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INCORPORATED VILLAGE OF LAUREL HOLLOW  
BOARD OF ZONING  
PUBLIC HEARING  
February 28, 2017  
7:30 p.m.

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

PRESENT:

- RUSSEL MOHR, CHAIRMAN
- JEFFREY BLUMIN, MEMBER
- CINDY KAUFMAN, MEMBER
- CHRIS HADJANDREAS, MEMBER

ALSO PRESENT:

- HOWARD AVRUTINE, Village Attorney
- ELLEN ROCHE, Architect

PUBLIC HEARING ON ZV2-2017  
ISRAELI - 1454 Ridge Road

MARY ANNE COPPINS  
OFFICIAL COURT REPORTER

1 MR. AVRUTINE: The next hearing is  
2 case ZV2-2017, the application of Ron  
3 Israeli and Nancy Lippman Israeli to  
4 maintain three electrical junction boxes  
5 at 1454 Ridge Road where two of the  
6 accessory structures are not set back at  
7 least 40 feet from every lot line not  
8 abutting the street and where one  
9 accessory structure is not set back at  
10 least 100 feet from the lot line  
11 abutting the street as required by  
12 Section 145-5(B)(2) of the Laurel Hollow  
13 Village Code. Side yard setbacks are  
14 3.36 feet and zero feet respectively.  
15 The front yard setback is 64.42 feet.

16 The property under application is  
17 designated as Section 26 Block C Lot 257  
18 on the Land and Tax Map of Nassau  
19 County.

20 The exhibits in connection with  
21 this application are as follows:

22 First, notification from the Nassau  
23 County Planning Commission dated  
24 February 2, 2017 that the matter is  
25 referred to the Laurel Hollow Board of

1 Zoning Appeals for action as it deems  
2 appropriate. The next exhibit is the  
3 legal notice dated February 10, 2017.  
4 The next exhibit is a Affidavit of  
5 Posting from Nicholas Porcaro that the  
6 legal notice was posted conspicuously on  
7 the bulletin board at the main entrance  
8 to the Village Hall on February 17,  
9 2017. The next exhibit is an Affidavit  
10 of Publication from James Slater stating  
11 that the legal notice was published in  
12 the Oyster Bay Guardian on February 17,  
13 2017. The next exhibit is a document  
14 that confirms that the legal notice was  
15 published to the Village website and  
16 sent to Village website subscribers on  
17 February 17, 2017. The next exhibit is  
18 an Affidavit from the Deputy Clerk  
19 stating that the legal notice was mailed  
20 on February 16, 2017 to the agencies set  
21 forth in the affidavit. The next  
22 exhibit is an Affidavit of Mailing from  
23 the applicant indicating that the Notice  
24 of Public Hearing was mailed on February  
25 17, 2017 to the individuals set forth in

1 the affidavit.

2 Good evening.

3 MS. ROCHE: Good evening. Ellen  
4 Roche, Architect, 8 Glen Way, Cold  
5 Spring Harbor, New York.

6 This application has been in front  
7 of the Zoning Board before, last year,  
8 because we had a site plan review of  
9 some changes that had happened during  
10 the course of construction when we were  
11 building the new residence for the  
12 Israelis. At that point, we were trying  
13 to clean up the site plan so the Zoning  
14 Board was up to speed, so we can get a  
15 C of O on the house, which we have done.  
16 The house has received the C of O.

17 MR. AVRUTINE: I want to interrupt  
18 you for a second.

19 To clarify, I believe what had  
20 happened, correct me if I'm mistaken, is  
21 that there were deviations from the  
22 original approved plan because we don't  
23 have site plan review in the Village.  
24 So what essentially occurred was there  
25 was an approved plan. There were

1 certain deviations from that approved  
2 plan and the applicant came back before  
3 the Board to seek approval of the  
4 as-built conditions.

5 Is that correct?

6 MS. ROCHE: That's correct.

7 That has been all finished and  
8 clarified and we have received the C of  
9 O on this.

10 But at this point in time, it was  
11 called to our attention that the  
12 electric boxes were not in compliance  
13 with Village Code. And those electric  
14 boxes happened during the course of  
15 construction due to the fact that at  
16 each of those locations there were  
17 existing utility poles which Mr. And  
18 Mrs. Israeli wanted to remove the poles;  
19 however, even though they are running  
20 down the eastern lot line of the  
21 property, now they actually zigzag  
22 across the property with telephone poles  
23 on the other side. And actually, when  
24 it went across to the other side of the  
25 property on the western boundary, they

1           were serving the properties on the  
2           western side.

3                        So while we were waiting for LIPA  
4           to come in and working with the other  
5           owners for the location for the utility  
6           poles, the construction was happening.  
7           The underground service that we could  
8           create on our property line still had to  
9           connect to the service that was running  
10          across the property before LIPA came in.  
11          So at each one of those points is a  
12          junction of the wiring that was once  
13          trans-versing the property, but was  
14          relocated on the northern, the street  
15          side, and now the new utility poles are  
16          only on the side and the wires are  
17          running across the top edge of the  
18          property towards Ridge Road. And not  
19          only are they junction boxes where the  
20          wires come in, but there are also  
21          transformers.

22                        So we really had no choice but to  
23          leave it sort of where it was. We felt  
24          that it was an advantage to have  
25          above-grade junction boxes versus

1 utility poles, in terms of the site  
2 lines on the property, that that was a  
3 more aesthetic solution for everybody,  
4 especially the Israelis, but also the  
5 neighbors, so we seeking a variance for  
6 that.

7 Also, the meter is not on the house  
8 but it is on the northern -- the Ridge  
9 Road portion one, the top one. And that  
10 decision was made really for utilities,  
11 because the property, the driveway is so  
12 steep.

13 CHAIRMAN MOHR: They're not going  
14 down there.

15 MS. ROCHE: We didn't want the  
16 service trucks to go down there in bad  
17 weather. I know it is not compliant to  
18 the ordinance, but it really makes more  
19 sense for the property.

20 MR. AVRUTINE: Do these structures  
21 make any noise?

22 THE ARCHITECT: No.

23 MEMBER HADJANDREAS: Looking at the  
24 property, it's pretty obvious that there  
25 was nowhere else to locate the service

1 for the electrical. In terms of the  
2 actual panel itself, it is dictated by  
3 the size of house, it is a pretty big  
4 panel.

5 With that said, I believe in the  
6 last meeting where this application was  
7 brought up, we had brought to your  
8 attention the electrical junction box in  
9 the middle of the yard, which, I guess,  
10 feeds the pool equipment and et cetera.

11 At that time, it wasn't under our  
12 review but I guess it's now coming back  
13 up when Mr. McNerney is reviewing the  
14 final CO.

15 MS. ROCHE: Correct.

16 CHAIRMAN MOHR: So in my review, my  
17 site visit, I was fine with the two  
18 lower units. I thought that there could  
19 be something done with the unit on the  
20 upper driveway by creating some sort of  
21 screening. Your neighbors don't have a  
22 shared driveway, but they certainly have  
23 to go right by you, along with everybody  
24 else who passes through Ridge Road.

25 I think if proper screening was done in

1           this area to protect that area, the  
2           Board can consider that.

3           MEMBER HADJANDREAS: To visually  
4           block the panel and the --

5           MS. ROCHE: We are not completed  
6           with the landscaping. We are trying to  
7           get the construction part of it done  
8           because our permit was running out. In  
9           the first two weeks in February, I  
10          think, our permit ran out so we were  
11          trying to get all the hard surface  
12          complete. We have not completed the  
13          landscape as of yet. So we have  
14          certainly no problem screening that,  
15          none, whatsoever.

16          CHAIRMAN MOHR: Are there any  
17          questions from the Board?

18          MEMBER HADJANDREAS: So there is no  
19          plan yet, no paper plan yet, but you  
20          plan on --

21          MS. ROCHE: It's fully our  
22          intention to continue landscaping. The  
23          landscaping is not completed at the  
24          house at all.

25          MEMBER HADJANDREAS: Yes.

1 MS. ROCHE: We just ran out of time  
2 before the weather came in.

3 CHAIRMAN MOHR: Any questions from  
4 the Board?

5 Any comments on the application  
6 from the public?

7 MR. AVRUTINE: Let the record  
8 reflect there are none.

9 Motion to close to the Public  
10 Hearing.

11 MEMBER BLUMIN: Motion.

12 MR. AVRUTINE: May I have a second?

13 MEMBER KAUFMAN: Second.

14 MR. AVRUTINE: Second by Member  
15 Kaufman.

16 All in favor?

17 CHAIRMAN MOHR: Aye.

18 MEMBER HADJANDREAS: Aye.

19 MEMBER KAUFMAN: Aye.

20 MEMBER BLUMIN: Aye.

21 MR. AVRUTINE: This matter is  
22 deemed a Type II under the New York  
23 State Environmental Quality Review Act.

24 Motion on the application?

25 CHAIRMAN MOHR: Motion to approve

1 subject to screening being presented and  
2 provided for the driveway location  
3 panels and meters.

4 MR. AVRUTINE: Motion to approve  
5 with conditions that adequate screening  
6 be provided with respect to the panels  
7 adjoining the driveway.

8 CHAIRMAN MOHR: Yes.

9 MEMBER HADJANDREAS: The top panel,  
10 the top area.

11 MR. AVRUTINE: The top area which  
12 is by the driveway.

13 CHAIRMAN MOHR: Yes, the entrance.

14 MEMBER BLUMIN: Closest to Ridge  
15 Road.

16 MR. AVRUTINE: Closest to Ridge  
17 Road.

18 Motion by Chairman Mohr, second?

19 MEMBER KAUFMAN: Second.

20 MR. AVRUTINE: Second by Member  
21 Kaufman.

22 All in favor?

23 CHAIRMAN MOHR: Aye.

24 MEMBER HADJANDREAS: Aye.

25 MEMBER KAUFMAN: Aye.

1 MEMBER BLUMIN: Aye.

2 MR. AVRUTINE: The application is  
3 approved with the conditions as stated.

4 MS. ROCHE: I have a question for  
5 the Board.

6 Would you like us to submit a plan  
7 of the planting or can we plant and then  
8 show you photographs of what we are  
9 doing?

10 MR. AVRUTINE: I think a plan would  
11 be best.

12 MS. ROCHE: Okay, thank you.

13

14 \* \* \* \* \*

15 C E R T I F I C A T I O N:

16 I, Mary Anne Coppins, Court  
17 Reporter, hereby certify that the above  
18 transcript is a true and accurate copy  
19 of the minutes taken by myself  
20 stenographically in the within matter.

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Mary Anne Coppins

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Court Reporter

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