

**MINUTES OF THE MEETING
PLANNING BOARD
VILLAGE HALL
September 20, 2021
7:00 PM**

PRESENT:

Chris Hadjandreas, Chair
James Galtieri
Sally Ingraham
Nancy Jones

ALSO PRESENT:

Howard D. Avrutine, Village Attorney
(Appeared virtually)

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 Jones, seconded by Member Ingraham and unanimously carried, with Member Galtieri abstaining, the Board approved the minutes of the meeting held on July 13, 2021, as modified.

Tree Removal Application – P8-2021 and T34-2021 – Application of John Haynor to remove 19 trees—1380 Ridge Road—Section 26, Block C, Lot 305

The public hearing then commenced on the application of John Haynor to remove 19 trees which are either in the way of a proposed driveway reconfiguration, which removal is required in order to create more usable yard space and also to remove trees which are too close to the existing home. The applicant has also applied to the Building Department for a permit to reconfigure the existing driveway. The parcel of property under application has a street address of 1380 Ridge Road and is also known as Section 26, Block C, Lot 305 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, and the applicant's representative. After discussion by the Board, it was moved by Member Galtieri, seconded by Member Ingraham 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 Galtieri and unanimously carried, that the application be approved in accordance with the following resolution:

APPLICATION P8-2021 AND T34-2021
INC. VILLAGE OF LAUREL HOLLOW - PLANNING BOARD
APPLICATION OF JOHN HAYNOR
TO REMOVE 19 TREES
1380 RIDGE ROAD – SECTION 26, BLOCK C, LOT 305

WHEREAS, on September 20, 2021, the Planning Board of the Village of Laurel Hollow held a public hearing relative to the application of John Haynor to remove 19 trees which are either in the way of a proposed driveway reconfiguration, which removal is required in order to create more usable yard space and also to remove trees which are too close to the existing home. The parcel of land under application has an address of 1380 Ridge Road and is also known as Section 26, Block C, Lot 305 on the Land and Tax Map of Nassau County; and

WHEREAS, a legal notice was published in the Oyster Bay Guardian on August 27, 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 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 applicant shall submit an updated Tree Survey to the satisfaction of the Planning Board which depicts all existing trees and laurel on the property which are to remain;
2. The applicant shall submit a Landscape Site Plan to the satisfaction of the Planning Board depicting replacement trees and shrubs to be planted on site;
3. Trees remaining in the area of the proposed new driveway and any other 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;
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 revised Tree Survey and Landscape Site Plan to be submitted by the applicant to the satisfaction of the Planning Board;

5. No tree removal permit shall be issued until such time as a building permit for the driveway and courtyard hardscape is issued by the Building Department;
6. The applicant must obtain all other required permits and approvals from all applicable jurisdictions; and,
7. 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 – P6-2021 and T31-2021 – Application of Tony Massaro to remove 16 trees—225 Laurel Lane—Section 14, Block 14, Lot 10

The public hearing then commenced on the application of Tony Massaro to remove 16 trees which are considered to be in poor condition, too close to the existing home, and to create more usable yard space. The parcel of property under application has a street address of 225 Laurel Lane and is also known as Section 14, Block 14, Lot 10 on the Land and Tax Map of Nassau County.

The exhibits were made part of the record and discussion ensued, including testimony from the applicant. After discussion by the Board, it was moved by Member Jones, seconded by Member Ingraham 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 Galtieri and unanimously carried, that the application be approved in accordance with the following resolution:

APPLICATION P6-2021 AND T31-2021
INC. VILLAGE OF LAUREL HOLLOW - PLANNING BOARD
APPLICATION OF TONY MASSARO
TO REMOVE 16 TREES
225 LAUREL LANE – SECTION 14, BLOCK 14, LOT 10

WHEREAS, on September 20, 2021, the Planning Board of the Village of Laurel Hollow held a public hearing relative to the application of Tony Massaro to remove 16 trees which are considered to be in poor condition, too close to the existing home, and necessary to create more usable yard space. The parcel of land under application has an address of 225 Laurel Lane and is also known as Section 14, Block 14, Lot 10 on the Land and Tax Map of Nassau County; and

WHEREAS, a legal notice was published in the Oyster Bay Guardian on August 27, 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 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 applicant shall plant two (2) evergreen trees at least six (6) feet in height in the general vicinity of the two blue spruce trees to be removed in the front yard of the property;
2. The applicant must obtain all other required permits and approvals from all applicable jurisdictions; and,
3. 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 8:19 p.m.

Chris Hadjandreas

Chris Hadjandreas, Chair

John Haynor
James Wellington, Landscape Architect,
(on behalf of John Haynor)
Tony Massaro

1380 Ridge Road, Laurel Hollow, NY
7A The Plaza, Locust Valley, NY 11560
225 Laurel Lane, Laurel Hollow, NY