

**MINUTES OF THE MEETING  
PLANNING BOARD  
VILLAGE HALL  
December 6, 2021  
7:00 PM**

**PRESENT:**

Chris Hadjandreas, Chair  
James Galtieri  
Sally Ingraham  
Nancy Jones

**ALSO PRESENT:**

Howard D. Avrutine, Village Attorney  
(Appeared virtually)  
James Antonelli, Village Engineer

See list at end of Minutes

Chairman Hadjandreas called the meeting to order at 7:00 p.m. with the Pledge of Allegiance.

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

On motion by Member Galtieri, seconded by Chairman Hadjandreas and unanimously carried, the Board approved the minutes of the meeting held on September 20, 2021.

**Tree Removal and Slope Disturbance Application –T39-2021 and P9-2021 – Application of The Laurel Group on behalf of Linda Dellutri for approval to remove 30 trees and for approval to disturb a steep slope and a very steep slope in connection with the construction of a proposed terrace, fireplace, steps, parking spur and retaining wall—Premises: 39 Hilltop Drive—Section 14, Block 20, Lot 5**

The public hearing then commenced on the application of The Laurel Group on behalf of Linda Dellutri to remove 30 trees and for approval to disturb a steep slope and very steep slope in connection with the construction of a proposed terrace, fireplace, steps, parking spur and retaining wall. The parcel of property under application has a street address of 39 Hilltop Drive and is also known as Section 14, Block 20, Lot 5 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, Scott Sheehan of the Laurel Group as well as testimony from Joseph Bortko and Linda Dellutri, on behalf of the applicants. After discussion by the Board, including testimony by the Village Engineer, it was moved by Member Galtieri, seconded by Member Jones and unanimously carried, that the hearing be closed to further evidence and testimony.

It was moved by Chairman Hadjandreas, seconded by Member Galtieri and unanimously carried, that the Planning Board declare itself lead agency under SEQRA.

It was moved by Member Jones, seconded by Member Ingraham and unanimously carried, that the Board declare the matter to be unlisted pursuant to SEQRA.

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

determining that the proposed action will not have significant environmental impacts.

On motion by Member Galtieri, seconded by Member Jones and unanimously carried, the Board approved the application as submitted in accordance with the following resolution:

**APPLICATION T39-2021 AND P9-2021**  
**INC. VILLAGE OF LAUREL HOLLOW - PLANNING BOARD**  
**APPLICATION OF THE LAUREL GROUP**  
**ON BEHALF OF LINDA DELLUTRI**  
**TO REMOVE 30 TREES AND DISTURB STEEP SLOPES**  
**AND VERY STEEP SLOPES**  
**39 HILLTOP DRIVE – SECTION 14, BLOCK 20, LOT 5**

WHEREAS, on December 6, 2021, the Planning Board of the Village of Laurel Hollow held a public hearing relative to the application of The Laurel Group on behalf of Linda Dellutri to remove 30 trees and for approval to disturb steep and very steep slopes in connection with construction of a proposed terrace, fireplace, steps, parking spur and retaining wall. The parcel of land under application has an address of 39 Hilltop Drive and is also known as Section 14, Block 20, Lot 5 on the Land and Tax Map of Nassau County; and

WHEREAS, a legal notice was published in the Oyster Bay Guardian on November 26, 2021 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, as lead agency, declared the matter to be unlisted under SEQRA and listed a negative declaration in connection therewith; and

WHEREAS, the Nassau County Planning Commission was notified of the proposed application; 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 applicant shall submit a revised Landscape Plan to the satisfaction of the Planning Board depicting all replacement trees and shrubs to be planted on site;
2. Trees remaining in any area where construction activities will take place on the property will be protected during construction in order to avoid any damage to those trees and/or their root systems—with particular attention by the applicant to ensure that the root structure

of tree No. 35 as depicted on the plans submitted by the applicant is adequately protected;

3. No tree removal permit shall be issued until such time as a building permit for the proposed site improvements is issued by the Building Department;
4. No Certificate of Occupancy/Completion shall be issued with respect to the applicant's proposed improvements on the property until the applicant files with the Village certification by the applicant's landscape professional that all tree removal and installation of trees, shrubs and plantings have been installed on the property in strict accordance with the Landscape Site Plan to be submitted by the applicant to the satisfaction of the Planning Board;
5. The applicant must obtain all other required permits and approvals from all applicable jurisdictions; and,
6. 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 Jones	Yes

**Tree Removal Application – P1-2021 and T2-2021 – Application of Walden Engineering on Behalf of Anthony and Gina Core to remove 32 trees and 243 Mountain Laurel—48 Laurel Cove Road—Section 26, Block A, Lot 289**

The public hearing then commenced on the application of Walden Engineering on behalf of Anthony and Gina Core to remove 32 trees and 243 Mountain Laurel in connection with the construction of a new single-family dwelling and retaining walls. The parcel of property under application has a street address of 48 Laurel Cove Road and is also known as Section 26, Block A, Lot 289 on the Land and Tax Map of Nassau County.

The exhibits were made part of the record and discussion ensued, including testimony from the applicants' representatives Joseph Heaney and Lou Goldstein of Walden Engineering and Craig Donley of Hicks Nursery Landscape Design. The applicants' attorney, Kathleen Deegan Dickson, Esq. also addressed the Board. In addition, there was testimony by the applicant Anthony Core and local resident Christa Relyea residing at 47 Laurel Cove Road. During the hearing, the applicants amended their application to reduce the number of trees to be removed to a maximum of 30. After discussion by the Board, it was moved by Chairman Hadjandreas, seconded by Member Jones and unanimously carried, that the hearing be closed to further evidence and testimony.

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

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

**APPLICATION P1-2021 AND T2-2021**  
**INC. VILLAGE OF LAUREL HOLLOW - PLANNING BOARD**  
**APPLICATION OF WALDEN ENGINEERING ON BEHALF OF**  
**ANTHONY AND GINA CORE**  
**TO REMOVE 32 TREES AND 243 MOUNTAIN LAUREL**  
**48 LAUREL COVE ROAD – SECTION 26, BLOCK A, LOT 289**

WHEREAS, on December 6, 2021, the Planning Board of the Village of Laurel Hollow held a public hearing relative to the application of Walden Engineering on behalf of Anthony and Gina Core to remove 32 trees and 243 Mountain Laurel in connection with the construction of a new single-family dwelling and retaining walls. The parcel of land under application has an address of 48 Laurel Cove Road and is also known as Section 26, Block A, Lot 289 on the Land and Tax Map of Nassau County; and

WHEREAS, a legal notice was published in the Oyster Bay Guardian on November 26, 2021 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 determination 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 maximum number of trees to be removed will be 30 in accordance with representations made by the applicants and their representatives at the public hearing;
2. The applicant shall submit a revised Landscape Plan to the satisfaction of the Planning Board. That plan will include all trees, shrubs and plantings depicted on the Landscape Plan prepared by Hicks Landscapes dated 8/20/2021 approved by the Board of Zoning Appeals in connection with the applicant's approvals issued by the Board of Zoning Appeals. In addition, the revised Landscape Plan to be submitted will include no fewer than 25 additional deciduous trees and 80 additional Mountain Laurel plants;

3. No tree removal permit shall be issued until such time as a building permit for the proposed retaining walls is issued by the Building Department;
4. All trees depicted to remain on the plans submitted by the applicant shall be protected during construction in order to avoid any damage to those trees and/or their root systems and no construction activity will take place within 10 feet of those trees;
5. The applicant shall take all steps necessary to ensure that root systems and trunks of trees to remain will not be buried by soil during construction;
6. No Certificate of Occupancy/Completion shall be issued with respect to the applicant's proposed improvements on the property until the applicant files with the Village certification by the applicant's landscape professional that all tree removal and installation of trees, shrubs and plantings have been installed on the property in strict accordance with the revised Landscape Plan to be submitted by the applicant to the satisfaction of the Planning Board;
7. The applicant must obtain all other required permits and approvals from all applicable jurisdictions; and,
8. 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 Jones	Yes

The Board then discussed various administrative matters.

There being no further business to come before the Board, the meeting was adjourned at 8:55 p.m.

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Chris Hadjandreas, Chair

Linda Dellutri  
Joseph Bortko

39 Hilltop Drive, Laurel Hollow, NY  
39 Hilltop Drive, Laurel Hollow, NY

Antnony Dellutri	39 Hilltop Drive, Laurel Hollow, NY
Scott Sheehan—The Laurel Group (on behalf of Dellutri)	31 Prospect Street, Huntington, NY
Daniel and Erika Krasner	32 Hilltop Drive, Laurel Hollow, NY
Anthony Core	535 Split Rock Road, Syosset, NY
Albert Core	3 Quaker Path, Huntington, NY
Kathleen Deegan Dickson, Esq. (on behalf Of Anthony and Gina Core)	333 Earle Ovington Blvd, Uniondale, NY
Joseph Heaney, PE (on behalf of Anthony and Gina Core)	16 Spring Street, Oyster Bay, NY
Lou Goldstein (on behalf of Anthony and Gina Core)	16 Spring Street, Oyster Bay, NY
Craig Donley and Kristen Kelly (from Hicks Nursery on behalf of Core)	100 Jericho Turnpike, Westbury, NY
Dwight and Christa Relyea	47 Laurel Cove Road, Laurel Hollow, NY