

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 30, 2019
7:00 p.m.

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

PRESENT:

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

ALSO PRESENT:
HOWARD AVRUTINE, Village Attorney

ALSO PRESENT:
CHARLIE AND MARGARET TOWERS, HOMEOWNERS

P4-2019/T21-2019

Application for the removal of 10 trees to
provide more light for new plantings.

MARY ANNE COPPINS
OFFICIAL COURT REPORTER

1 CHAIR HADJANDREAS: So our next
2 hearing is going to be the Towers
3 application, 1230 Moore's Hill Road.

4 Is there anybody here representing
5 the Towers?

6 MR. TOWERS: Yes.

7 CHAIR HADJANDREAS: Okay.

8 MR. AVRUTINE: This next hearing is
9 P4-2019/T21-2019, the public hearing on
10 the application of Charlie Towers at
11 1230 Moore's Hill Road for approval to
12 remove 10 trees in order to provide more
13 light in the area of the new plantings.

14 The parcel of land under
15 application is known as Section 26,
16 Block C, Lot 2096 on the Nassau County
17 Land and Tax Map.

18 The exhibits in connection with
19 this application are as follows:

20 First, an affidavit of posting from
21 Elizabeth Kaye that the legal notice was
22 posted on the bulletin board in front of
23 Village Hall on July 12, 2019.

24 The next exhibit is an affidavit of
25 publication that the legal notice was

1 published in the North Shore Leader on
2 July 17, 2019.

3 The next exhibit is a document that
4 confirms that the legal notice was
5 published to the Village website on July
6 16, 2019.

7 The next exhibit is a document that
8 confirms that the legal notice was sent
9 to Village website NEWS subscribers on
10 July 25, 2019.

11 The next exhibit is an affidavit of
12 mailing from the applicant indicating
13 that the notice of public hearing was
14 mailed on July 22, 2019.

15 The final exhibit is notification
16 from the Nassau County Planning
17 Commission dated July 26, 2019 that the
18 matter is deferred to the Village of
19 Laurel Hollow Planning Board to take
20 action as it deems appropriate.

21 Sir, please give your name and
22 address for the record.

23 MR. TOWERS: Charlie Towers, 1230
24 Moore's Hill Road. I am here with my
25 wife, Margaret.

1 To address the survey, I think a
2 group of you maybe arrived at our
3 property.

4 So, as you look at our house, and
5 Hickory Lane really is what we're
6 talking about here, is increasing the
7 buffer and I would say modifying and
8 improving that road line.

9 So you come up the hill. When we
10 originally moved into the property we
11 enhanced that hill slope with
12 evergreens, rhododendrons, laurels.
13 That area of the slope incorporated wild
14 laurels, which really looks good in my
15 opinion, and kind of provides like that
16 15-foot level canopy.

17 So we were buffering and enhancing
18 that slope going on the way up and we
19 are very happy about the way that looks.

20 We also installed irrigation.
21 About a year later, we then moved to the
22 north side of our driveway, which you
23 can see on the survey, I would say
24 attempted the same thing.

25 There, we didn't have that wild

1 laurel there, that sort of intermediate
2 canopy. Part of this plan is to create
3 that. We're blessed with very mature
4 oak trees that provide a higher canopy.

5 So what we found with that second
6 stage was that a lot of those plantings
7 didn't really hold as well as the
8 original and we think that a lot has to
9 do with it, in my opinion.

10 Tim Rocco, working with Fort Hill
11 Estates, has done the plans and has done
12 the first two installations.

13 I guess this would be the west
14 side, so inward facing trees, not oak.
15 I don't have the species in mind, but
16 there are two in particular that hang
17 very low over these plantings and I
18 would say dwarfed their take. So,
19 really what we are talking about,
20 though, is further along.

21 What we're talking about is further
22 along and that is to the north of us,
23 which is Tom Quick's property. And if
24 you've seen Tom Quick's property, you'd
25 have a hard time finding a better

1 looking roadside, which our sort of
2 vision is to match, in some form.

3 I know it's takes years and years
4 of these plants to hold to get there but
5 the idea is to make that connection,
6 because right now what we have are a
7 wild mishmash of weeds that in the
8 summer you get away with it, but in the
9 winter they die and there's really very
10 little shield on Hickory.

11 So we then can look all the way
12 through to the Brogolia residence, the
13 old Trotman residence that Brogolia just
14 bought. So our idea is sort to bulk up
15 and enhance that both from the interior
16 perspective, but also from an exterior
17 perspective, so irrigation of the line,
18 all the way to the Quick property.

19 Tim Rocco from Fort Hill has
20 identified 10 trees that we would like
21 to remove. We would like to sort of
22 continue with what we have done in phase
23 one and phase two and that is evergreen,
24 that is laurel, skip laurel, that is --
25 what do they call them -- my giant.

1 It's really a continuation of what
2 I have seen, if you have been to the
3 property on the way up.

4 So that's high level. I think you
5 have been to the property.

6 CHAIR HADJANDREAS: We all have.

7 MR. TOWERS: So I'd be happy to
8 field any questions if there are any
9 trees in particular that are of concern.

10 We have the originals here.

11 CHAIR HADJANDREAS: Okay. That's
12 the mailings for the two neighbors at --

13 MRS. TOWERS: Chris Loger (ph) and
14 who is across the street, but I guess is
15 still in the tax, the map, and Thomas
16 Wallace, his wife, Claire.

17 MR. AVRUTINE: Just for the record,
18 by inadvertence, apparently, the
19 applicant left off two residents who are
20 supposed to receive notice and they were
21 not notified. So what they did today
22 was they visited those residents and
23 those residents signed documents waiving
24 their right to receive notice as the law
25 requires and so that satisfies the

1 notice requirement, as long as they were
2 willing to do so and they did so.
3 They've also submitted the green card,
4 as well, for the record and we can put
5 that in the file.

6 Please, you may continue.

7 MR. TOWERS: Again, so that is sort
8 of the high level idea here. I don't
9 believe Tim has provided sort of a
10 plant-by-plant, but, again, I can let
11 him go through the species we planted
12 before.

13 Unfortunately, that side which we
14 love, the wild laurels are not on that
15 side of it. But, again, that side
16 really has been left unkempt. So the
17 idea is to sort of clean it out, expand
18 irrigation and drop new plantings.

19 I think the challenge, and I know
20 we were talking a lot about a canopy and
21 we have this upper level canopy and we
22 have these oaks that line the whole way,
23 those are not to be touched. Tim is on
24 board with that. It is sort of an
25 intermediate level tree that maybe isn't

1 a species we want and would be happy to
2 replace them with any -- a selection of
3 something that would, with the approval
4 of the Board, get that mid-level canopy,
5 also allowing plantings to flourish
6 underneath.

7 CHAIR HADJANDREAS: You mentioned a
8 house, you said the Quick residence.

9 Where is that house?

10 MR. TOWERS: Just to the north, so
11 if you look --

12 CHAIR HADJANDREAS: On your
13 street.

14 MR. TOWERS: On our street.

15 So if you come up Hickory, we're
16 first on the left. The Quick property
17 is the second on the left, so just past
18 us. If you come up and you bend and
19 then you keep walking, the Quick
20 property is the next one on the left.
21 You can see it in the winter time from
22 Laurel Hollow Road looking up.

23 CHAIR HADJANDREAS: So the Board
24 did visit the site and saw the 10 trees
25 that you wanted removed and they are, as

1 described, in terms of not offering
2 anything and in poor health. The
3 arborist had no issue with the removal
4 of those.

5 Typically, as you saw earlier, we
6 look at a landscape plan and say, okay,
7 you want to remove these 10, but the 10
8 you are removing are not big canopy
9 trees, they're cedars, if you will. If
10 I remember most of them were cedars.
11 Then there were two different varieties,
12 one were hemlocks. What happened with
13 hemlocks is basically a blight that's
14 made them -- they used to be very nice
15 screening trees, they are not anymore
16 because they don't maintain their
17 foliage.

18 So in terms of your plan, the
19 concern also is, again, and you have
20 stated that you don't want to harm the
21 oaks that are there. We loved, when we
22 saw your house, we loved how you handled
23 the landscaping to the south of your
24 driveway, where again, you kept the
25 canopy intact and then planted

1 underneath it and it's beautiful, and
2 continuing that north is something that
3 the Board wants to encourage.

4 The worry is impacting those oaks.
5 They are -- when things get trampled,
6 they are sensitive. You can't put fill
7 on the roots in terms of suffocating
8 them. You will not see it right away,
9 but within three or four years, those
10 trees will not be doing well.

11 Does anybody on the Board have any
12 questions or concerns about the
13 application?

14 MEMBER JONES: No.

15 MEMBER GALTIERI: No.

16 CHAIR HADJANDREAS: Okay. So, we
17 did see what you have done and you're
18 kind of leading by example in terms of
19 what you have already done. In terms of
20 replacing the 10 trees that you are
21 removing, again, I would refer you to --
22 you asked in terms of planting for a
23 mid-level tree. There are a bunch of
24 trees on the recommended tree list that
25 do fall in that range in terms of the

1 height requirements that you are looking
2 at. They are not going to compete with
3 the oaks and are going to be at a
4 mid-level of 30 to 40-foot height max.
5 That is what I would suggest.

6 MR. TOWERS: Okay.

7 CHAIR HADJANDREAS: Does the Board
8 want to require anything?

9 MEMBER GALTIERI: Do we want to
10 require the same list of what is going
11 in that we did previously?

12 CHAIR HADJANDREAS: How many --
13 you don't have a plan. So that's why
14 it's a little different.

15 MR. TOWERS: It's --

16 CHAIR HADJANDREAS: You have a plan
17 for removal, but not -- we don't
18 typically require, we don't. But,
19 again, you are removing 10 trees that
20 are offering the neighbors, and it is
21 going to be kind of a -- in the
22 beginning until it's planted -- it's
23 going to be to the neighbors that you
24 mentioned across the street, as they are
25 approaching the house it's going to be

1 open, exposing a lot, initially.

2 MR. TOWERS: I would say, as I
3 think about the plan, I think about what
4 we have done, I think we will have
5 exactly what we want and what you guys
6 know on that lower level.

7 It's that mid-tier and I don't want
8 to speak for my landscaper or for an
9 arborist because what's most important
10 and part of the reason for this removal
11 is it's a great environment, it's
12 healthy for the whole area, right.

13 So, that, I guess, again, I can't
14 say is it four or five of those
15 mid-level sort of canopy trees that is
16 the right number for that distance.

17 But I will say that we want to be
18 complete and to run the whole way up to
19 the Quick property and provide that
20 privacy.

21 So I am happy to go back to Tim and
22 Dave and come back with their thoughts
23 on that, whether the right number is
24 four, five or six to sort of be the
25 appropriate, not overcrowd it, not drown

1 out what is underneath.

2 Again, I think back to your point,
3 the one thing we are not going to
4 jeopardize, and I'll make sure these
5 guys know it, is these oaks above
6 because I know that those are not easy
7 to come by and we are very grateful that
8 we have them on the property.

9 So all of this is about kind of
10 working underneath that.

11 CHAIR HADJANDREAS: One thing that
12 is protected in the Village is laurel
13 and mountain laurel, not skip laurel,
14 what you see going up and down Laurel
15 Hollow Road and where you are on Moore's
16 Hill.

17 Would you see yourself -- I know
18 you mentioned it on the south side,
19 would you --

20 MR. TOWERS: I would definitely
21 entertain that.

22 That's what Quick has?

23 I actually didn't -- maybe I was
24 misinformed I thought those were hard to
25 plant, but I will love that.

1 He has --

2 CHAIR HADJANDREAS: They're hard
3 to find.

4 MR. TOWERS: I would certainly
5 entertain that.

6 I don't know how easily they are to
7 access, but he has beautiful ones mixed
8 in with holly and laurel and skip
9 laurel, and all other types of
10 evergreens. I think that looks great.

11 So I would, certainly along the
12 way, that would be a continuation of
13 what he has done. I hadn't thought of
14 it because I didn't know that you can
15 find them.

16 MEMBER GALTIERI: I have two acres
17 of them.

18 But I think to summarize where we
19 are here, I don't think anybody has a
20 doubt that you have the right taste,
21 taking a look at what you have done, I
22 think is beautiful.

23 But our fiduciary responsibility is
24 to see the balance.

25 What comes out, we have to

1 understand what goes back for the simple
2 reason that if a neighbor says what is
3 the plan, there needs to be a plan.

4 If there is a landscape architect
5 or somebody that you will sculpt out
6 what you want to do to attach to this,
7 similar to what we did, I think that
8 would make us complete in approving it
9 tonight, I think.

10 MR. TOWERS: I think that is easy
11 to do.

12 CHAIR HADJANDREAS: We can do what
13 we did with the previous hearing in
14 terms of approving, subject to your
15 plan, that you are going to submit back
16 to us. And, honestly, what happens, and
17 this happens all the time is people
18 don't pay attention to the public
19 hearing notification. All of a sudden,
20 the chainsaw comes out, the phones light
21 up here and okay, come on down, look at
22 plan and we have something -- the
23 Village has something to show anybody
24 that has a concern that this is what the
25 homeowner committed to doing.

1 MR. TOWERS: When you say plans,
2 excuse me, do you want like a lot man
3 along the property. If we said we'd
4 have in mind 30 to 40 roadies and 30 --

5 MEMBER GALTIERI: I think the
6 detail you mentioned before is
7 appropriate, caliper trees. Just so
8 that there, at the end, we can certify
9 that what you do actually happened.
10 That is the goal here.

11 CHAIR HADJANDREAS: I did speak
12 with your landscape -- I don't know --
13 design or architect, I did speak with
14 him and I asked him for a plan a month
15 or so ago before the previous hearing
16 that was cancelled. He had told me,
17 yes, I will get that that to you.

18 Honestly, if we had something to
19 look at and say, okay, here is the plan,
20 approved. Because we really don't have
21 a concern with the trees that you want
22 to take out because they are garbage.
23 They are not offering anything. I don't
24 think there is any issue with that.
25 It's just us trying to cover ourselves.

1 MR. TOWERS: Understood. I we will
2 get a plan in front of you guys. Can
3 that be e-mailed?

4 MR. AVRUTINE: No, it has to be
5 hard copy.

6 MR. TOWERS: Just bring it down and
7 drop it off?

8 CHAIR HADJANDREAS: Yes. And the
9 plan should show the area that you are
10 working in and these are the trees that
11 are staying, which are the oaks that we
12 are going to see and this is what we are
13 going to be planting in this area. And
14 there is going to be X amount of
15 rhododendron, X amount of -- we will get
16 into the shrubs and what we are worried
17 about, what we are concerned about is
18 where we were talking about that
19 intermediate level for screening.
20 You're removing 10 screening trees.
21 Show us what is coming in, in terms of
22 screening, and you are committing to
23 planting some mountain laurel. Put that
24 it in there. And then that's your plan.
25 Then we approve.

1 We are going to approve you
2 contingent on that plan and once we have
3 that plan, then you are off to the
4 races.

5 MR. TOWERS: Okay.

6 MR. AVRUTINE: Ask your
7 professional to submit six copies.

8 MR. TOWERS: Okay.

9 CHAIR HADJANDREAS: Any of the
10 Board members have any questions?

11 MEMBER JONES: No.

12 MEMBER GALTIERI: No.

13 CHAIR HADJANDREAS: Does anybody in
14 the audience have any questions on this
15 application?

16 (No response.)

17 MR. AVRUTINE: Motion to close the
18 public hearing.

19 CHAIR HADJANDREAS: Motion.

20 MEMBER JONES: Second.

21 MR. AVRUTINE: Motion by Chair
22 Hadjandreas, second by Member Jones.

23 All in favor?

24 MEMBER JONES: Aye.

25 MEMBER GALTIERI: Aye.

1 MEMBER DiBLASIO: Aye.

2 CHAIR HADJANDREAS: Aye.

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

7 I would ask for a motion on the
8 application.

9 MEMBER DiBLASIO: Motion.

10 MR. AVRUTINE: Motion to approve by
11 Member DiBlasio.

12 MEMBER GALTIERI: Second.

13 MR. AVRUTINE: Seconded by Member
14 Galtieri.

15 This is subject to submission of a
16 landscape plan depicting new plantings
17 and trees to the satisfaction of the
18 Planning Board.

19 All in favor?

20 MEMBER JONES: Aye.

21 MEMBER GALTIERI: Aye.

22 MEMBER DiBLASIO: Aye.

23 CHAIR HADJANDREAS: Aye.

24 MR. AVRUTINE: Approved with the
25 conditions.

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

* * * * *

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