply with the following sections of the Laurel Hollow Zoning Code:

- Section 145-5(B)(2) states that an accessory building or structure having a building area of more than 500 square feet up to 1,000 square feet shall be set back at least 50 feet from every lot line not abutting a street. The 576 square foot garage is proposed to be set back 20.0 feet from the side property line.
- Section 145-5(B)(2) states that an accessory building or structure having a building area of less than 500 square feet shall be set back at least 40 feet from every lot line not abutting a street. The 240 square foot shed proposed to be maintained is setback 16.8 feet from the side property line.

This property is designated as Section 14 Block 13 Lot 31 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 Mark Anthony Munisteri, 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 Lebedin and unanimously carried, with Chairman Mohr not present, the Board approved the application as submitted conditioned upon the applicant installing evergreen screening in connection with both the shed and the garage to the satisfaction of the Board of Zoning Appeals.

**4<sup>th</sup> ITEM: ZV11-2023:**

The public hearing then commenced on the application of Louis Baldino on behalf of Zachary Salzman to construct renovations and additions at 1301 Ridge Road where the proposed structure does not comply with the following sections of the Laurel Hollow Zoning Code:

- Section 145-5(D)(4) states that the maximum permitted floor area ratio shall be 0.09 (8,808 square feet). The floor area ratio proposed is 0.102 (9,149 square feet).
- Section 145-5(A)(2) states that no building or structure shall hereinafter 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'. The structure is proposed on a lot with no street frontage or cul-de-sac frontage.

This property is designated as Section 26 Block C Lot 2103 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 Louis Baldino on behalf of the applicant, 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 Lebedin, seconded by Acting Chair Blumin and unanimously carried, with Chairman Mohr not present, the Board approved the application as submitted on the condition that there be no enclosure of the patio area.

**5<sup>th</sup> ITEM: ZV12-2023:**

The public hearing then commenced on the application of the Bryan Faron to construct a swimming pool, patio and pool house at 1243 Moore's Hill Road where the proposed structures do not comply with the following sections of the Laurel Hollow Village Zoning Code:

- Section 145-5(A)(2) states that no building or structure shall hereinafter 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'. The structure is proposed on a lot with no street frontage or cul-de-sac frontage.
- The total surface lot coverage shall not exceed 20% (19,790 square feet) of the lot area according to Section 145-5(A)(1)(d). Surface lot coverage is proposed at 22.56% (22,326 square feet).

This property is designated as Section 26 Block E Lot 96 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 Rich Lambertt on behalf of the applicant, 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 Lebedin and unanimously carried, with Chairman Mohr not present, the Board approved the application as submitted.

The Board then attended to administrative matters.

There being no further business, the meeting was adjourned at 7:50 PM.



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Jeffrey Blumin, Acting Chair

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Date

Louis Baldino (on behalf of Zachary Salzman)	97 Pine Hollow Road, Oyster Bay, NY
Frank Fiorillo	11 Jeanette Drive, Massapequa, NY 11758
Rich Lambertt(on behalf of Bryan Faron)	286 Rt. 109, Farmingdale, NY 11735
John Papa	1704 Rt. 25A, Syosset, NY 11791
Bryan Faron	1243 Moore's Hill Road, Laurel Hollow, NY 11791
Zachary Salzman	1301 Ridge Road, Laurel Hollow, NY 11791
The Rev. Gideon Pollach	290 Harbor Road, Cold Spring Harbor, NY 11724
C. Williams-Hawkes	48 Springwood Path, Laurel Hollow, NY
S. Lodati and Matt Stern	1495 Laurel Hollow Road, Laurel Hollow, NY 11791
Mark Anthony Munisteri (on behalf of Mark LoBianco)	1563 Bellmore Avenue, Bellmore, NY
Scott Kahn (on behalf of St. John's Church)	68 W. Main Street, Oyster Bay, NY
Chris Gray (on behalf of Sarfraz Hajee)	2401 Capri Pl., N. Bellmore, NY
Mark LoBianco	5 Glen Lane, Laurel Hollow, NY 11791