

**MINUTES OF THE MEETING
PLANNING BOARD
VILLAGE HALL
January 22, 2019
7:00 PM**

PRESENT:

Chris Hadjandreas, Chair
Elizabeth DiBlasio
Nancy Jones

ALSO PRESENT:

Howard D. Avrutine, Village Attorney

See list at end of Minutes

EXCUSED

Scott Abrams
James Galtieri

Chairman Hadjandreas called the meeting to order at 7:00 p.m. with the Pledge of Allegiance.

On motion by Member DiBlasio, seconded by Chairman Hadjandreas and unanimously carried, with Members Abrams and Galtieri not present, the Board approved, as presented, the minutes from the October 11, 2018 meeting.

Tree Removal Application P5-2018 and T17-2018 – Re-opened Application of Michael and Denise Ioannou to Remove 2 Additional Trees – 27 Shady Lane – Section 14, Block 26, Lot 8

The public hearing then commenced on the re-opening of the application of Michael and Denise Ioannou to remove two (2) additional trees in connection with relocating the easterly portion of the proposed driveway at that premises from the location originally approved on July 17, 2018. The parcel of land under application has an address of 27 Shady Lane and is also known as Section 14, Block 26, Lot 8 on the Land and Tax Map of Nassau County. This re-opening concerns an approval issued by the Planning Board on July 17, 2018.

The exhibits were made part of the record and discussion ensued, including testimony by the applicants' representative. After discussion by the Board, it was moved by Chairman Hadjandreas, seconded by Member DiBlasio and unanimously carried, with Members Abrams and Galtieri not present, that the hearing be closed to further evidence and testimony.

The Board determined the matter to be Type II under SEQRA.

After discussion by the Board, it was moved by Chairman Hadjandreas, seconded by Member DiBlasio and unanimously carried, with Members Abrams and Galtieri not present, that the application be approved in accordance with the following resolution:

TREE REMOVAL APPLICATION P5-2018 AND T17-2018
INC. VILLAGE OF LAUREL HOLLOW - PLANNING BOARD
APPLICATION OF MICHAEL AND DENISE IOANNOU
TO REMOVE 2 TREES IN ADDITION TO THOSE PREVIOUSLY
AUTHORIZED FOR REMOVAL
27 SHADY LANE – SECTION 14, BLOCK 26, LOT 8

WHEREAS, on January 22, 2019, the Planning Board of the Village of Laurel Hollow held a public hearing relative to the re-opened application of Michael and Denise Ioannou to remove 2 trees in addition to those previously authorized to be removed in order to accommodate relocation of the eastern portion of a driveway proposed at the subject premises. The parcel of land under application has an address of 27 Shady Lane and is also known as Section 14, Block 26, Lot 8 on the Land and Tax Map of Nassau County; and

WHEREAS, a legal notice was published in the North Shore Leader on January 9, 2019 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, 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. The Board hereby authorizes the removal of trees numbered 4 and 15 on the Revised Landscape Plan prepared by Vincent M. Rielly dated January 22, 2019 and stamped "received" by the Village on January 23, 2019. Tree denominated number 5 may also be removed subject to verification by the Village Arborist that it is dead;
2. Development of the property will be in compliance with the revised Landscaping Plan and Plant List prepared by Vincent M. Rielly dated January 22, 2019 and stamped "received" by the Village on January 23, 2019;
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.

Tree Removal Application P9-2018 and T47-2018 – Application of Quantum Realty Development to Remove Up To 39 Trees – 32 Hilltop Drive – Section 14, Block 15, Lot 5

The public hearing then commenced on the application of Quantum Realty Development to remove up to 39 trees in connection with a building permit for a proposed new single-family home. The parcel of land under application has an address of 32 Hilltop Drive and is also known as Section 14, Block 15, Lot 5 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's representatives as well as interested residents. After discussion by the Board, it was moved by Chairman Hadjandreas, seconded by Member Jones and unanimously carried, with Members Abrams and Galtieri not present, that the hearing be closed to further evidence and testimony.

The Board then determined the matter to be Type II under SEQRA.

After discussion by the Board, it was moved by Chairman Hadjandreas, seconded by Member DiBlasio and unanimously carried, with Members Abrams and Galtieri not present, that the application be approved in accordance with the following resolution:

**TREE REMOVAL APPLICATION P9-2018 AND T47-2018
INC. VILLAGE OF LAUREL HOLLOW - PLANNING BOARD
APPLICATION OF QUANTUM REALTY DEVELOPMENT
TO REMOVE UP TO 39 TREES – 32 HILLTOP DRIVE –
SECTION 14, BLOCK 15, LOT 5**

WHEREAS, on January 22, 2019, the Planning Board of the Village of Laurel Hollow held a public hearing relative to the application of Quantum Realty Development to remove up to 39 trees in connection with a Building Permit for a proposed new single-family home. The parcel of land under application has an address of 32 Hilltop Drive and is also known as Section 14, Block 15, Lot 5 on the Land and Tax Map of Nassau County; and

WHEREAS, a legal notice was published in the North Shore Leader on January 9, 2019 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, 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: and;

1. The proposed silt fence depicted on the Demolition Plan prepared by Bladykas & Panetta, L.S. & P.C. dated 7/17/2018 and stamped "received" by the Village on January 23, 2019 will be relocated to a point located at a minimum distance of 20 feet from both the northerly and southerly property lines and the plan modified accordingly;
2. Trees numbered 5, 6 and 18 depicted on the Demolition Plan prepared by Bladykas & Panetta, L.S. & P.C. dated 7/17/2018 and stamped "received" by the Village on January 23, 2019 will remain and the plans will be modified to indicate that said trees will remain;
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.

Tree Removal Application P10-2018 and T53-2018 – Application of Gregg and Melissa Newman to Remove Up To 41 Trees – 80 Wildwood Drive – Section 25, Block 64, Lot 7

The public hearing then commenced on the application of Gregg and Melissa Newman to remove up to 41 trees in connection with a building permit for a proposed new swimming pool, pool terrace, tennis court, retaining wall, barbeque and fence. The parcel of land under application has an address of 80 Wildwood Drive and is also known as Section 25, Block 64, Lot 7 on the Land and Tax Map of Nassau County.

The exhibits were made part of the record and discussion ensued, including testimony by the applicants' representatives. After discussion by the Board, it was moved by Member DiBlasio, seconded by Member Jones and unanimously carried, with Members Abrams and Galtieri not present, that the hearing be closed to further evidence and testimony.

The Board then determined the matter to be Type II under SEQRA.

After discussion by the Board, it was moved by Member Jones, seconded by Member DiBlasio and unanimously carried, with Members Abrams and Galtieri not present, that the application be approved in accordance with the following resolution:

**TREE REMOVAL APPLICATION P10-2018 AND T53-2018
INC. VILLAGE OF LAUREL HOLLOW - PLANNING BOARD
APPLICATION OF GREGG AND MELISSA NEWMAN
TO REMOVE UP TO 41 TREES – 80 WILDWOOD DRIVE –
SECTION 25, BLOCK 64, LOT 7**

WHEREAS, on January 22, 2019, the Planning Board of the Village of Laurel Hollow held a public hearing relative to the application of Gregg and Melissa Newman to

remove up to 41 trees in connection with a Building Permit for a proposed new swimming pool, pool terrace, tennis court, retaining wall, barbeque and fence. The parcel of land under application has an address of 80 Wildwood Drive and is also known as Section 25, Block 64, Lot 7 on the Land and Tax Map of Nassau County; and

WHEREAS, a legal notice was published in the North Shore Leader on January 16, 2019 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, all who wished to be heard were heard.

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

1. Trees numbered 19, 36 and 39 as depicted on the Site and Tree Removal Plan prepared by Scott Sheehan, RLA last revised January 2, 2019 will remain;
2. The applicants' Planting Plan prepared by Scott Sheehan, RLA last revised January 2, 2019 will be amended to depict five (5) additional trees to be planted;
3. All trees to remain shall be adequately protected during the construction process and fencing (permanent or temporary) will be placed along the southerly property line prior to the commencement of construction;
4. This approval shall only be effective in the event the applicants obtain all required variances from the Board of Zoning Appeals of the Village;
5. The applicant must obtain all other required permits and approvals from all applicable jurisdictions; and,
6. 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 9:45 p.m.

Chris Hadjandreas

Chris Hadjandreas, Chair

Also Present:

Vincent M. Rielly (on behalf of
Ioannou and Quantum
Realty Development)

5 Godfrey Lane, Huntington, NY

Daniel Cartagena on behalf of
Quantum Realty Development)

51 Ocean Avenue, Massapequa, NY

Scott Sheehan (on behalf of Newman)

31 Prospect Street, Huntington, NY

Ray O'Hara

44 Picardy Lane, Laurel Hollow, NY

Theresa O'Hara

44 Picardy Lane, Laurel Hollow, NY

Tom Traynor

28 Picardy Lane, Laurel Hollow, NY

Denise Ioannou

35 Springwood Path, Laurel Hollow, NY

Michael Ioannou

35 Springwood Path, Laurel Hollow, NY

Melissa Newman

80 Wildwood Drive, Laurel Hollow, NY

Elizabeth Bibla (Village Arborist)

129 Walt Whitman Road, Huntington
Station, NY