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INCORPORATED VILLAGE OF LAUREL HOLLOW
PLANNING BOARD
PUBLIC HEARING
May 29, 2018
7:00 p.m.

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

- PRESENT: SCOTT ABRAMS, Member
- ELIZABETH DiBLASIO, Member
- NANCY JONES, Member
- JAMES GALTIERI, Member

ALSO PRESENT:

- HOWARD AVRUTINE, Village Attorney
- JAMES ANTONELLI, Village Engineer

P2-2018 & T9-2018 - Laurel Hollow Road, LLC, Laurel Hollow
Road
Slope and Trees

RONALD KOENIG
OFFICIAL COURT REPORTER

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1 MR. AVRUTINE: This is the application of
2 Laurel Hollow, LLC, Slope Application P2 of 2018, Tree
3 Removal Application No. 9 of 2018.

4 This is the public hearing in connection with
5 the application of Laurel Hollow Road, LLC, address is
6 no number Laurel Hollow Road, to remove 118 trees and to
7 construct a new single-family home, disturbing a steep
8 and very steep slope -- excuse me, disturbing steep and
9 very steep slopes as shown on the site plan prepared by
10 Bladykas & Panetta, L.S. & P.E., P.C., dated 4/23/2018
11 and last revised 5/1/2018.

12 The parcel of property under application is
13 known as Section 26, Block C, Lot 2077 on the Land and
14 Tax Map of Nassau County.

15 The exhibit list in connection with this
16 application is as follows:

17 First, notification from the Nassau County
18 Planning Commission dated May 8, 2018 that the matter is
19 referred to the Village of Laurel Hollow Planning Board
20 to take action as it deems appropriate.

21 The next exhibit is public notice dated
22 May 10, 2018.

23 The next exhibit is an affidavit of posting
24 from Elizabeth Kaye that the legal notice was posted on
25 the front bulletin board in front of the Village Hall on

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1 May 18, 2018.

2 The next exhibit is an affidavit of
3 publication that the legal notice was published in the
4 Oyster Bay Guardian on May 18, 2018.

5 The next exhibit is a document that confirms
6 that the legal notice was published to the village
7 website on May 15, 2018 and sent to village website
8 subscribers on May 22, 2018.

9 And the final exhibit is an affidavit of
10 mailing from the applicant, indicating that the notice
11 of public hearing was mailed on May 15, 2018 to the
12 individuals set forth in the affidavit.

13 Let the record reflect that Chairman
14 Hadjandreas has recused himself from consideration in
15 connection with this application inasmuch as he is a
16 principal of Laurel Hollow, LLC, the applicant.

17 Is there a presenter in connection with this
18 hearing?

19 MR. RANT: Good evening, Mr. Chairman and
20 Members of the Board. Michael Rant, Bladykas & Panetta,
21 here this evening representing the owners of Laurel
22 Hollow Road, LLC, seeking to develop in a vacant parcel
23 on the east side of Laurel Hollow Road approximately
24 1200 feet north of Moores Hill Road. The property is a
25 vacant parcel and it has a large grade change heading

1 from west to east. There's approximately a 75-foot
2 grade change throughout the property.

3 We're trying to find a position of the house
4 that will help again to balance in cut and fill a
5 situation like this. There is a lot of material that's
6 going to be generated from the site, so we're trying to
7 utilize it as best as possible.

8 We're proposing a new curb cut on the south
9 side of the property working with the grades as much as
10 possible. We have an 8 percent slope pitch coming into
11 the entrance of the property and increases to about 12
12 and-a-half percent, and the home itself is situated 100
13 feet from the front yard in the center of the parcel.

14 In order to contain our grading and minimize
15 the disturbance around the property in the rear and the
16 south, we're utilizing some boulder retaining walls. In
17 the front, we have a 6-foot boulder wall. These walls
18 are meant to look natural. They can be planted and fit
19 in with the character of the property itself.

20 In the rear of the property, in order to
21 create useable space, a lawn area, which is a necessity
22 in a home of this size, we're utilizing a boulder wall
23 to help limit our grading, maintain the rear of the
24 property as much as possible, and again to create some
25 flat useable space on the property which currently it

1 does not have.

2 We're proposing an entirely new drainage
3 system for the site to contain all runoff. Currently,
4 all of the water comes from the upper portions of the
5 property and drains directly onto Laurel Hollow Road.
6 So by implementing this plan, it will be a vast
7 improvement over the existing conditions.

8 Again, we are seeking the removal of 118 trees
9 ranging in size, some smaller, some in decline, some
10 health problems. We tried to keep our disturbance in
11 the center of the property maintaining a buffer in the
12 rear as much on the south side as possible.

13 Part of the application is also a slope land's
14 permit, and we did prepare a slope analysis map. Again,
15 it's a vacant wooded site with strips of steep slope
16 running from north to south making it necessary to
17 disturb those areas in order to gain access to the
18 center portion of the property where the home and the
19 proposed future amenities would exist.

20 The disturbance itself, along Laurel Hollow
21 Road there is a steep slope that we would be cutting
22 into in order to construct the driveway, a further steep
23 slope area up by the proposed driveway courtyard, and
24 then there is a strip of very steep slope that kind of
25 runs directly in the middle of the building envelope.

1 It would very difficult to find a location on the
2 property, especially when you have the limited building
3 envelope, in order to avoid any disturbance of that very
4 steep slope, but we feel that we've minimized that
5 impact as much as possible.

6 Again, there is an existing non-sloped area
7 that we're looking to utilize for future amenities, lawn
8 areas, pool, patios in the future, and again, minimizing
9 as much of our grading as possible.

10 Again, the site itself, a heavily wooded site.
11 There's approximately 250 trees on the property
12 currently. So we feel we are maintaining a substantial
13 amount on the property.

14 If the Board has any questions, I would be
15 happy to answer them.

16 MEMBER GALTIERI: The frontage on Laurel
17 Hollow Road, that's going to remain natural?

18 MR. RANT: From the edge of road,
19 approximately a 40-foot strip along Laurel Hollow Road.
20 The bulk majority is really just to cut in a driveway.
21 We want to find a balance of minimizing disturbance but
22 also having a driveway that's a safe slope, so having an
23 8 percent pitch coming in and the maximum we would like
24 for a driveway is 12 percent, which is what we're
25 proposing. And then we have a boulder wall which can

1 help preserve as much of the trees in that area as
2 possible leaving it a natural buffer.

3 So we feel that the disturbance itself is the
4 minimum required in order facilitate a safe driveway.

5 MEMBER GALTIERI: How high is the retaining
6 wall in the back?

7 MR. RANT: It's a tapering wall. At its
8 tallest point, it's 8 feet. Now this wall, we would be
9 on the lower side. So the retain side is the neighbor's
10 side, so they wouldn't see a wall. They would see
11 directly over it. So the only person that would
12 visually see the wall itself would be the homeowner
13 standing in their backyard. It would not be visible to
14 the neighbors.

15 MEMBER ABRAMS: How wide is the driveway
16 there?

17 MR. RANT: It's about 12 feet wide.

18 MEMBER JONES: Are there requirements for the
19 driveway size?

20 MR. ANTONELLI: I believe this village has a
21 maximum. It's been a while since that's really come
22 into play.

23 MR. RANT: 12 feet is a standard minimum size
24 you want for a driveway. A vehicle can fit in an
25 8-foot-wide driveway, but 12 gives you a little room on

1 the sides to maneuver.

2 We didn't want to go too big and have a large
3 amount of asphalt in the front yard. We feel that a
4 12-foot is acceptable as far as for vehicular traffic
5 and safe navigation to the property.

6 MR. ANTONELLI: I certainly have no problem
7 with 12. My recollection is that the maximum allowable
8 in this village is 15.

9 MEMBER GALTIERI: Is there a drain at the base
10 of that driveway?

11 MR. RANT: We have two strip drains. We have
12 a strip drain at the upper portion of the property which
13 will help contain as much runoff before it enters the
14 steep slope. So we want to minimize as much of the
15 runoff that goes down the steep slope portion, so we
16 have a secondary strip drain at the entrance of the
17 property. So there will be two, one at the bottom and
18 then one up top.

19 MEMBER DiBLASIO: And you have plans too for
20 this area that we won't have the runoff onto Laurel
21 Hollow Road and clog up the drains that are now
22 existing?

23 MR. RANT: Yes. The bulk majority of the
24 property that slopes would drain onto the driveway. The
25 area would be landscaped to help absorb as much of that

1 water as possible. But this whole area between the
2 driveway and the house would run off and be contained on
3 the driveway and then collected into the strip drain.
4 The area to the west of the driveway, that area would be
5 landscaped ground covered to help.

6 MEMBER DiBLASIO: And during construction, it
7 would be protected?

8 MR. RANT: We have silt fencing erosion
9 control around the entire property. This property does
10 disturb more than an acre of land so we were required to
11 prepare a storm water pollution prevention plan which
12 add additional erosion control measures, construction
13 entrance and anti-tracking pad, silt fencing. And those
14 measures need to be put into place and maintained
15 throughout the project which is important.

16 MR. AVRUTINE: Does the Board have any further
17 questions?

18 Before we go to Jim will be a report prepared
19 by Elizabeth Bibla, Landscape Architect, dated May 23,
20 2018. I will just read various portions of it.

21 Due to the slope of the property and the
22 necessary driveway design for slope, there will be
23 extensive clearing of this woodland. There will be a
24 generous area of woods to remain on the east side rear
25 of the property. There would be a varying woodland

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1 buffer on the south property line. The north property
2 line will have no woodland buffer due to the location of
3 the driveway behind the proposed garage and the fact
4 that the neighbor has scant plantings along this border.

5 I recommend that additional planting be
6 designed because the proposed planting plan does not
7 offer enough visual blockage. I recommend that more
8 natives be used, as the existing proposal uses flowering
9 pear, arborvitae and Norway spruce, to name a few.

10 In addition, areas not being regraded should
11 have a snow fence border along with erosion measures as
12 required to protect existing vegetation.

13 At this time, I recommend that Mr. Hadjandreas
14 be given permission to remove the trees as noted on the
15 site plan issued by Bladykas & Panetta. Prior to
16 removal, the area of construction on the site shall be
17 ribboned off so that no more trees than necessary are
18 removed.

19 I believe that the Board may want to recommend
20 additional planting as noted in my remarks above.
21 Additional understory trees in particular would help
22 give privacy and dimension to the remaining woodland.

23 Mr. Antonelli.

24 MR. ANTONELLI: I reviewed the site
25 engineering which included grading, drainage, sanitary

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1 sewage disposal, erosion control, vehicular circulation,
2 and the full storm water pollution prevention plan.

3 The plan that you have in your package dated
4 May 1 was acceptable with one exception, and that is
5 that the 1500-gallon sewage septic tank that's shown
6 should be increased to 1750 gallons.

7 MR. AVRUTINE: Mr. Antonelli, would you wish
8 to address your environmental review, please.

9 MR. ANTONELLI: Yes.

10 Although the State Environmental Quality
11 Review Act considers the construction of a single-family
12 house as a Type II action, the fact that we have steep
13 slope disturbance and quite a volume of earthwork
14 activity, the village considers this an unlisted action
15 and, therefore, the Short Environmental Assessment Form
16 has been submitted. I reviewed it and I completed Part
17 2 on behalf of the village.

18 And based on the information provided, I
19 determined that following this plan and including the
20 storm water pollution prevention plan, there would be no
21 significant adverse environmental impact.

22 MR. AVRUTINE: Thank you, Mr. Antonelli.

23 I noticed that there was, had, a landscape
24 plan prepared by Vincent Reilly which appears to have
25 been dated May 6, and then there's the one with that

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1 handwritten change, it says May 29. Is that a different
2 drawing, a different construction?

3 MR. HADJANDREAS: As per Ms. Bibla's
4 recommendations which we received a week ago, we updated
5 and amended the landscape plan to reflect what she
6 recommended, which was the additional screening that she
7 asked for on both sides of the property. So if you
8 compare the two, the revised to what you had previously,
9 there is additional screening that further screens the
10 neighbors on both sides of the property.

11 MR. AVRUTINE: Do you want to walk the Board
12 through it a little?

13 MR. HADJANDREAS: Sure.

14 Besides the plan that was changed, the other
15 form that is the count of trees was also increased.

16 So what was changed, without having to open
17 both of them, was we added screening. If you're heading
18 north on Laurel Hollow Road and you pass the property,
19 the house just past us has cleared the entire property
20 up to the property line. And because of grading, we're
21 going to have to -- of the driveway area, the parking
22 area -- we're going to have to remove the couple trees
23 that are here.

24 So according to Ms. Bibla and what she
25 recommended, we increased the amount of screening. And

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1 that's represented by these number 2s and 3s which are
2 Norway spruce trees, 8 to 10 footers, and green giant
3 arborvitae trees, 8 to 10 footers, that would fill in
4 this area and block the view, if there is one, from the
5 neighbor into the parking area.

6 And on the south side of the property, the
7 change in this revised plan adds the screening from
8 basically the bottom of the retaining wall to just in
9 line with the frontage of the house, and that's adding
10 approximately six to eight Norway spruce trees.

11 And for the Board's information, this side is
12 not being disturbed. We're just adding additional
13 screening on this side. The screening goes around the
14 entire property. And the rest of the screening is what
15 was originally submitted.

16 And in the back above the wall, we're adding a
17 lot of screening of all different type. It's not just
18 going to be one wall of one shrub. There's all
19 different types of trees and deciduous trees. And
20 Vincent Reilly, our landscape designer, can discuss what
21 we are putting around the house to fully landscape this
22 property.

23 And the last thing I want to mention is, this
24 is an accurate representation of the entire property.
25 And we are not touching -- besides on the side here and

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1 in the front of the property along Laurel Hollow Road,
2 except where the driveway penetrates to Laurel Hollow
3 Road, and the area where we need to put dry wells, we're
4 not touching along Laurel Hollow Road. And we're not
5 touching anything in this represented area which is a
6 significant portion of the property and significantly
7 shields any of the neighbors that are behind us.

8 Vincent, do you want to speak?

9 MR. REILLY: Sure.

10 Vincent Reilly, 5 Godfrey Lane, Huntington.

11 What Chris was just talking about in the back
12 here and if you take along the side, it's approximately
13 35 percent of the property is not even going to be
14 touched. Another about 10 percent, the only thing
15 that's going to be touched on is just to revitalize it
16 and put in more screening on everything.

17 So it's basically horseshoed all the way
18 around, privacy all the way around. The only opening at
19 all in our big trees is just right where the driveway
20 comes in. It's a total of 51 large evergreen trees, 8
21 to 10 feet.

22 The trees that are being taken out are all
23 deciduous. So the evergreens are going to give more
24 privacy to the neighbors and the street than would be
25 given with the deciduous trees.

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1 Down in this area, there was a question asked
2 about doing the screening along Laurel Hollow Road
3 there. And what we're planning on doing is bringing in
4 about eight of -- we're going to plant new Laurels in
5 there. Also, when we're doing the job, they start to
6 dig everything out from here, any Laurels that are in
7 good health, we're going to save. We're going to take
8 those, transplant them all the way, spot them in
9 anywhere that we can. I know that the Board likes their
10 Laurels.

11 So with the addition of the 30 and the plants
12 that we will save, there'll be a net increase of Laurels
13 on the property. And along the road, we're really going
14 to do it heavily because that's kind of what the road
15 really is right now, it's all Laurels going down there.
16 So that is one thing that I want to touch on.

17 Also, that the village arborist was -- of the
18 118 trees that are on the permit, all the trees that are
19 going to be taken out are on the permit, but you can see
20 as she listed, is a large amount of trees that are under
21 the 7-inch requirement and they're in poor health, dead.
22 It's probably approximately half of the trees -- I
23 walked through there -- are in that situation. So
24 you're cutting it down to half of what the application
25 really says just on the trees that are permissible to be

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1 taken down.

2 Again, we had her there and we, you know,
3 accommodated what she wanted. Her basic thought was to
4 more screening, and we've gone the distance for that
5 certainly.

6 The landscape, it consists mostly of native
7 plants commonly used throughout everyone's landscape in
8 the village, so it will conform with all other
9 landscapes. It'll just look like another house.

10 we're heavily planted all along the
11 foundation. It will, you know, give more screening from
12 the neighbors from the road with all the plantings that
13 will go on there.

14 Along the driveway, we have the -- there's all
15 cherry trees going up, azaleas in between. It will look
16 very nice from the road.

17 There was a question about the drainage coming
18 off of here. This is all sod right here, sod or grass.
19 It's turf grass. Turf grass really absorbs more water
20 than any other thing that you can really put. So it's
21 going to absorb the water coming down the hill. What's
22 left over will make it to the driveway where there's
23 plenty of drainage to make sure we don't get anything
24 down onto the street.

25 That's pretty much it. If you have any

1 questions --

2 MR. AVRUTINE: I just have one clarification.
3 So based upon your letter of May 29, 2018, it says,
4 landscape proposal, it says there's going to be an
5 addition of 55 trees including 39 evergreen trees, 8 to
6 10 feet tall?

7 MR. REILLY: That is not in addition to the
8 original plan. That's a total.

9 MR. AVRUTINE: Thank you. I just wanted to
10 clarify that.

11 And also for the record, what we are going to
12 do is mark as Applicant's Exhibit 1 a document titled
13 Landscape Proposal, prepared by Vincent M. Reilly, dated
14 5/29/18, and the accompanying revised landscape plan,
15 Applicant's Exhibit 1.

16 Any other questions from the Board?

17 MR. ANTONELLI: I would like to add something
18 to what was said earlier.

19 I know two of the Board members were concerned
20 and asked questions about runoff and Laurel Hollow Road,
21 and the statement was made about strip drains. I don't
22 like that term.

23 These are not your little tennis court strip
24 drains. We don't allow those for drainage on driveways
25 in the village. They're actual cast iron trench drains.

1 They're a minimum of 1-foot wide so that they capture
2 water.

3 And the statement was made that there's one at
4 the top and one at the bottom. The one at the top
5 collects the runoff from the parking court. And the one
6 at the bottom collects the runoff from the rest of the
7 driveway.

8 I wanted to clarify that that was something we
9 took a harder look at. The system is designed for
10 runoff from a 4-inch rainfall, which I thought was
11 adequate.

12 MR. AVRUTINE: Anything else from the Board
13 members?

14 Open to the public. Anyone from the public
15 wish to be heard?

16 Let the record reflect that no one wishes to
17 be heard.

18 A motion to close the public hearing?

19 MEMBER ABRAMS: A motion.

20 MR. AVRUTINE: Member Abrams.

21 And a second?

22 Member Galtieri.

23 All in favor?

24 MEMBER ABRAMS: Aye.

25 MEMBER DiBLASIO: Aye.

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1 MEMBER JONES: Aye.

2 MEMBER GALTIERI: Aye.

3 MR. AVRUTINE: A motion to declare the Board a
4 lead agency under the New York State Environmental
5 Quality Review Act?

6 Member DiBlasio.

7 May I have a second?

8 Member Abrams.

9 All in favor?

10 MEMBER ABRAMS: Aye.

11 MEMBER DiBLASIO: Aye.

12 MEMBER JONES: Aye.

13 MEMBER GALTIERI: Aye.

14 MR. AVRUTINE: A motion to declare the matter
15 unlisted under the New York State Environmental Quality
16 Review Act?

17 Member Jones. Seconded by Member Abrams.

18 All in favor?

19 MEMBER ABRAMS: Aye.

20 MEMBER DiBLASIO: Aye.

21 MEMBER JONES: Aye.

22 MEMBER GALTIERI: Aye.

23 MR. AVRUTINE: A motion to declare a negative
24 declaration under the New York State Environmental
25 Quality Review Act indicating that the application as

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1 presented will not result in excessive environmental
2 impact?

3 MEMBER ABRAMS: I make that motion.

4 MR. AVRUTINE: Member Abrams.

5 A second?

6 MEMBER GALTIERI: Galtieri.

7 MR. AVRUTINE: Member Galtieri.

8 All in favor?

9 MEMBER ABRAMS: Aye.

10 MEMBER DiBLASIO: Aye.

11 MEMBER JONES: Aye.

12 MEMBER GALTIERI: Aye.

13 MR. AVRUTINE: And a motion on the application
14 for tree removal and slope disturbance?

15 By Member DiBlasio.

16 It's a motion to approve.

17 MEMBER GALTIERI: Galtieri.

18 MR. AVRUTINE: It's a motion to approve by
19 Member DiBlasio, seconded by Member Galtieri.

20 And this is with the conditions of a
21 1750-gallon septic tank and compliance with the amended
22 landscape plan, correct?

23 MEMBER DiBLASIO: Correct.

24 MEMBER ABRAMS: Correct.

25 MR. AVRUTINE: All in favor?

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MEMBER ABRAMS: Aye.

MEMBER DiBLASIO: Aye.

MEMBER JONES: Aye.

MEMBER GALTIERI: Aye.

MR. AVRUTINE: Application approved, with the
conditions as noted.

CERTIFIED THAT THE FOREGOING IS A TRUE AND
ACCURATE TRANSCRIPT OF THE ORIGINAL STENOGRAPHIC MINUTES
IN THIS CASE.

RONALD H. KOENIG
Senior Court Reporter