

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
PLANNING BOARD
PUBLIC HEARING
July 17, 2018
7:30 p.m.

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

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

ALSO PRESENT:

HOWARD AVRUTINE, Village Attorney

P5-2018 & T17-2018 - Ioannou - 27 Shady Lane
Tree Removal

RONALD KOENIG
OFFICIAL COURT REPORTER

1 MR. AVRUTINE: This is the public hearing on
2 the application of Michael and Denise Ioannou, Case No.
3 P5-2018 and T17-2018, for tree removal. The premises is
4 27 Shady Lane. It seeks approval to remove 36 trees in
5 connection with a building permit for a proposed new
6 single family home.

7 The parcel of property under application is
8 also known as Section 14, Block 26, Lot 8 on the Land
9 and Tax Map of Nassau County.

10 The exhibits in connection with this hearing
11 are as follows:

12 First, an affidavit of posting from Elizabeth
13 Kaye that the legal notice was posted on the front
14 bulletin board in front of Village Hall on June 29,
15 2018.

16 The next exhibit is a copy of the legal notice
17 and affidavit of publication dated July 6, 2018 that the
18 legal notice was published in the Oyster Bay Guardian on
19 July 6, 2018.

20 The next exhibit is a document that confirms
21 that the legal notice was published to the village
22 website on June 27, 2018.

23 And the final exhibit is an affidavit of
24 mailing from the applicant indicating that the notice of
25 public hearing was mailed on July 3, 2018 to the

1 individuals set forth in the affidavit.

2 Is there a representative here for the
3 applicant?

4 MR. REILLY: Good evening, ladies and
5 gentlemen. Thank you for the opportunity to address you
6 this evening. My name is Vincent M. Reilly. I will be
7 representing Michael and Denise Ioannou in their project
8 that they are proposing.

9 We need to take down a large amount of trees.
10 Many of these trees -- the property has been unkept. A
11 lot of the trees really are in poor health that we're
12 taking down. Most of the eastern red cedars are also
13 diseased. They have an apple cedar blight on them and
14 they really should be removed either way. We need to
15 take these trees down for the larger footprint of the
16 house. We're adding driveway through this area, and we
17 need some lawn for the kids to play, and the pool.

18 In the back of the property, I would like to
19 start here, we're going to leave a very large woodland
20 area that's going to remain just woodland. We're not
21 going to be going in there. The only thing that we're
22 going to do here, Mr. Ioannou had said that in the
23 winter you can just see glimpses of this one house
24 that's back here, so to take care of that, thicken the
25 screening and make sure that we have coverage all winter

Proceedings

1 long, he wanted me to put in a grouping. These are all
2 8-to-10-foot evergreens. Definitely block out
3 everything year round.

4 This area here represents approximately
5 17 percent of the property. That's going to be
6 completely unchanged. It will be a really nice
7 greenbelt, wildlife and everything. It kind of connects
8 on both properties with other greenbelt areas. So it
9 will be a really nice woodsy area. It won't feel like
10 you are wall to wall sod two acres. It will be nice and
11 woodsy.

12 As we come down on both sides, this is to the
13 west, this is to the east, we have a whole string on
14 both sides of large tree. These are all evergreens.
15 All the number one, number two and number three, are all
16 8-to-10-foot evergreens with some other plants that will
17 of course grow up and make even a thicker screen, and
18 also it's for the aesthetics. There's a lot of
19 flowering plants and whatnot in there.

20 We had several suggestions through the Board
21 through Chairman Hadjandreas and also the village
22 arborist, and we accommodated every one of the things
23 that they had asked for. At first, we didn't have
24 larger trees in one area right here, and the Chairman
25 said that he would like us to fill that entire area in.

1 so we filled that in with an additional four
2 8-to-10-foot evergreens.

3 It was also suggested that we not have the
4 lawn running right down -- this is the road right
5 here -- not having the lawn run to the road, to make
6 sure that we have proper screening so it doesn't look
7 like so much of a suburban sprawl thing there. There's
8 a huge existing rhododendron here that provides a lot of
9 coverage. Then we added this entire bed. This bed has
10 four 8-to-10-foot Norway spruce in it, and then two
11 8-to-10-foot pink dogwoods, and one 8-to-10-foot red
12 buckeye, along with about I think it was about 20
13 additional shrubs in there and another six or so
14 perennials. Nice full bed all the way through there.
15 Also in this corner I added another three Cryptomeria
16 which will be large evergreen trees to block out that
17 area. So basically the whole way across the front of
18 the property will be blocked out from the road, give a
19 nice screening, and be very attractive.

20 One of the biggest things that we had to deal
21 with was the changing of the driveway on this side.
22 Ms. Bibla wanted to save three trees over here, numbers
23 four, five, and six on your plan. To accomplish that,
24 we had to move the driveway.

25 The original driveway had come right out a lot

1 closer to the property line, and, you know, it took in
2 the three trees that we're talking about right there
3 that we were going to save. This is, in the orange
4 color, that is the new proposed driveway that -- we
5 really wanted to save that, but in an effort to please
6 the Board and to move things along, they reluctantly
7 said, yes, change the driveway. So I brought it over
8 and now it complies with what the arborist wanted, and I
9 think it works well also. It also gives us a large area
10 here that is woody, and, you know, have trees in there,
11 kind of again a little bit of a greenbelt, a little bit
12 of a natural look to it there.

13 And she also -- there are two trees right in
14 here, number 15, number 17, they're two Norway spruces.
15 She had suggested that -- they were coming out because
16 of the dry wells. She suggested moving the dry wells
17 back in a little bit, and it seems to be a very
18 reasonable thing to save the trees. So that's what we
19 will do, and we'll be able to save those two trees.

20 Over the weekend, apparently, you guys visited
21 the property. There are three white pine trees here.
22 They're old white pine trees. The only branches on them
23 are way up top. They do nothing for screening and
24 whatnot. So it was suggested to me that we can take
25 those out and just thicken this up better and give a

1 better block. Also, the white pines -- I mean, anyone
2 has them on their property -- like last year with those
3 late snowstorms, they just broke up and made a mess
4 everywhere. So they're not really a great tree to leave
5 on your front lawn. It's going to be messy. So that
6 was a good idea to do that.

7 Altogether on the property there's a total of
8 58 8-to-10-foot evergreens that we're adding, a huge
9 amount, another nine 8-to-10-foot deciduous trees
10 throughout the property, here, over here. There's a
11 couple weeping cherries on the corner there. I did not
12 count, but a lot of shrubbery all around the house.
13 Everything is more natural looking. It's not going to
14 be any sort of modern landscaped look. Everything that
15 exists in the neighborhood basically is what's going to
16 be involved in this house.

17 So on top of that, I also have a letter.
18 Mr. Ioannou was out over the weekend. He spoke to the
19 neighbor on this side, and he gave this letter stating
20 that he was good with the project.

21 On the other side over here, unfortunately,
22 that gentleman was traveling at the time, but
23 Mr. Ioannou did speak to him. They actually know each
24 other quite well. He's a youth football coach and
25 Mr. Ioannou's son plays on the team, so they're quite

1 familiar with each other. He's been supportive
2 throughout the project, and he, once again, just
3 verbally expressed that he was behind the program to
4 Mr. Ioannou. He couldn't get anything in writing,
5 but --

6 MR. AVRUTINE: Mr. Reilly, I can't read the
7 last name of the person on this letter.

8 MR. REILLY: Do you know the name, Michael?

9 MR. IOANNOU: I don't know his last name.
10 It's Chris --

11 MR. AVRUTINE: The last name is a little bit
12 mangled.

13 MR. IOANNOU: It's on the mailing list of the
14 public notices sent out.

15 MR. REILLY: So basically the house is, the
16 building itself, the landscape, it will be a vast
17 improvement over what is there now. There is no
18 screening. There is no screening. The house, I
19 wouldn't call it dilapidated, but it's a 60-year-old
20 ranch house. This is going to conform more with what
21 the neighborhood has evolved into now. I think it will
22 be a large improvement to the neighborhood.

23 And that's it. If you have any questions.

24 MR. AVRUTINE: Regarding this letter, I just
25 want to note for the record, the signatory is a Chris

1 velenovsky at 25 Shady. And the letter has been marked
2 as Applicant's Hearing Exhibit No. 1.

3 MEMBER GALTIERI: All right. So in viewing
4 the property yesterday, I understand that there was some
5 concern about the removal of one tree at the -- between
6 the new driveway and the screening. Because these two
7 trees here, Two seems to be a little bit far removed
8 from the driveway, but in the context of the landscaping
9 and the beauty that you are putting in, I'd just assume
10 let that tree go, otherwise it doesn't quite fit the
11 integrity of the front of the lawn.

12 MR. REILLY: The tree that you're speaking of,
13 I believe we saw today, is an oak tree. Oak trees are
14 nice trees but in that spot, I mean, it's not a specimen
15 tree, it would kind of be a sore thumb.

16 MEMBER GALTIERI: And it breaks up the
17 integrity of what you are trying to do in the front.
18 The quid pro quo is as long as the new plantings are
19 dense enough to provide that screening, I'd just assume
20 see that tree go.

21 MR. REILLY: I would agree with that. And it
22 really does nothing for screening. I mean it sticks up
23 in the air.

24 CHAIRMAN HADJANDREAS: As well as the
25 additional white pines that weren't marked for removal

1 in your original plan. That's what Mr. Galtieri and I
2 discussed in terms of you were leaving, I think it was,
3 three white pines. The roots are coming out of the
4 ground. They're dropping a lot of large branches.
5 Because, you know, I kind of understand that you had to
6 remove others and these want to be saved, but again, for
7 what reason, just because of a tree count? So replacing
8 those with new trees and additional screening is the
9 direction that we want to see.

10 I wanted to ask Mr. Abrams and Ms. Jones, this
11 isn't something that we discussed when we went there, do
12 you, by looking at the new revised landscape plan, do
13 you have any concerns with what they're proposing now as
14 opposed to what they were originally proposing?

15 MEMBER JONES: How many trees are you going to
16 be taking down?

17 CHAIRMAN HADJANDREAS: That number had to have
18 changed.

19 MR. REILLY: What we are talking about is
20 basically this one and this one --

21 MR. AVRUTINE: Please speak up.

22 MR. REILLY: -- are the three white pine trees
23 that are coming down. I would imagine it will bring it
24 up to 39, right?

25 CHAIRMAN HADJANDREAS: The original count

Proceedings

1 was --

2 MR. AVRUTINE: The original, you're talking
3 about the original count?

4 CHAIRMAN HADJANDREAS: whatever they applied
5 for, it's going to increase the number by three. Tree
6 number two was already on the list to be removed, and we
7 were saying, when we went there -- when we went there,
8 we didn't realize where the driveway was going, and we
9 saw now the highlighted driveway showing it's getting
10 within 5 feet of tree number two. There was another
11 tree that we were talking about, but that's squarely in
12 the driveway.

13 MEMBER JONES: So based on that, they need a
14 permit for 35 trees?

15 CHAIRMAN HADJANDREAS: Okay.

16 MR. AVRUTINE: Thirty-six was the original.

17 MEMBER JONES: And then he added three.

18 MR. REILLY: But actually we gave back five.

19 MEMBER JONES: That's what I'm saying. So 39
20 minus the five, so now you are down to a permit for 34
21 trees -- 35.

22 CHAIRMAN HADJANDREAS: One other question --

23 MR. AVRUTINE: I just have -- is there going
24 to be or is the current plan that was submitted, does
25 that depict what you want or is there going to be

Proceedings

1 further modification from the plan that is currently
2 before the Board?

3 CHAIRMAN HADJANDREAS: In regards to the Board
4 with the members that I discussed with, this, the new
5 plan addresses all of the concerns. The additional
6 thing that they're bringing to the table now that I was
7 aware of was moving the dry wells inland to avoid
8 removing three or four trees on that side.

9 What is that, the --

10 MR. REILLY: That's the east side.

11 CHAIRMAN HADJANDREAS: So, that wasn't
12 something that was even --

13 MEMBER JONES: It's here.

14 CHAIRMAN HADJANDREAS: well, they're shown to
15 be removed there, correct?

16 MEMBER JONES: No. Shown to keep them.

17 CHAIRMAN HADJANDREAS: All right.

18 MR. REILLY: It was really a matter of moving
19 the dry wells very little. It wasn't like moving them
20 to the other side of the house. It was moving it over a
21 few feet so we don't interfere with quite so many trees.

22 CHAIRMAN HADJANDREAS: Looking at the plan
23 there, on my left side, what's there now, there's a
24 significant amount of trees there now. That's all
25 staying pretty much.

Proceedings

1 MR. REILLY: All the larger trees, yes, stay
2 on this side. We don't have anything coming out until
3 back in this area.

4 CHAIRMAN HADJANDREAS: That's depicted as an
5 addition to what's there now, correct?

6 MR. REILLY: Um-hum.

7 CHAIRMAN HADJANDREAS: Do any of members have
8 any other questions?

9 Mr. Abrams, in terms of what was brought up
10 today, Ms. Jones, in regards to the removing of those
11 three additional trees in the front but increasing the
12 density of the screening in the front, do you have any
13 other concerns or questions about that?

14 MEMBER JONES: One of the concerns, Scott had
15 said it too, is removing those ribbons on the trees that
16 are going to be staying now that are on the property
17 line.

18 MR. REILLY: Sure.

19 MEMBER JONES: Especially the concern was the
20 side where the new driveway is going in. I think,
21 because it is -- was that the swell also or whatever you
22 say that is very over -- that was the concern also of
23 the arborist, just to maintain that, you know, as much
24 as possible, and you have done that by keeping some of
25 these trees here. But the concern was removing the

Proceedings

1 ribbons so they do not get cut down.

2 MR. REILLY: I'll go there tomorrow. I'll
3 take out numbers three, four -- no, four, five and six
4 and 15 and 17. I will take those ribbons off and I'll
5 add the three for the white pines in front that we
6 have --

7 CHAIRMAN HADJANDREAS: We just want to ensure
8 that the correct trees that we're approving stay and the
9 ones that we're saying are gone, go, and we don't want
10 you to -- there to be confusion.

11 MR. REILLY: Sure.

12 CHAIRMAN HADJANDREAS: Especially on the side
13 of the driveway there. There is a lot of dead -- we all
14 saw a lot of dead trees that are, or maybe not dead, but
15 just covered in vines and just doing nothing. We
16 understand all that is going to come out. But the trees
17 that are there that are healthy --

18 MR. REILLY: There's a lot of brush and stuff
19 in there. It needs a clean up. Some vines and weeds
20 and some little saplings comes out. But for the most
21 part, we'll have a pretty good size area remaining.

22 CHAIRMAN HADJANDREAS: Any other questions
23 from the Board?

24 ABRAMS MEMBER: well, I drove by the property
25 again actually, and it's -- I think the neighbors are

1 going to be thrilled. It really is quite an eyesore
2 right now.

3 MR. REILLY: It's one of the few remaining old
4 ranches in that neighborhood. It's definitely going to
5 conform a lot better.

6 MEMBER ABRAMS: I also appreciate, Mr. Reilly,
7 that you went through item by item on what the comments
8 were that Ms. Bibla had and specifically addressed each
9 one of them. I'm okay with the changes.

10 CHAIRMAN HADJANDREAS: I just want to add also
11 that going up Shady, most of the houses don't have the
12 screening that we want to see, and Mr. Ioannou is going
13 above and beyond in terms of creating that screening.
14 So I think we're good.

15 Is there anybody from the public that wants to
16 speak on this matter?

17 MR. AVRUTINE: I just want to make sure that
18 the plan that's on file is the one, or as modified, so
19 that there's no confusion later on.

20 CHAIRMAN HADJANDREAS: well, there's a new
21 plan now. This is the new plan that's replacing the
22 plan that's on file. So this is what we're going to be
23 accepting.

24 MR. AVRUTINE: Does this one depict what has
25 been discussed this evening, the removal of those white

1 pine trees?

2 CHAIRMAN HADJANDREAS: well, it's showing --
3 we're granting permission to remove them. It's not
4 showing the removal. It's showing the screening that's
5 going to be put that was discussed because of the
6 removal.

7 MR. AVRUTINE: Maybe, Mr. Reilly, you can pay
8 a visit to Village Hall and just mark and initial the
9 plan in the file that indicates trees to be -- currently
10 indicates trees to remain that are going to be removed.

11 CHAIRMAN HADJANDREAS: And that would be on
12 the site plan. But these white pines in the front that
13 are marked to stay, we're going to have to mark and
14 initial to remove and correct the tree count on the
15 permit and ensure that what's marked on the plans to be
16 removed is, you know, removed, and the ones that -- more
17 so, the ones that are marked to stay, stay.

18 MR. REILLY: Yep.

19 CHAIRMAN HADJANDREAS: Once they're gone,
20 they're gone.

21 MR. REILLY: Understood. Everything seems
22 very reasonable. What she wanted, we're getting.

23 CHAIRMAN HADJANDREAS: Just one other matter.
24 The tree count, you didn't count -- like the trees that
25 were obviously dead, are those part of your tree count?

Proceedings

1 MR. REILLY: No.

2 CHAIRMAN HADJANDREAS: Because they don't need
3 to be.

4 MR. REILLY: No.

5 MR. AVRUTINE: Just to clarify again, the
6 planting plan is what was submitted this evening and
7 it's dated July 17, 2018?

8 MR. REILLY: Yes.

9 MR. AVRUTINE: And as far as trees to be
10 removed, you're going to indicate the modifications by
11 hand and initialling on the site plan that's on file as
12 well. So what is the -- as it stands for the Board to
13 act on the application, what is the total number of
14 trees being removed?

15 MR. REILLY: Thirty-four.

16 MR. AVRUTINE: Thirty-four, in accordance with
17 the modifications that we discussed and then the
18 replanting plan as I described?

19 MR. REILLY: Yes.

20 MR. AVRUTINE: Okay.

21 May I have a motion to close the public
22 hearing?

23 CHAIRMAN HADJANDREAS: Motion.

24 MR. AVRUTINE: Chairman Hadjandreas.

25 MEMBER JONES: Second.

Proceedings

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

MR. AVRUTINE: Seconded by Member Jones.

Let the record reflect that this matter is deemed Type II under the New York State Environmental Quality Review Act.

And a motion on the application?

MEMBER GALTIERI: So moved.

MR. AVRUTINE: Member Galtieri, motion to approve.

MEMBER JONES: Second.

MR. AVRUTINE: Seconded by Member Jones.

All in favor?

CHAIRMAN HADJANDREAS: Aye.

MEMBER ABRAMS: Aye.

MEMBER DiBLASIO: Aye.

MEMBER JONES: Aye.

MEMBER GALTIERI: Aye.

MR. AVRUTINE: As to approve in accordance with the changes to be made. It's approved removal of 34 trees and the replanting plan dated July 17, 2018.

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

RONALD H. KOENIG
Senior Court Reporter