

**MINUTES OF THE MEETING
PLANNING BOARD
VILLAGE HALL
May 29, 2018
7:00 PM**

PRESENT:

Chris Hadjandreas, Chair
Scott Abrams
Elizabeth DiBlasio
Nancy Jones
James Galtieri

ALSO PRESENT:

Howard D. Avrutine, Village Attorney
James Antonelli, Village Engineer

See list at end of Minutes

Chairman Hadjandreas called the meeting to order at 7:00 p.m.

On motion by Member Galtieri, seconded by Member Jones and unanimously carried, with Member Abrams abstaining, the Board approved, as presented, the minutes from the October 18, 2017 meeting.

Extension of Time/Final Approval/Map of Redcote Farms

The Board then considered the request made by Geraldine N. Tortorella, Esq. of Hocherman Tortorella & Wekstein, LLP on behalf of Redcote Farms, Ltd. for an Extension of Time of the Planning Board's final subdivision approval of the Redcote Farms Subdivision approved by resolution dated November 13, 2007 and reaffirmed on March 19, 2009, March 1, 2011, March 21, 2012, and October 18, 2017. Upon the representations made by the applicant's attorney and verified by the Village Engineer that no changes to the proposed subdivision have taken place since the Planning Board's reaffirmation on October 18, 2017, it was moved by Chairman Hadjandreas, seconded by Member Galtieri and unanimously carried, that an Extension of Time be granted for ninety (90) days from April 18, 2018 to July 17, 2018.

Slope Application P1-2018 and Tree Removal Application #24-2017 – Applications of Arturo Fagundo for Slope Disturbance and to Remove 20 Trees - 39 Hilltop Drive – Section 14, Block 20, Lot 5

The public hearing then commenced on the applications of Arturo Fagundo for approval to remove twenty (20) trees and install a swimming pool, patio, waterfall and retaining wall disturbing a very steep slope as shown on the Slope Analysis Plan prepared by Bladykas & Panetta L.S. & P.E., P.C., dated 1/5/2018 and Fagundo Tree Removal Plan prepared by Newport Engineering, P.C. dated 12/4/2017. 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 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 resident, Rosemarie DiLorenzo at 44 Hilltop Drive. After discussion by the Board, it was moved by Member DiBlasio, seconded by Member Abrams 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 Board declare itself lead agency under SEQRA.

It was moved by Member Jones, seconded by Member Abrams and unanimously carried, that the action be deemed unlisted under SEQRA.

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

It was moved by Chairman Hadjandreas, seconded by Member Abrams and unanimously carried, that the application be approved in accordance with the following resolution:

SLOPE APPLICATION P1-2018 AND TREE REMOVAL APPLICATION #24-2017
INC. VILLAGE OF LAUREL HOLLOW - PLANNING BOARD
APPLICATIONS OF ARTURO FAGUNDO TO DISTURB A VERY
STEEP SLOPE AND TO REMOVE 20 TREES

WHEREAS, on May 29, 2018, the Planning Board of the Village of Laurel Hollow held a public hearing relative to the application of Arturo Fagundo to remove twenty (20) trees and install a swimming pool, patio, waterfall and retaining wall disturbing a very steep slope as shown on the Slope Analysis Plan prepared by Bladykas & Panetta L.S. & P.E., P.C., dated 1/5/2018 and Fagundo Tree Removal Plan prepared by Newport Engineering, P.C. dated 12/4/2017. 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 Tax Map of Nassau County; and

WHEREAS, a legal notice was published in the Oyster Bay Guardian on May 18, 2018 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 Nassau County Planning Commission indicated no objection or modification; and

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

WHEREAS, the Board, as lead agency, did deem the project to qualify as an unlisted action under SEQRA and issued a negative declaration with respect thereto, having determined that the relief requested will not have an adverse impact upon the environment; 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 must obtain all other required permits and approvals from all applicable jurisdictions; and,
2. 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.

Slope Application P3-2018 and Tree Removal Application #10-2018 – Applications of Mark Grgas for Slope Disturbance and to Remove 26 Trees – 1 Woodfield Court – Section 14, Block A, Lot 1129

The public hearing then commenced on the applications of Mark Grgas to remove 26 trees and construct a new single-family home disturbing steep and very steep slopes as shown on the Site Plan prepared by Bladykas & Panetta L.S. & P.E., P.C., dated 4/16/2018 and last revised 4/30/2018. The parcel of land under application has an address of 1 Woodfield Court and is also known as Section 14, Block A, Lot 1129 on the Land and Tax Map of Nassau County.

The exhibits were part of the record and discussion ensued, including testimony by the applicant and his representatives as well as interested residents, Kyle Albers and Kerri Albers at 21 Woodfield Court. After discussion by the Board, it was moved by Chairman Hadjandreas, seconded by Member Galtieri and unanimously carried, that the hearing be closed to further evidence and testimony.

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

It was moved by Member DiBlasio, seconded by Member Jones and unanimously carried, that the action be deemed unlisted under SEQRA.

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

It was moved by Chairman Hadjandreas, seconded by Member Abrams and unanimously carried, that the application be approved in accordance with the following resolution:

**SLOPE APPLICATION P3-2018 AND
TREE REMOVAL APPLICATION #10-2018
INC. VILLAGE OF LAUREL HOLLOW - PLANNING BOARD
APPLICATION OF MARK GRGAS TO DISTURB
STEEP AND VERY STEEP SLOPES AND TO REMOVE 26 TREES**

WHEREAS, on May 29, 2018, the Planning Board of the Village of Laurel Hollow held a public hearing relative to the applications of Mark Grgas to remove 26 trees and construct a new single-family home disturbing steep and very steep slopes as shown on the Site Plan prepared by Bladykas & Panetta L.S. & P.E., P.C., dated 4/16/2018 and last revised 4/30/2018. The parcel of land under application has an address of 1

Woodfield Court and is also known as Section 14, Block A, Lot 1129 on the Land and Tax Map of Nassau County; and

WHEREAS, a legal notice was published in the Oyster Bay Guardian on May 18, 2018 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 Nassau County Planning Commission indicated no objection or modification; and

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

WHEREAS, the Board, as lead agency, did deem the project to qualify as an unlisted action under SEQRA and issued a negative declaration with respect thereto, having determined that the relief requested will not have an adverse impact upon the environment; and

WHEREAS, all who wished to be heard were heard.

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

1. Modification of the plans to include a septic tank with a capacity of 1,750 gallons;
2. Compliance with the landscape plan filed by the applicant dated 3/20/18 with handwritten modifications made on 5/29/18;
3. The applicant must obtain all other required permits and approvals from all applicable jurisdictions; and,
4. 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.

Slope Application P2-2018 and Tree Removal Application #9-2018 – Applications of Laurel Hollow Road LLC for Slope Disturbance and to Remove 118 Trees – Laurel Hollow Road – Section 26, Block C, Lot 2077

Chairman Hadjandreas recused himself in connection with this application.

The public hearing then commenced on the application of Laurel Hollow Road LLC to remove 118 trees and construct a new single-family home disturbing steep and very steep slopes at premises located at Laurel Hollow Road as shown on the Site Plan prepared by Bladykas & Panetta L.S. & P.E., P.C., dated 4/23/2018 and last revised

5/1/2018. This parcel of land is also known as Section 26 Block C, Lot 2077 on the Land Tax Map of Nassau County.

The exhibits were made part of the record and discussion ensued. After discussion by the Board, it was moved by Member Abrams, seconded by Member Galtieri, and unanimously carried, with Chairman Hadjandreas recused, that the hearing be closed to further evidence and testimony.

It was moved by Member DiBlasio, seconded by Member Abrams, and unanimously carried, with Chairman Hadjandreas recused, that the Board declare itself lead agency under SEQRA.

It was moved by Member Jones, seconded by Member Abrams, and unanimously carried, with Chairman Hadjandreas recused, that the action be deemed unlisted under SEQRA.

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

It was moved by Member DiBlasio, seconded by Member Galtieri and unanimously carried, with Chairman Hadjandreas recused, that the application be approved in accordance with the following resolution:

SLOPE APPLICATION P2-2018 AND TREE REMOVAL APPLICATION #9-2018
INC. VILLAGE OF LAUREL HOLLOW - PLANNING BOARD
APPLICATION OF LAUREL HOLLOW ROAD LLC TO DISTURB STEEP AND
VERY STEEP SLOPES AND TO REMOVE 118 TREES

WHEREAS, on May 29, 2018, the Planning Board of the Village of Laurel Hollow held a public hearing relative to the applications of Laurel Hollow Road LLC to remove 118 trees and construct a new single-family home disturbing steep and very steep slopes at premises located at Laurel Hollow Road as shown on the Site Plan prepared by Bladykas & Panetta L.S. & P.E., P.C., dated 4/23/2018 and last revised 5/1/2018. This parcel of land is also known as Section 26 Block C, Lot 2077 on the Land Tax Map of Nassau County; and

WHEREAS, a legal notice was published in the Oyster Bay Guardian on May 18, 2018 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 Nassau County Planning Commission indicated no objection or modification; and

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

WHEREAS, the Board, as lead agency, did deem the project to qualify as an unlisted action under SEQRA and issued a negative declaration with respect thereto, having determined that the relief requested will not have an adverse impact upon the environment; and

WHEREAS, all who wished to be heard were heard.

NOW, THEREFORE, BE IT RESOLVED that the Board voted unanimously, with Chairman Hadjandreas recused, to approve the application with the following conditions:

1. Modification of the plans to include a septic tank with a capacity of 1,750 gallons;
2. Compliance with the amended landscape plan filed by the applicant dated 5/29/18.
3. The applicant must obtain all other required permits and approvals from all applicable jurisdictions; and,
4. 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.

The Board then discussed various administrative matters.

There being no further business to come before the Board, the meeting was adjourned at 9:40 p.m.

Chris Hadjandreas, Chair

Also Present:

Mark Grgas	1 Woodfield Court, Laurel Hollow
Megan Grgas	1 Woodfield Court, Laurel Hollow
Steven Homburger (On behalf of Grgas)	91 Prospect Street Huntington
Scott Sheehan (On behalf of Grgas)	31 Prospect Street, Huntington
Mike Rant (On behalf of Fagundo, Grgas, and Laurel Hollow Road LLC)	23 Spring Street, Oyster Bay
Nick DeSantis (On behalf of Fagundo)	71 W. Main Street, Oyster Bay
Leonard Mirabile	74 Fleets Cove Road, Huntington
Cesar Zepeda	35 Syosset Circle, Syosset
Aldon Tarantini	1500 Laurel Hollow Road, Laurel Hollow
Rosemarie and Joseph DiLorenzo	44 Hilltop Drive, Laurel Hollow
Robert Foreman	9 Shady Lane, Laurel Hollow
Pasquale Bilotta	63 Talfor Road, East Rockaway
Kyle Albers and Kerri Albers	21 Woodfield Court, Laurel Hollow
Vincent M. Rielly (On behalf of Laurel Hollow Road LLC)	5 Godfrey Lane, Huntington, NY