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INCORPORATED VILLAGE OF LAUREL HOLLOW
PLANNING BOARD
PUBLIC HEARING
November 20, 2019
7:00 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

P11-2019 & T46-2019 - Ridgeland Realty, LLC, Ingraham
1270 Ridge Road
Removal of Trees

RONALD KOENIG
OFFICIAL COURT REPORTER

Proceedings

1 MR. AVRUTINE: This is the public hearing on
2 Case No. P11-2019 and T46-2019, the application of
3 Ridgelands Reality, LLC, the Ingraham residence,
4 1270 Ridge Road, for approval to remove seven trees in
5 connection with a building permit application for
6 proposed new swimming pool.

7 The parcel of land under application is also
8 known as Section 26, Block D, Lot 30 under Nassau County
9 Land and Tax Map -- Lots 330 and 31 on the Nassau County
10 Land and Tax Map.

11 The exhibits in connection with the
12 application are as follows:

13 First, an Affidavit of Posting from Elizabeth
14 Kaye that the legal notice was posted on the front
15 bulletin Board in front of Village Hall on October 25,
16 2019.

17 The next exhibit is an Affidavit of
18 Publication that the legal notice was published in the
19 North Shore Leader on October 30, 2019.

20 The next exhibit is a document that confirms
21 that the legal notice was published to the village
22 website on October 25, 2019.

23 The next exhibit is a document that confirms
24 that the legal notice was sent to village website NEWS
25 subscribers on November 14, 2019.

Proceedings

1 The next exhibit is an Affidavit of Mailing
2 from the applicant indicating that the Notice of Public
3 Hearing was mailed on November 7, 2019.

4 And the final exhibit is notification from the
5 Nassau County Planning Commission dated October 31,
6 2019, that the matter is referred to the village of
7 Laurel Hollow Planning Board to take action as it deems
8 appropriate.

9 Please give your name and address for the
10 record.

11 MS. INGRAHAM: Sally Ingraham, 1270 Ridge
12 Road, Laurel Hollow, New York 11791.

13 My architect has given a computer generated
14 shade map. It's a little hard to understand, but if you
15 start at the top here in June, go left to right, left
16 side is 11:30, right side is 3:30, then it goes to July,
17 same thing.

18 MR. AVRUTINE: Just, if I may, we are going to
19 mark this. This is a two-page document. It's states,
20 Ingraham Pool Exposure Analysis. We're going to mark
21 that as Applicant's Exhibit 1.

22 CHAIRMAN HADJANDREAS: Is A representing the
23 proposed pool?

24 MS. INGRAHAM: That's the pool that -- I
25 believe you came to the property and looked?

1 CHAIRMAN HADJANDREAS: We all did.

2 MS. INGRAHAM: Mystery to me. It's marked and
3 that's A. We had an alternate place to put it hoping to
4 save more trees, and that's B, but it doesn't. The
5 shade is worse there than in A.

6 CHAIRMAN HADJANDREAS: With that said and
7 before you go any further, we as a board discussed it
8 and said, okay, what about moving the pool forward more
9 between what is A and B.

10 And just for the Board's information, I spoke
11 with the building inspector in the village. The way
12 this house is situated on the lot, where the existing
13 patio is and where the pool is proposed for site A would
14 be actually the rear yard of this house. Now, looking
15 at the house, it looks like the side yard, but the front
16 of this house would be Ridge Road which is basically if
17 we're looking at the map is here and this is considered
18 the front of the house. And moving the pool towards B
19 from A would push it to the side yard which would then
20 require a zoning variance. Putting the pool where
21 Mrs. Ingraham proposed, which is, we're going to say,
22 site A, is compliant, and that's been certified by the
23 Laurel Hollow building inspector.

24 MS. INGRAHAM: So the shade that's touching A
25 is a beautiful tulip tree, admittedly. We do not want

1 to take it down, but it's ruining the shade problem.
2 But the other thing is, it's got a split trunk. I have
3 pictures of it from my arborist and the letter from the
4 arborist saying that a tree that has a split equally
5 like that is going to push itself out and out as it
6 grows and it's going to be a problem. So he thinks it's
7 a good idea to remove it.

8 MR. AVRUTINE: Is this the letter from George
9 LaMay dated November 19?

10 MS. INGRAHAM: Yes.

11 MR. AVRUTINE: Let the record reflect that the
12 letter dated November 19, 2019 from George LaMay is
13 marked as Applicant's Exhibit No. 2.

14 MS. INGRAHAM: So if you want to see the
15 pictures he took, I only have one set, but I can pass
16 them around if you want to see the split trunk.

17 MEMBER JONES: Yes, please.

18 MS. INGRAHAM: (Handing.)

19 CHAIRMAN HADJANDREAS: So, to add on to what
20 Ms. Ingraham just stated, as per the Village Arborist,
21 Ms. Bibla, that tree that we're discussing is Tree No. 5
22 on the plan, 38-inch tulip tree, in good health but does
23 have a major crotch defect that may need cabling if it
24 remains. It is casting a significant shade on the
25 proposed pool area and client would like a sunny pool

1 area. If it were topped to reduce the shade cast --
2 that was also a consideration besides moving the pool,
3 topping the tree -- it would be unsightly and probably
4 decline quickly.

5 These tulip trees are not trees that you can
6 prune in that manner from what I've been told.

7 MS. INGRAHAM: That's what my arborist said
8 also. I've never even suggested that because he said it
9 would ruin it.

10 CHAIRMAN HADJANDREAS: Another note from the
11 arborist is, the property location is extremely private
12 so any tree removal will not be visible from the road or
13 neighbors' houses. This large property has many other
14 trees, and the seven removed would not have a big visual
15 impact. I was informed that an American Holly hedge
16 will be installed along the fence to block views from
17 the front driveway. This is also a good habitat for
18 birds.

19 How many acres is your parcel?

20 MS. INGRAHAM: Seventeen.

21 CHAIRMAN HADJANDREAS: It's beautiful.

22 Does the Board have any questions or concerns?

23 The other trees, just for the record, that the
24 arborist did inspect, you know, she didn't see any issue
25 with removing them. A couple of the trees that you're

1 asking to remove are black walnuts, and I know firsthand
2 what the tennis-ball size things that they drop in your
3 pool.

4 MS. INGRAHAM: They're dangerous.

5 CHAIRMAN HADJANDREAS: Anybody from the public
6 have anything to say on this application?

7 MR. AVRUTINE: Let the record reflect that
8 there is no public comment.

9 A motion to close the public hearing?

10 MEMBER JONES: I find this very helpful.
11 Thank you.

12 MEMBER GALTIERI: Very interesting.

13 MS. INGRAHAM: It is interesting. I would say
14 the only flaw in this is that he has to estimate how
15 large the trees are, which I suppose an architect could
16 do with instruments.

17 MEMBER ABRAMS: How large the canopy is.

18 MS. INGRAHAM: How tall it is.

19 CHAIRMAN HADJANDREAS: It's a big tree.

20 MS. INGRAHAM: It's really helpful. I guess
21 his office has this available. In this other case it
22 might have been useful to know the shade.

23 MEMBER GALTIERI: It would have saved us a
24 half hour.

25 MR. AVRUTINE: A motion to close the public

1 hearing, please.

2 Member Galtieri. Seconded by Member DiBlasio.

3 All in favor?

4 CHAIRMAN HADJANDREAS: Aye.

5 MEMBER ABRAMS: Aye.

6 MEMBER DiBLASIO: Aye.

7 MEMBER JONES: Aye.

8 MEMBER GALTIERI: Aye.

9 MR. AVRUTINE: Let the record reflect that
10 this matter is deemed Type II under the New York State
11 Environmental Quality Review Act.

12 A motion on the application?

13 A motion to approve by Member Jones. Seconded
14 by Chairman Hadjandreas.

15 As submitted, no conditions other than the
16 usual conditions?

17 CHAIRMAN HADJANDREAS: Yes.

18 MEMBER JONES: The hedges are going to be
19 planted.

20 MR. AVRUTINE: Is that depicted on a plan?

21 CHAIRMAN HADJANDREAS: It is not.

22 MEMBER JONES: I'm just saying that's going to
23 be planted.

24 MR. AVRUTINE: So, it's just as submitted?

25 MEMBER JONES: Yes.

Proceedings

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CHAIRMAN HADJANDREAS: And it's so private in there from any area surrounding, so there is no screening required.

MR. AVRUTINE: Just to clarify for the record, a motion to approve by Member Jones, seconded by Chairman Hadjandreas to approve the application as submitted, no conditions.

All in favor?

CHAIRMAN HADJANDREAS: Aye.

MEMBER ABRAMS: Aye.

MEMBER DiBLASIO: Aye.

MEMBER JONES: Aye.

MEMBER GALTIERI: Aye.

MR. AVRUTINE: Application approved.

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

Ronald Koenig
RONALD H. KOENIG
Senior Court Reporter