

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

INCORPORATED VILLAGE OF LAUREL HOLLOW  
BOARD OF ZONING  
Public Hearing  
May 14, 2019  
7:00 p.m.

VILLAGE HALL  
1492 Laurel Hollow Road  
Syosset, New York 11791-9603

PRESENT:

CHRISTOPHER HADJANDREAS, CHAIRMAN  
ELIZABETH DiBLASIO, MEMBER  
NANCY JONES, MEMBER  
JAMES GALTIERI, MEMBER

ALSO PRESENT:

HOWARD AVRUTINE, Village Attorney

ALSO PRESENT:

ALEX AND CHRISTOPHER GIROLAMO, Applicants

P2-2019/T1-2017 - Public Hearing on the  
application of Alex Girolamo, 22 Overlook Drive,  
Laurel Hollow, for approval to remove up to 36  
trees.

MARY ANNE COPPINS  
OFFICIAL COURT REPORTER

1 MR. AVRUTINE: This is the public  
2 hearing of P2-2019 and T1-2017 as  
3 updated, the public hearing on the  
4 application of Alex Girolamo, 22  
5 Overlook Drive, for approval to remove  
6 up to 36 trees in connection with a  
7 building permit for a proposed new  
8 swimming pool, patio and pool house.  
9 The parcel of land is known as Section  
10 14 Block 13 Lot 14 on the Land and Tax  
11 Map of Nassau County.

12 The exhibits in connection with  
13 tonight hearings are as follows:

14 First, the Affidavit of Posting  
15 from Elizabeth Kaye that the legal  
16 notice was posted at the front bulletin  
17 board at Village Hall on April 26, 2019.

18 The next exhibit is an Affidavit of  
19 Publication that the legal notice was  
20 published in the North Shore Leader on  
21 May 1, 2019.

22 The next exhibit is a document that  
23 confirms that the legal notice was  
24 published to the Village website on  
25 April 25, 2019.

1           The next exhibit is a document that  
2           confirms that the legal notice was sent  
3           to the Village web NEWS subscribers on  
4           May 8, 2019.

5           The next exhibit is an affidavit of  
6           mailing from the applicant indicating  
7           that the notice of public hearing was  
8           mailed on May 2nd, 2019.

9           The final exhibit is notification  
10          from the Nassau County Planning  
11          Commission dated April 19, 2019 that  
12          this matter is hereby referred to the  
13          Village of Laurel Hollow Planning Board  
14          to take action as it deems appropriate.

15          I would like to also note for the  
16          record, there is a revised plan before  
17          the Board this evening entitled Girolamo  
18          residence, rear-yard landscape plan  
19          prepared by Paul's Nursery, and it has a  
20          latest revision date of May 6, 2019.

21          Is there a representative of the  
22          applicant here?

23                 MR. A. GIROLAMO:   Yes.

24                 CHAIR HADJANDREAS:   Would you  
25                 please give your name --

1 MR. GIROLAMO: Alex Girolamo.

2 CHAIR HADJANDREAS: -- and address  
3 for the record.

4 MR. A. GIROLAMO: 22 Overlook  
5 Drive, Laurel Hollow, New York.

6 MR. AVRUTINE: The floor is yours,  
7 sir.

8 MR. A. GIROLAMO: So, basically, I  
9 want to put a pool in, a patio, then if  
10 I have to eliminate some trees and add  
11 some landscaping -- so if you can see  
12 what is going on here.

13 MR. AVRUTINE: Let me just  
14 interrupt for one second.

15 The original application indicated  
16 36 trees. Am I correct in my  
17 understanding that number has been  
18 reduced to 35 trees?

19 MR. A. GIROLAMO: Yes.

20 MR. AVRUTINE: Let me finish, only  
21 one person can talk at a time, we have a  
22 court reporter.

23 So is it correct that I am saying  
24 that the application as constituted now,  
25 you're seeking to move 35 trees as shown

1 on the plan that I just described as  
2 opposed to 36; is that correct?

3 MR. A. GIROLAMO: Yes.

4 MR. AVRUTINE: Thank you, sir.

5 You can continue.

6 MR. A. GIROLAMO: So, basically by  
7 putting the pool in, the pool house and  
8 adding the patio we need to get rid of  
9 36 trees -- 35 trees and add the  
10 landscaping, stuff like that.

11 So I guess if there are any  
12 questions anybody has about the trees or  
13 problems.

14 CHAIR HADJANDREAS: Do you want to  
15 discuss what, exactly, you're adding,  
16 just go through the landscape plan a  
17 little bit.

18 MR. A. GIROLAMO: I guess we're  
19 adding, if you look at the side here  
20 where the deciduous trees are I'm adding  
21 15. And then the green giants, I'm  
22 adding about 12.

23 MR. AVRUTINE: Just so we're clear  
24 for the record, what you are holding,  
25 the plan in front of you, you're talking

1 about the right side of the plan.

2 MR. A. GIROLAMO: Yes, on the right  
3 side deciduous trees, 15, some in the  
4 middle and there are some towards the  
5 right and towards the back of the house,  
6 also.

7 CHAIR HADJANDREAS: They are spread  
8 throughout the --

9 MR. A. GIROLAMO: You see the green  
10 highlighted marks.

11 CHAIR HADJANDREAS: So there are 15  
12 deciduous trees you're proposing to  
13 plant 2, 4, 6, 8 --

14 MR. A. GIROLAMO: 14.

15 CHAIR HADJANDREAS: 14, right.

16 MR. A. GIROLAMO: Obviously, there  
17 are 12 green giants for blocking for the  
18 neighbors, like a buffer, and up against  
19 the property line.

20 CHAIR HADJANDREAS: I notice that  
21 you have them highlighted here, five of  
22 them, highlighted in the driveway area.

23 Is there another area they are  
24 going to --

25 MR. A. GIROLAMO: I didn't

1 highlight them on the right side of the  
2 property. Just one, I added I  
3 highlighted.

4 MR. AVRUTINE: Just to clarify for  
5 the record, if I may. So if one is  
6 looking at this plan, you have various  
7 trees depicted and they are highlighted  
8 in green.

9 Are those the new trees to be  
10 planted?

11 MR. A. GIROLAMO: Yes. All the  
12 trees are on the plan, but these are new  
13 ones I added beyond over my original  
14 plan.

15 CHAIR HADJANDREAS: The question I  
16 have for you is besides what is  
17 existing, because it's very hard, I've  
18 seen the lighting and everything, but  
19 what is proposed for new plantings. I'm  
20 not talking about perennials or grasses  
21 or shrubs anything that would be  
22 constituted as a tree, whether it's  
23 deciduous or evergreen, how many and  
24 what are the breakdowns and where are  
25 they going?

1 MR. C. GIROLAMO: I'm Christopher  
2 Girolamo, 22 Overlook as well, business  
3 partner with Alex.

4 The plans that we have here are the  
5 amended plans. The original plans that  
6 were submitted we don't have those in  
7 front of you. Also, if you guys have  
8 them in front of you, we can go through  
9 each individual one that's been changed.  
10 But, at this point, everything's been  
11 highlighted, as per your guys' request  
12 to add additional things is what we have  
13 here.

14 If you want me to go through each  
15 individual one, I can, but the plant  
16 schedule shows exactly what we are  
17 using, what I am doing and how many we  
18 are referencing. I can have them draft  
19 up something showing the difference  
20 between the first plan submitted, which  
21 I believe -- what date, March, March  
22 something to this, but...

23 MR. A. GIROLAMO: It's almost 455.

24 CHAIR HADJANDREAS: So this, the  
25 total, everything that is going on --



1 MR. A. GIROLAMO: Everything on the  
2 left-hand side, everything is on there.

3 CHAIR HADJANDREAS: So just for the  
4 Board, there are 12 green giants,  
5 planting on plantings, I'm just going  
6 through the --

7 MR. A. GIROLAMO: If you would  
8 like, I can start at the top.

9 CHAIR HADJANDREAS: Japanese --

10 MR. A. GIROLAMO: Two Japanese  
11 maple, two October Glory maple, two red  
12 sunset maple. I'm going to butcher all  
13 of these names, but Brian spruce, one  
14 plum, six cherry, two Yoshino cherry, 12  
15 green giants, 13 dwarf azalea, 12 --

16 MR. AVRUTINE: Those are shrubs.

17 CHAIR HADJANDREAS: We don't need  
18 to get into the shrubs.

19 Then besides what you listed, are  
20 there any additional -- so like the  
21 evergreens that you put on your plan  
22 here, these green giants, two, four,  
23 five, they're not listed on the planting  
24 schedule?

25 MR. A. GIROLAMO: No, they are.

1                   CHAIR HADJANDREAS: I'm sorry, two  
2                   green giant, there are 12 listed. You  
3                   have two, four, five on the left side  
4                   and then -- okay.

5                   MR. A. GIROLAMO: What was the  
6                   question?

7                   MR. AVRUTINE: The number of 12 of  
8                   the green giants include one on the left  
9                   side of the plan, the five that you  
10                  described.

11                  MR. A. GIROLAMO: Yes, everything  
12                  on this planting schedule -- every  
13                  number in here is what is redacted on  
14                  this plan. Any trees that you see here  
15                  are part of this schedule. Any shrubs  
16                  on the plan, there's nothing on the  
17                  property now, just flat land, no shrubs,  
18                  no blockages, no nothing. Everything  
19                  you see here is all being added.

20                  MR. AVRUTINE: I would just like to  
21                  clarify something.

22                  As far as trees are concerned, it  
23                  appears that you are adding 28 trees and  
24                  removing 35; is that correct?

25                  MR. A. GIROLAMO: Correct, yes.

1 MR. AVRUTINE: Could you tell the  
2 Board what the height of these trees  
3 will be when planted?

4 MR. A. GIROLAMO: So I am choosing  
5 a 4-inch caliper, so the average size,  
6 like the ones we're planting are  
7 probably almost 12 to 13.

8 MR. AVRUTINE: 12 to 13 feet?

9 MR. A. GIROLAMO: Feet.

10 MR. AVRUTINE: Is that including  
11 the ball?

12 MR. A. GIROLAMO: No, that's like  
13 in the ground.

14 MR. AVRUTINE: So you're saying 12  
15 to 13 feet will be the height of each of  
16 the 28 trees?

17 MR. A. GIROLAMO: Yes.

18 MR. AVRUTINE: Thank you.

19 CHAIR HADJANDREAS: Except the  
20 green giants which would be the 6 to  
21 7-footers?

22 MR. A. GIROLAMO: Yes. 7 to 8,  
23 then deciduous ones are going to be --  
24 it varies, between 10, 12, it depends.

25 MR. C. GIROLAMO: I just want to

1 state that every tree that he has listed  
2 on the schedule, the caliper size is  
3 mentioned. So he did state he would be  
4 planting trees that are 12 foot in  
5 range, but please keep in mind they may  
6 not be exactly 12, some may be 8, some  
7 may be 10. It all depends on what is  
8 picked. The caliper of the tree will be  
9 what is written here. I just wanted to  
10 make that clear, that not every tree  
11 will be 12 feet.

12 CHAIR HADJANDREAS: Right. They  
13 come in various sizes.

14 MR. A. GIROLAMO: We are not  
15 presenting things that are 2 to 3-feet  
16 tall anyway.

17 CHAIR HADJANDREAS: You are not  
18 planting one gallon.

19 MR. A. GIROLAMO: No.

20 Also, like Chris had mentioned,  
21 there are so many trees that are dead,  
22 even though I listed them I just want to  
23 make everybody clear of what is coming  
24 down. There probably is a good 4 to 5  
25 trees that are dead that need to come

1 down regardless of me taking the tree  
2 down.

3 CHAIR HADJANDREAS: That's why the  
4 count went from 36 to 35. There is one  
5 tree that is marked on the plan. It was  
6 very clear it was dead. There are  
7 others that are in varying stages of  
8 dying, but they are on the plan.

9 MEMBER JONES: They are on the  
10 plan?

11 CHAIR HADJANDREAS: Yes. The ones  
12 we saw had a lot of rot.

13 MEMBER JONES: Those are included  
14 in the 35?

15 CHAIR HADJANDREAS: Yes.

16 MEMBER JONES: Okay.

17 CHAIR HADJANDREAS: So, I know I  
18 visited the site with some of the Board  
19 members and the question came up as to  
20 some of the trees.

21 One of the questions I have is in  
22 addition to the driveway on the plan  
23 that you submitted, it shows the -- I  
24 see, I'm sorry, I didn't see the line.

25 The existing driveway is beyond the

1 drawing or is that --

2 MR. A. GIROLAMO: That is the  
3 setback.

4 CHAIR HADJANDREAS: So that is what  
5 the new -- I see now, the cobble -- the  
6 dotted line in the plan. So there were  
7 a list of trees that were not in the  
8 area of the pool or the patio or any of  
9 the structure that some of the Board  
10 members had some questions about and I  
11 am wondering if we can discuss them.

12 Tree number 1 is to the left of  
13 your driveway, proposed driveway, your  
14 existing driveway. It seems like it's  
15 well away from the cobblestone that  
16 you're planning on putting, as well as  
17 the driveway, and what you're planning  
18 on planting there. I see you're  
19 relandscaping the whole area in there,  
20 but if you can discuss why that tree has  
21 to go.

22 MR. A. GIROLAMO: So, basically,  
23 Paul's Nursery who has the arborist  
24 license, you have to let some sunlight  
25 in for the green giant trees, so it is

1 going to be an issue. I don't know if  
2 you've seen, there's tons of trees  
3 there. It's not like there are 50 trees  
4 on the property, there's probably over  
5 100 trees on the property. We have to  
6 get all the plant material and stuff  
7 that is going to be planted which needs  
8 sunlight; otherwise, it's an issue with  
9 growing healthy, creating a buffer  
10 between the property.

11 CHAIR HADJANDREAS: So in that area  
12 where you're putting a lot of screening,  
13 the green giants, I also noticed all the  
14 other plantings around the driveway, the  
15 boxwood shrubs and then there's all  
16 these other circles right in that area.  
17 I notice on your plan that they're under  
18 shrubs. But the rhododendron, is that  
19 where -- I don't see, oh, those are  
20 knock-out roses?

21 MR. A. GIROLAMO: Yes.

22 CHAIR HADJANDREAS: Because the  
23 rhododendrons get to -- maximum, get to  
24 15, 20 feet tall, so where --

25 MR. A. GIROLAMO: Create a nice

1 screening.

2 CHAIR HADJANDREAS: Where are those  
3 being planned? I see you have 11 of  
4 them going in.

5 Is it all going in one area?

6 MR. A. GIROLAMO: Disbursed  
7 throughout the plan, I would have to go  
8 through.

9 CHAIR HADJANDREAS: That's fine.

10 MEMBER JONES: Towards the back.  
11 If you look here, like 11.

12 CHAIR HADJANDREAS: Going to be  
13 significant screening besides the -- at  
14 eye level. My opinion is there is going  
15 to be significant screening between Mr.  
16 Girolamo and his neighbors because of  
17 the massive amount of planting he is  
18 doing in the setback area, significantly  
19 enhancing the setback.

20 If we move down the list a little  
21 bit, again, I'll go through these  
22 numbers in the areas they are in.

23 So tree number 2, 3 and 4 I'm not  
24 going to mention because it had  
25 significant base rot. It's



1 understandable why you want to remove  
2 that tree. So 2, 3, 6 and 5 on the left  
3 side of the property.

4 MR. A. GIROLAMO: What's the  
5 question?

6 CHAIR HADJANDREAS: Again, I see  
7 one of them is right where the boxwoods  
8 are going, number 2; but number 3,  
9 again, is well away from all of that.  
10 It's a 16-inch diameter tree, that is  
11 not 3.

12 MR. A. GIROLAMO: Again, the  
13 architect said he wanted -- the  
14 landscape architect said he wanted to  
15 move some of these trees. So you can  
16 see my backyard, everything is starting  
17 to die, trees are starting to fall,  
18 break by themselves, the trees are  
19 suffocating from lack of oxygen.

20 CHAIR HADJANDREAS: Then all the  
21 way in the back there were a couple of  
22 trees, okay. One of the questions that  
23 the Board members had is tree number 34  
24 and number 35, but here I find them over  
25 here behind to the left, the rear left

1 of the pool house. Tree 34 looks like  
2 it's in the area where you're planning  
3 on planting a couple of other deciduous  
4 trees. Tree number 35 is something  
5 written on the plan 06. Does that mean  
6 6-inch oak?

7 MR. A. GIROLAMO: Yes.

8 CHAIR HADJANDREAS: Technically,  
9 that tree doesn't have to be on the list  
10 either. It is under the size that we  
11 regulate so that would lower the number  
12 to 34. That tree can be removed  
13 entirely from the plan. But for now, I  
14 guess we can just approve it if you want  
15 it the way it is.

16 MR. AVRUTINE: I think if the Board  
17 is inclined to approve the application,  
18 they just should make the approval in  
19 accordance with the plan that is before  
20 you.

21 CHAIR HADJANDREAS: Instead of  
22 changing, understood.

23 Okay. There are a couple of other  
24 trees that I noticed in the front. So  
25 if we come around to the side, the last

1 group of them would be tree number 17,  
2 and 16, 20 and -- so 16, 17, 18 and 20.  
3 There is 20, okay. All on the left side  
4 of the property, I'm sorry, the right  
5 side of the property to the right of the  
6 pool.

7 MR. A. GIROLAMO: Again, I am  
8 adding in this, creating this landscape  
9 architect design and you've got to get  
10 the sunlight here or it's going to be an  
11 issue with all the stuff being planted.  
12 If you don't have a buffer the stuff  
13 will not flourish and grow tall and  
14 green. That is what Paul's Nursery  
15 advised me what trees to take down to  
16 make this work.

17 CHAIR HADJANDREAS: Okay. I did  
18 notice two of the trees listed that you  
19 want to remove are leaning.

20 MR. A. GIROLAMO: Number 27 and 28  
21 are leaning toward the house within 10  
22 feet. I don't want an issue and have  
23 them crash into the house with a bad  
24 storm.

25 CHAIR HADJANDREAS: Okay. Do any

1 of the Board Members have any questions  
2 about the plan or what is proposed?

3 MEMBER JONES: I do not, no.

4 MEMBER DiBLASIO: No questions.

5 CHAIR HADJANDREAS: Does your  
6 existing driveway have drainage?

7 MR. A. GIROLAMO: Yes.

8 CHAIR HADJANDREAS: Do you think  
9 they are going to require any additional  
10 drainage?

11 MR. A. GIROLAMO: I don't think so.  
12 So when I originally re-did the house  
13 four or five years ago, I put probably  
14 10 dry wells in.

15 CHAIR HADJANDREAS: I am just  
16 asking that question because --

17 MR. A. GIROLAMO: I have a drain in  
18 the corner. I have another dry well  
19 behind it. You want me to add a drain?

20 CHAIR HADJANDREAS: No, no, we  
21 don't make that determination. I'm  
22 saying if they did that, that would also  
23 change, possibly, the landscape plan, so  
24 that's why I am asking that question.

25 MR. A. GIROLAMO: Okay.

1                   MEMBER GALTIERI: No neighbor  
2 issues?

3                   CHAIR HADJANDREAS: In terms of?

4                   MEMBER GALTIERI: Any neighbors  
5 concerned about their privacy or any of  
6 that?

7                   CHAIR HADJANDREAS: No one has sent  
8 a message or an e-mail. Most of the  
9 work he is doing is enhancing this  
10 setback, as the way I see it. There are  
11 very few, I can count them. There are  
12 maybe 7 -- 8 trees that are technically  
13 in the setback that are being removed  
14 and there are 4 plus another 12, there  
15 are 16 trees being planted in the  
16 setback. Besides that, there are over  
17 100 shrubs of various sizes that are  
18 going to be enhancing the setback.

19                  MEMBER JONES: The comment was made  
20 about the neighbors here, I made that  
21 comment, and there are now five more  
22 trees there but it looks like, I mean --

23                  MR. AVRUTINE: On the left side.

24                  MEMBER JONES: The ones that were  
25 there anyway were probably going to be a

1 decent size anyway.

2 CHAIR HADJANDREAS: On the left  
3 side the concern was with you extending  
4 your driveway and adding cars, it will  
5 be very visible to your neighbor, but we  
6 see that you added.

7 MR. A. GIROLAMO: I, myself, want a  
8 buffer, so I don't see their house so I  
9 would be happy to put trees there.

10 CHAIR HADJANDREAS: It does look  
11 like you are planting significant  
12 screening between you and your  
13 neighbors. All right.

14 MR. AVRUTINE: There are no members  
15 of the public here, so at this time,  
16 unless the Board has further questions,  
17 it will be appropriate for a motion to  
18 close the public hearing.

19 MEMBER DiBLASIO: Motion.

20 MR. AVRUTINE: Member DiBlasio.

21 MEMBER JONES: Second.

22 MR. AVRUTINE: Second by Member  
23 Jones.

24 All in favor?

25 CHAIR HADJANDREAS: Aye.

1 MEMBER JONES: Aye.

2 MEMBER DiBLASIO: Aye.

3 MEMBER GALTIERI: Aye.

4 MR. AVRUTINE: Let the record  
5 reflect that this matter is deemed Type  
6 II under the New York State  
7 Environmental Quality Review Act.

8 Now would be a motion on the  
9 application.

10 CHAIR HADJANDREAS: Motion to  
11 approve.

12 MR. AVRUTINE: Motion by Chair  
13 Hadjandreas.

14 Second?

15 MEMBER JONES: Second.

16 MR. AVRUTINE: Seconded by Member  
17 Jones. This would be in accordance with  
18 the plan that is before the Board, the  
19 one we described earlier.

20 CHAIR HADJANDREAS: Yes.

21 MR. AVRUTINE: And it would also be  
22 conditioned upon strict compliance with  
23 this plan, issuance of a building permit  
24 for the proposed improvements and  
25 certification at the end of the process

1 by the applicant's professional that the  
2 plantings are done in accordance with  
3 the approved plan.

4 CHAIR HADJANDREAS: Just to  
5 clarify for you, you can't do anything  
6 until you receive a building permit, so  
7 you can't remove the trees.

8 MR. A. GIROLAMO: This was the  
9 first step.

10 CHAIR HADJANDREAS: Right. Now you  
11 submit -- you've already submitted all  
12 the paperwork and there is going to be  
13 back and forth between you and the  
14 Building Department for obtaining the  
15 building permit. When you finish the  
16 work and after all the inspections are  
17 done that the building department  
18 requires, one of the ways to close the  
19 file and receive a C of O for the pool,  
20 all the work you are doing, is to submit  
21 the letter from your landscape designer  
22 stating that everything that you've  
23 committed to planting is here.

24 Now, the other thing is the trees  
25 that you are removing are all that we've



1 approved. Everything else is documented  
2 on your plans. So if other trees get  
3 removed, the Village will -- there's  
4 fines and such that they would impose on  
5 that.

6 MR. A. GIROLAMO: I'm aware of  
7 that.

8 CHAIR HADJANDREAS: So it's a big  
9 number, 35 trees, but you're doing a  
10 lot. So it's a give-and-take and you're  
11 going to create a beautiful backyard.  
12 They are just really concerned about the  
13 setbacks, which you are enhancing and  
14 just keeping the canopy of the area,  
15 what it is, so it doesn't get clear cut.

16 MR. A. GIROLAMO: Yes.

17 MEMBER JONES: Is there a change in  
18 the number of the trees?

19 MR. AVRUTINE: The number of trees  
20 is 35, that's what he stated.

21 MEMBER JONES: But I thought --

22 CHAIR HADJANDREAS: He just left it  
23 alone.

24 It's right on the bubble of within  
25 an inch, so it's not worth it to even --

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

it's part of his count.

MR. AVRUTINE: So we have a motion  
by Chairman Hadjandreas, seconded by  
Member Jones.

All in favor?

CHAIR HADJANDREAS: Aye.

MEMBER JONES: Aye.

MEMBER DiBLASIO: Aye.

MEMBER GALTIERI: Aye.

MR. AVRUTINE: Application approved  
with the conditions at stated.

\* \* \* \* \*

C E R T I F I C A T I O N:

I, Mary Anne Coppins, Court  
Reporter, hereby certify that the above  
transcript is a true and accurate copy  
of the minutes taken by myself  
stenographically in the within matter.

-----

Mary Anne Coppins

Court Reporter