

**MINUTES OF THE MEETING
PLANNING BOARD
January 31, 2023
7:00 PM**

PRESENT:

Chris Hadjandreas, Chair
James Galtieri
Sally Ingraham
William Wollman
Jennifer Grgas

ALSO PRESENT:

Howard D. Avrutine, Village Attorney
(Appearing remotely via Zoom
Application)

See list at end of Minutes

Chairman Hadjandreas called the meeting to order at 7:01 p.m. with the pledge of allegiance.

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

On motion by Member Galtieri, seconded by Member Wollman and unanimously carried, with Member Grgas abstaining, the Board approved of the minutes of the meeting held on October 10, 2022.

Application to Modify a Condition/Tree Removal Application – P6-2022 and T37-2022 Application of Thomas A. Abbate, P.C. on behalf of Joel Friedman—1247 Moore's Hill Road -- Section 26, Block E, Lot 98

The public hearing then commenced on the application of Thomas A. Abbate, P.C. on behalf of Joel Friedman to modify a condition set forth in the February 10, 1997 Planning Board Final Approval of an application by Edward Ames, Oakes Ames, Olivia Hoblitzelle and Joan Ames to partition a 9.248 acre parcel into four (4) lots: one of which is the subject property known as 1247 Moore's Hill Road. The applicant is seeking permission to erect a tennis court on the property under application and seeks modification of the condition set forth in the aforesaid Planning Board Final Approval which precludes exceeding the Village's total surface lot coverage limitations as a result of drainage concerns. The applicant is also seeking to remove two (2) trees on the property. This property is designated as Section 26, Block E, Lot 98 on the Land and Tax Map of Nassau County.

The exhibits were made part of the record and discussion ensued, including testimony by the applicant's representatives and interested residents. After discussion by the Board, it was moved by Chairman Hadjandreas, seconded by Member Ingraham and unanimously carried, that the hearing be closed to further evidence and testimony.

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

After further discussion by the Board, it was moved by Chairman Hadjandreas, seconded by Member Galtieri and unanimously carried, that the application be approved in accordance with the following resolution:

APPLICATION P6-2022 AND T37-2022
INC. VILLAGE OF LAUREL HOLLOW - PLANNING BOARD
APPLICATION OF THOMAS A. ABBATE, P.C. ON BEHALF OF JOEL FRIEDMAN
TO MODIFY A CONDITION/REMOVE TWO TREES
1247 MOORE'S HILL ROAD – SECTION 26, BLOCK E, LOT 98

WHEREAS, on January 31, 2023, the Planning Board of the Village of Laurel Hollow held a public hearing relative to the application of Thomas A. Abbate, P.C. on behalf of Joel Friedman to modify a condition set forth in the February 10, 1997 Planning Board Final Approval of an application by Edward Ames, Oakes Ames, Olivia Hoblitzelle and Joan Ames to partition a 9.248 acre parcel into four (4) lots: one of which is the subject property known as 1247 Moore's Hill Road. The parcel of land under application has an address of 1247 Moore's Hill Road and is also known as Section 26, Block E, Lot 98 on the Land and Tax Map of Nassau County; and

WHEREAS, a legal notice was published in the Oyster Bay Herald on January 20, 2023 and said notice was appropriately posted within the Village as required by the Rules and Regulations of the Village; and

WHEREAS, affidavits of mailing to the persons listed in the files were presented by the applicant; and

WHEREAS, the Board Members considered all testimony and evidence submitted; and

WHEREAS, the Board deemed the project to be Type II under SEQRA; and

WHEREAS, the Nassau County Planning Commission referred the matter to the Planning Board to make a decision as it deems appropriate; and

WHEREAS, all who wished to be heard were heard.

NOW, THEREFORE, BE IT RESOLVED that the Board voted unanimously to approve the application as submitted with the following conditions:

1. The approval hereunder is conditioned upon obtaining all necessary additional approvals from the Board of Zoning Appeals of the Village of Laurel Hollow;
2. Strict compliance with all approved plans;
3. Protection of the large mature trees located in the area of the drywell installation to the satisfaction of the Building Inspector and the Planning Board;
4. Additional screening along the borders of the property to the satisfaction of Planning Board;
5. There will be no illumination of the proposed tennis court;

6. Suitable irrigation for all plantings, trees and shrubs shall be provided by the applicant;
7. No Certificate of Occupancy/Completion shall be issued with respect to applicant's proposed improvements on the property until the applicant files with the Village certification that the applicant's landscape professional that all tree removal and installation of trees, shrubs and plantings are installed on the property with strict accordance with the approved plans;
8. The applicant must obtain all other required approvals from all applicable jurisdictions; and,
9. It is understood that all rules and regulations of the Village and any other applicable jurisdiction continue to apply, all fees must be paid, and the work performed must be to the satisfaction of the Building Department and Village Engineer.

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

Chairman Hadjandreas	Yes
Member Galtieri	Yes
Member Ingraham	Yes
Member Wollman	Yes
Member Grgas	Yes

Tree Removal Application – T32-2022 and P5-2022 Application of Jordan and Lee Smith to remove 17 trees—1594 Laurel Hollow Road -- Section 26, Block 2, Lot 26

The public hearing then commenced on the application of Jordan and Leigh Smith to remove 17 trees in connection with construction of a swimming pool, pool terrace and dry wells. The parcel of property under application has a street address of 1594 Laurel Hollow Road and is also known 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, including testimony by the applicant's representative. After discussion by the Board, it was moved by Chairman Hadjandreas, seconded by Member Wollman and unanimously carried, that the hearing be closed to further evidence and testimony.

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

After further discussion by the Board, it was moved by Member Galtieri, seconded by Member Grgas and unanimously carried, that the application be approved in accordance with the following resolution:

APPLICATION T32-2022 AND P5-2022
INC. VILLAGE OF LAUREL HOLLOW - PLANNING BOARD
APPLICATION OF JORDAN AND LEE SMITH TO REMOVE 17 TREES
1594 LAUREL HOLLOW ROAD – SECTION 26, BLOCK 2, LOT 26

WHEREAS, on January 31, 2023, the Planning Board of the Village of Laurel Hollow held a public hearing relative to the application of Jordan and Lee Smith to remove 17 trees in order to accommodate the construction of a swimming pool, pool terrace and dry wells. The parcel of property under application has a street address of 1594 Laurel Hollow Road and is also known as Section 26, Block 2, Lot 26 on the Land and Tax Map of Nassau County; and

WHEREAS, a legal notice was published in the Oyster Bay Herald on January 20, 2023 and said notice was appropriately posted within the Village as required by the Rules and Regulations of the Village; and

WHEREAS, affidavits of mailing to the persons listed in the files were presented by the applicant; and

WHEREAS, the Board Members considered all testimony and evidence submitted; and

WHEREAS, the Board deemed the project to be Type II under SEQRA; and

WHEREAS, the Nassau County Planning Commission, by default, referred the matter to the Planning Board to make a decision as it deems appropriate; and

WHEREAS, all who wished to be heard were heard.

NOW, THEREFORE, BE IT RESOLVED that the Board voted unanimously to approve the application as submitted with the following conditions:

1. Strict compliance with all submitted plans approved hereunder;
2. The applicant shall install three (3) deciduous replacement trees with a caliper of 2 ½ to 3 inches on the property at a location determined by the applicant;
3. No Certificate of Occupancy/Completion shall be issued with respect to applicant's proposed improvements on the property until the applicant files with the Village certification that the applicant's landscape professional that all tree removal and installation of trees, shrubs and plantings are installed on the property with strict accordance with the approved plans and compliance with condition number 2 above;
4. The applicant must obtain all other required approvals from all applicable jurisdictions; and,

5. It is understood that all rules and regulations of the Village and any other applicable jurisdiction continue to apply, all fees must be paid, and the work performed must be to the satisfaction of the Building Department and Village Engineer.

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

Chairman Hadjandreas	Yes
Member Galtieri	Yes
Member Ingraham	Yes
Member Wollman	Yes
Member Grgas	Yes

The Board then discussed various administrative matters.

There being no further business to come before the Board, the meeting was adjourned at 8:30 p.m.

Chris Hadjandreas

Chris Hadjandreas, Chair

Joel Friedman	1247 Moore's Hill Road, Laurel Hollow, NY
Scott Sheehan (The Laurel Group, on behalf of Jordan and Lee Smith)	31 Prospect Street, Huntington, NY
Julia Alderson (The Laurel Group, on behalf of Jordan and Lee Smith)	31 Prospect Street, Huntington, NY
Rich Cogan	1626 Stewart Lane, Laurel Hollow, NY
Jordan Smith	1594 Laurel Hollow Road, Laurel Hollow, NY
Rich McKean (Main Street Nursery, on behalf of Joel Friedman)	134 Ivy Street, Oyster Bay, NY
Anne Green	1628 Stewart Lane, Laurel Hollow, NY
Lauren Riesenfeld	35 Springwood Path, Laurel Hollow, NY
Thomas Abbate, Esq. (on behalf of Joel Friedman)	88 Sunnyside Blvd., Plainview, NY
Rob Dickerson	1624 Stewart Lane, Laurel Hollow, NY