

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:

KEVIN NATALIE, LANDSCAPE ARCHITECT

P8-2018/T25-2019

Application for a building permit for the grading and construction of a driveway, outdoor kitchen, walkway, patio and terrace, along with the removal of 10 trees.

MARY ANNE COPPINS
OFFICIAL COURT REPORTER

1 CHAIR HADJANDREAS: The last on the
2 list is the Virbukas family at 47 Timber
3 Ridge Drive.

4 MR. AVRUTINE: This is
5 P8-2018/T25-2019, the public hearing on
6 the application of Bianca Jurim, 47
7 Timber Ridge Drive in Laurel Hollow for
8 approval to remove 10 trees, in
9 connection with a building permit for
10 grading and construction of a driveway,
11 construction of an outdoor kitchen,
12 walkway, patio and terrace.

13 The property under application is
14 also known as Section 26, Block 1, Lot 7
15 on the Nassau County Land and Tax Map.

16 The exhibits in connection with
17 this application are as follows:

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

22 The next exhibit is an affidavit of
23 publication that the legal notice was
24 published in the North Shore Leader on
25 July 17, 2019.

1 The next exhibit is a document that
2 confirms that the legal notice was
3 published in the Village website on July
4 16, 2019.

5 The next exhibit confirms that the
6 legal notice was sent to Village website
7 NEWS subscribers on July 25, 2019.

8 The next exhibit is an e-mail which
9 confirms that the legal notice was sent
10 to the Village of Oyster Bay Cove on
11 July 22, 2019.

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

16 And the final exhibit is
17 notification from the Nassau County
18 Planning Commission dated November 26,
19 2019 -- excuse me, November 26, 2018,
20 that the matter is deferred to the
21 Village of Laurel Hollow Planning Board
22 to take action as it deems appropriate.

23 As I indicated, the technical
24 applicant would be Bianca Jurim, on
25 behalf of Dr. Barbara Virbukas at 47

1 Timber Ridge Drive.

2 You may proceed.

3 MR. NATALIE: Good evening, Members
4 of the Board. My name is Kevin Natalie.
5 I am the landscape architect and I am
6 here on behalf of the Jurim Virbukas
7 family.

8 Barbara Virbukas and her family
9 purchased this home about three years
10 ago. They are in the process of
11 updating it. It was a home that was not
12 maintained very, very well, as you've
13 had a chance to walk the property. Now
14 they bought the house with the intent to
15 renovate it and to clean it up and
16 update it.

17 Ms. Jurim is going to join the
18 family living there. Her husband passed
19 away and she will be living with them,
20 so this is a family project so I'm sorry
21 about the name confusion.

22 We were brought in on the project
23 about six months ago in collaboration
24 after the architecture was started which
25 was an addition to the garage and an

1 alteration to the back kitchen. That
2 being said, there is a current circular
3 driveway and a parking area which is
4 going to be renovated to accommodate the
5 new garage. With that being said, there
6 is a new side foyer, mudroom entry door,
7 walkway to the basement, egress coming
8 around to a patio. It was currently a
9 patio on the back before. We're
10 renovating that.

11 There are several trees on the
12 border that are in fair condition to
13 accommodate the construction, there is
14 some grading. There is drainage work
15 that was required to accommodate the
16 Village requirement for runoff. There
17 was an upgraded propane tank, many
18 factors that went into the list that was
19 recommended.

20 We took great consideration of the
21 comments from the arborist. The
22 original application had 10 trees, we
23 backed that down to seven trees at this
24 time. We are also providing eight
25 evergreens to add a little bit of

1 buffering by the park area along the
2 west side of the property. I have
3 photos of those. The trees that we're
4 recommending are Cryptomeria, which are
5 evergreens that could get quite tall 50,
6 60 feet tall, Norway spruce, something
7 that you will commonly find in this
8 northern region.

9 I have those for the Board, if you
10 would like.

11 CHAIR HADJANDREAS: I have them.

12 MR. NATALIE: This is photos of the
13 plan. I'm not sure if they were
14 provided.

15 We are putting those in of a size
16 of 8 to 10 feet, knowing that they will
17 grow and add privacy and a buffer. Our
18 hope is we would collaborate with the
19 Board in that we're solely renovating
20 the property and bringing it back to a
21 charm and something a little bit more to
22 the level of community.

23 If there are any comments, I would
24 be happy to address them.

25 CHAIR HADJANDREAS: I did notice

1 the drainage easement that is part of
2 this property and you had some trees
3 that were supposed to be -- that you've
4 asked to be removed in this area, and
5 after.

6 MR. NATALIE: Advisement by the
7 arborist.

8 CHAIR HADJANDREAS: The Village,
9 just for the public record, this
10 drainage easement or there is no --
11 you're not allowed to remove any trees,
12 you're not allowed to do any grading in
13 the drainage easement and it's a decent
14 portion that comes into the area of
15 construction, close to the area of
16 construction.

17 I did notice that you have removed
18 those trees from the list to remove so
19 we're keeping those trees, as per the
20 arborist recommendation.

21 MR. NATALIE: The homeowners were
22 advised early on by someone that they
23 can do some clearing. It's not a very
24 attractive element along that road. We
25 would like to further discuss with the

1 Board, in some way, the measures to
2 clean that up. But here, on behalf of
3 tonight, we're here trying to get the
4 side yard cleaned up and start the
5 rejuvenation process.

6 We look forward to working more
7 collaboratively in the future.

8 CHAIR HADJANDREAS: I noticed there
9 were some other trees outside of the
10 drainage easement that the arborist had
11 concern with you removing, and I see
12 from your revised plan, in terms of tree
13 34, 41 and 42, you have removed them
14 from the list to be removed.

15 MR. NATALIE: Right. So tree
16 number 34, 41 and 42, technically, 34 is
17 outside of the DRA, 41 and 42 are on the
18 fringe, just interior. So based on the
19 arborist's comments we respectfully made
20 those changes.

21 MR. AVRUTINE: You said the DRA,
22 that's the drainage.

23 MR. NATALIE: Reserve area, if I am
24 using that term correctly.

25 MR. AVRUTINE: I just want to make

1 sure that it's clear for the record what
2 you are referring to.

3 MR. NATALIE: Thank you, counsel.

4 CHAIR HADJANDREAS: As per Liz
5 Bibla, the Village arborist's
6 recommendations in her letter on July
7 17, the applicant has adhered completely
8 with her recommendation in terms of
9 keeping the trees of what she wanted to
10 keep and removing the trees she said
11 should be removed, so they are in
12 compliance with the arborist's report.

13 We all visited the site. How much
14 more grading is going to be in the area
15 of the --

16 MR. NATALIE: What happened was is
17 the original driveway and the original
18 garage when they went to dig for the
19 foundation of the new garage they hit, I
20 guess, a groundwater condition, so
21 that's why the garage had to come up so
22 we're just repitching. So, really,
23 we're just trying to alter the grades to
24 deal with the groundwater condition.
25 Pitch back down to those areas, we might

1 pick up a few inches at the back end
2 which we're working with the Building
3 Inspector right now with an application.

4 There was an original application
5 filed that showed the driveway very much
6 in line with what I have, and a patio.
7 We just altered the design from a
8 landscape architect's perspective and
9 are working with the Building Department
10 to rectify now, after they ran into that
11 garage situation.

12 So, like you mentioned and one of
13 other Board members, it is a
14 heavily-wooded property. The whole
15 easterly side is elegant with a lot of
16 big oaks with a front southern side
17 preserve. We are going to be doing some
18 canopy pruning and thinning just to
19 improve the health and character of the
20 trees.

21 As I mentioned, the homeowner is
22 just getting in and we intend to work on
23 the pool area and look to see if there
24 is something we can do to help them and
25 even the community with that DRA, but we

1 are going to further discuss that later
2 on.

3 CHAIR HADJANDREAS: What you are
4 proposing on planting is I see the
5 Cryptomeria, you have five of them.

6 MR. NATALIE: Norway spruce.

7 CHAIR HADJANDREAS: I'm sorry, I
8 thought they were four different, I got
9 you. So three Japanese cedar trees and
10 five Norway Spruces.

11 Can you just -- is this the same as
12 that?

13 MR. NATALIE: It should be.

14 CHAIR HADJANDREAS: If you want to
15 point on yours so that the Board can see
16 where the trees.

17 MR. NATALIE: Right on the fringe
18 of the drainage reserve area the
19 Cryptomeria, get a little vertical
20 height, then the Norway spruce acts as a
21 buffer.

22 CHAIR HADJANDREAS: Okay, I see
23 it, it's clearer.

24 Does anyone on the Board have any
25 questions --

1 MEMBER JONES: No.

2 MEMBER GALTIERI: No.

3 CHAIR HADJANDREAS: -- on this
4 plan.

5 (No response.)

6 Anybody in the audience have any
7 questions or concerns.

8 (No response.)

9 So, again, because it is a plan
10 that is very complete and you have done
11 your work in terms of identifying the
12 trees that have to come out and the
13 trees that you are keeping. We are
14 outside of pretty much most of
15 everything that you want to remove, we
16 are outside of the setback, I don't have
17 any issues.

18 Does anybody have any issues with
19 the application as it stands?

20 MEMBER GALTIERI: No.

21 MEMBER JONES: No.

22 MEMBER DiBLASIO: No.

23 MEMBER JONES: Thank you for
24 keeping those trees.

25 CHAIR HADJANDREAS: Anybody from

1 the public have anything you want to
2 say?

3 (No response.)

4 MR. AVRUTINE: Motion to close the
5 public hearing.

6 MEMBER JONES: Motion.

7 MR. AVRUTINE: Motion by Member
8 Jones.

9 CHAIR HADJANDREAS: Second.

10 MR. AVRUTINE: Second by Chairman
11 Hadjandreas.

12 All in favor?

13 MEMBER JONES: Aye.

14 MEMBER GALTIERI: Aye.

15 MEMBER DiBLASIO: Aye.

16 CHAIR HADJANDREAS: Aye.

17 MR. AVRUTINE: Let the record
18 reflect this matter is deemed Type II in
19 the New York State Environmental Quality
20 Review Act.

21 Motion on the application.

22 MEMBER JONES: Motion.

23 MR. AVRUTINE: Motion by Member
24 Jones moving to approve conditioned
25 upon --

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

MEMBER GALTIERI: Second.

MR. AVRUTINE: Second by Member Galtieri, conditioned upon strict compliance with the plan prepared by the Laurel Group dated May 17, 2019, last revised July 19, 2019; is that correct?

MEMBER JONES: Correct.

MR. AVRUTINE: All in favor?

MEMBER JONES: Aye.

MEMBER GALTIERI: Aye.

MEMBER DiBLASIO: Aye.

CHAIR HADJANDREAS: Aye.

MR. AVRUTINE: Approved.

MR. NATALIE: Thank you.

* * * * *

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