

**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: March 30, 2021 TIME: 6:00 PM**

**PRESENT:**

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

**ALSO PRESENT:**

Howard D. Avrutine, Village Attorney

See list at end of minutes

**PROCEEDINGS**

The Chairman called the meeting to order at 6:03 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 Kaufman, seconded by Member Parziale and unanimously carried, the Board approved the minutes of the meeting held on October 27, 2020.

**1<sup>st</sup> ITEM: ZV-6-2020:**

The public hearing then commenced on the application of Michael Weiner to maintain a finished attic and garage conversion at 1634 Stewart Lane where the maximum permitted floor area ratio is greater than 0.09 in violation of Section 145-5(D)(4)--.10 is proposed.

This property is designated as Section 26, Block E, Lots 75 and 76 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 and his representative, the hearing was 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 voted to approve a variance for floor area ratio regarding existing conditions at the premises not including the finished attic and garage conversion.

Member Parziale then made a motion to approve the application for a floor area ratio variance in connection with the finished attic and garage conversion, seconded by Member Blumin.

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

Chairman Mohr	Aye
Member Kaufman	Aye
Member Lebedin	Nay
Member Parziale	Aye
Member Blumin	Aye

As a result, the motion passed by 4 votes in favor and 1 vote against.

**2<sup>nd</sup> ITEM: ZV1-2021:**

The public hearing then commenced on the application of Jessica Boskoff and Dana Boskoff to maintain pool equipment, an outdoor shower, and a fountain at 2 Woodgreen Way 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—water feature setback is 59.2 feet; outdoor shower setback is 65.5 feet; pool equipment setback is 69.5 feet.
- The proposed accessory structures are located at a distance closer to the front lot line than principal building which is in violation of Section 145-5(B)(2) of the Laurel Hollow Village Code. The setback of the principal building from Woodgreen Way is 81.1 feet; the water feature setback is 59.2 feet; the setback of the principal building from Woodfield Court is 94.5 feet; the outdoor shower setback is 65.5 feet; the pool equipment setback 69.5 feet.

This property is designated as Section 14, Block 25, Lot 8 on the Land and Tax Map of Nassau County.

The exhibits were made part of the record and discussion ensued. The applicant then withdrew that portion of the application seeking variance relief for the outdoor shower. After discussion by the Board, including testimony by the applicant, the Board closed the portion of the hearing concerning the pool equipment variances to further evidence and testimony. The portion of the hearing concerning the water feature was continued to a future meeting.

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 voted to approve the variance with respect to the pool equipment only subject to and conditioned upon the submission of a landscape screening and sound attenuation plan to the

satisfaction of the Board of Zoning Appeals. As noted above, that portion of the application seeking variance relief for an outdoor shower was withdrawn. That portion of the application regarding the proposed water feature was deferred to future consideration pending submission by the applicant of a more detailed plan regarding the proposed water feature.

**3<sup>rd</sup> ITEM: ZV2-2021**

The public hearing then commenced on the application of Janene Keegan and John Keegan to maintain a shed, pool equipment and pool patio at 1 Cedarwood Court where the existing accessory structures are not set back at least 40 feet from every lot line not abutting a street as required by Section 145-5(B)(2) of the Laurel Hollow Village Code. The shed rear yard setback is 7.66 feet; the pool equipment rear yard setback is 4.25 feet; the pool patio rear yard setback is 32 feet.

This property is designated as Section 14, Block A, Lot 1104 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 applicants and by Charles Mulham a neighbor at 10 Woodgreen Way, the Board closed the hearing 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, the Board voted to approve the application subject to the following conditions:

1. The swimming pool and swimming pool equipment will be designed, installed and operated so as to maintain all of the water solely on the applicant's property; and,
2. Installation of a row of mature evergreen trees for visual screening to the satisfaction of the Board of Zoning Appeals.

**4<sup>th</sup> ITEM: ZV3-2021:**

The public hearing then commenced on the application of Jason Paul to maintain garden beds and trellis and install a proposed shed at 3 Picardy Lane where:

- The existing 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 setback of the garden beds is 13 feet.
- The proposed and existing accessory structures are located at a distance closer to the front lot line than the principal

building in violation of Section 145-5(B)(2) of the Laurel Hollow Village Code. From Picardy Lane—the setback of the garden beds is 13.0 feet and the setback of the principal building is 111.0 feet. From Stillwell Lane—the setback of the shed is 180 feet and the setback of the principal building is 219.9 feet.

- The proposed accessory structure is not setback at least 40 feet from every lot line not abutting a street as required by Section 145-5(B)(2) of the Laurel Hollow Village Code. The proposed shed is setback 4.5 feet.

This property is designated as Section 14, Block 14, Lot 23 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 applicants, the Board 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, the Board voted to approve the variances in connection with the proposed shed subject to and conditioned upon installation of additional evergreen screening to the satisfaction of the Board of Zoning Appeals to ensure that the shed is not visible from Stillwell Lane.

Member Blumin then made a motion to approve the variances required in order to maintain all existing accessory structures conditioned upon installation evergreen screening and an evergreen screening plan to the satisfaction of the Board of Zoning Appeals to ensure that the accessory structures are not visible from Picardy Lane, seconded by Member Parziale.

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

Chairman Mohr	Nay
Member Kaufman	Aye
Member Lebedin	Aye
Member Parziale	Aye
Member Blumin	Aye

As a result, the motion passed by 4 votes in favor and 1 vote against.

The Board then attended to administrative matters.

There being no further business, the meeting was adjourned at 8:10 PM.

*Russell A Mohr*

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Russell Mohr, Chairman

*June 10, 2021*

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Date

Michael Weiner	1634 Stewart Lane, Laurel Hollow, NY
Dana Boskoff	2 Woodgreen Way, Laurel Hollow, NY
Janene Keegan and John Keegan	1 Cedarwood Court, Laurel Hollow, NY
Charles Mulham	10 Woodgreen Way, Laurel Hollow, NY
Jason Paul and Cristina Paul	3 Picardy Lane, Laurel Hollow, NY
Nicholas Capucci of the office of Todd	1200 Veteran's Memorial Highway, Hauppauge,
O'Connell Architect (on behalf of Weiner)	NY