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INCORPORATED VILLAGE OF LAUREL HOLLOW
PLANNING BOARD
PUBLIC HEARING
February 25, 2020
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

P1-2020 & T1-2020 - Coco - 19 Springwood Path
Removal of trees

RONALD KOENIG
OFFICIAL COURT REPORTER

Proceedings

1 MR. AVRUTINE: This is the public hearing on
2 applications P1 & T1 of 2020, the public hearing on the
3 application of Michele and Salvatore Coco, 19 Springwood
4 Path, Laurel Hollow, for approval to remove four trees
5 located within the front yard setback in order to
6 improve driveway accessibility.

7 The parcel of property under application is
8 known as Section 14, Block 25, Lot 5 on the Nassau
9 County Land and Tax Map.

10 The exhibits in connection with this
11 application are as follows:

12 First, an affidavit of posting from Elizabeth
13 Kaye that the legal notice was posted on the bulletin
14 board at Village Hall on January 31, 2020.

15 The next exhibit is an Affidavit of
16 Publication that the legal notice was published in the
17 North Shore Leader on February 12 of 2020.

18 The next exhibit is a document that confirms
19 that the legal notice was published to the Village
20 website on February 13, 2020.

21 The next exhibit is a document that confirms
22 that the legal notice was sent to Village website NEWS
23 subscribers on February 20, 2020.

24 The next exhibit is an Affidavit of Mailing
25 from the applicant indicating that the Notice of Public

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1 Hearing was mailed on February 7, 2020.

2 And the final exhibit is notification from the
3 Nassau County Planning Commission dated February 10,
4 2020, that the matter is referred to the village of
5 Laurel Hollow Planning Board to take action as it deems
6 appropriate.

7 Sir, the floor is yours.

8 CHAIRMAN HADJANDREAS: So, there's two
9 receipts that were returned. How many were sent in
10 total?

11 MR. SHEEHAN: Four.

12 CHAIRMAN HADJANDREAS: There is only four
13 abutters?

14 MR. SHEEHAN: Yes.

15 Good evening, Chairman and Members of the
16 Board. My name is Scott Sheehan of the Laurel Group,
17 registered landscape architect. I'm here representing
18 the owners, Mr. and Mrs. Coco, at 19 Springwood Path.

19 The application before you is, basically we're
20 here tonight for the removal of, the proposal of, four
21 trees, and it's due to the application for a revised
22 relocated driveway.

23 I'm going to just -- this is a pretty picture
24 that I'll get to, but I wanted to show you a little
25 highlighted illustration of what they have now which is

1 in green coming right here which is the driveway leading
2 to their garage, the lower garage doors. And then
3 there's a set of steps up that go to an existing walkway
4 into the front of their house.

5 So there's been a number of reasons over the
6 years that they've been interested in doing this. It
7 finally got to a point where they're able to do this.
8 It was a year or two ago where they did the pool in the
9 backyard. So now they're towards the front yard.

10 And just as a little reference, ten years ago
11 they asked for a stop sign to be put on this street
12 because people come whizzing down this road pretty
13 quickly, and down woodfield also. And there's been some
14 issues where because their driveway now aligns right
15 with woodfield, it comes right down almost like a
16 street, and they've had cars coming down there and run
17 right over their mailbox. So it is an issue for them
18 safety-wise in that concern. They were denied that stop
19 sign or a way to slow down traffic ten years ago or,
20 however the process was, it never happened.

21 So we've come up with a plan here to give them
22 a circular driveway based on their request to relocate
23 the entryway in this location up here with a circular
24 drive to come out up the street this way where you have
25 a pull-off down to the driveway over here. So that

1 gives them availability to have a car parked and a car
2 pass so you can have access into the front of their
3 house. They also, part of the safety issues is, they
4 have some elderly parents that cannot currently get up
5 from this lower area up to this. So they want to get
6 some people closer to the front door, have an ease of
7 access into the house.

8 I have some pictures of that driveway. I
9 don't know how many saw the site there. You can see
10 there's a street.

11 MEMBER ABRAMS: I have pictures.

12 CHAIRMAN HADJANDREAS: Everybody has done a
13 site visit.

14 MR. SHEEHAN: And you're familiar with the
15 street that goes up, Woodfield, right?

16 CHAIRMAN HADJANDREAS: Yes.

17 MR. SHEEHAN: So that intersects. So we're
18 trying to get that away.

19 Everything was reviewed by the village
20 Engineer. And they came back with a few comments to
21 kind of adjust the grade to make sure we keep to the
22 12 percent. So, there's no steep slopes on this. I
23 mean it is sloped, but it's not a steep slope. We
24 maintain that 12 percent that they requested. That's
25 the maximum slope that they have on this drive here. So

1 we had to make some adjustments to handle that.

2 And the way this works itself out is, there is
3 some adjustments to the retaining wall in this location.
4 There is a turn to go down the hill. So this is flat
5 and this portion of the drive here will be pitched, but
6 this is going to be relatively flat before you pitch up
7 to the street on this location.

8 CHAIRMAN HADJANDREAS: Scott, the slope from
9 the upper to the lower, what is the distance and what is
10 the drop from the upper to lower?

11 MR. SHEEHAN: We start at this location at 97
12 and then we go down to 93, the bottom of the wall there.
13 So 93.25 all the way here to 97.6.

14 And we have a distance of, I don't have a
15 scale on me, but this would be probably over 30 feet --

16 CHAIRMAN HADJANDREAS: Okay.

17 MR. SHEEHAN: -- for this distance at those
18 locations.

19 The biggest concern for the Village Engineer
20 and the Building Inspector was not necessarily this, but
21 was this location. Because as water comes down the road
22 they don't want to have anything coming in off this.
23 All these houses are set a little bit lower than the
24 street. So they don't want the water coming in here and
25 then just funneling themselves down and flooding this

1 area out. So this apron here is pitched up. So
2 everything is going to be pitching back to the street,
3 back to the street. And then, of course, everything is
4 going to be maintained inside where then there's also
5 drainage with a dry well going in for this driveway, and
6 then an existing dry well and drainage back here that
7 will accommodate what's already going on in that
8 location.

9 So for these reasons there's also a way that
10 we've made an extension of their walkway. So we have an
11 existing walkway that's staying, but we have a tab,
12 let's say, that brings you out to this. And the reason
13 for the location, as I said, that there's two existing
14 septic systems right here. And that's why I designed
15 the curve to come around that, so the clean out is still
16 visible, and that's where those blue circles are. So,
17 existing walk staying, that's in green, and those are
18 the two existing septic tanks that we want to stay clear
19 of and not build over.

20 CHAIRMAN HADJANDREAS: Where are you proposing
21 the dry well?

22 MR. SHEEHAN: The dry well is over here. We
23 are over 30 feet away from those. So we have drainage
24 that's going to catch the water in this location.

25 CHAIRMAN HADJANDREAS: And there's one bay

1 required, one dry well for --

2 MR. SHEEHAN: It's one because we only have to
3 handle this because this one already has one.

4 CHAIRMAN HADJANDREAS: I understand.

5 MR. SHEEHAN: So that's the reason for the
6 location of the walk that comes out, so we can stay
7 clear of those. I would never, when I design things, we
8 don't want to have septic systems under driveways. It's
9 a problem down the road where there needs to be
10 renovated, cleaned out, settling, all those issues.

11 CHAIRMAN HADJANDREAS: Understood.

12 MR. SHEEHAN: On the tree portion, why we're
13 here, is there's two trees in this location here. This
14 dashed circle is kind of a raised fieldstone wall, so
15 it's kind of like a little knoll top there that has
16 those trees in it. So to create this curve where the
17 vehicles can make a nice turn without having to crank
18 the wheel too much through there and park the car there
19 or park here and drive by, that kind of goes through
20 that.

21 There's another tree in this location that the
22 grading of this, the pitch down and get this at this
23 grade, because everything needs to be off of this
24 walkway grade because this has to get cut down and then
25 this gets flattened out for the drive, and we're going

1 to match the grade as we go up to the street and meet
2 the street. So this tree here, T4, kind of intersects
3 where there's a grade, heavy grade change through there.
4 So, significant damage of the tree roots, which is more
5 than 50 percent probably, is going to really have a
6 problem with that tree. Even though it doesn't go
7 directly through it, there is grading situations going
8 on with that.

9 And then there's a T3 tree back here that is
10 close, nearby. Even though this is an existing portion
11 of the driveway that is to remain, it is going to be all
12 newly asphalt and cobble curb fixed, there is root
13 system from this entering into here that will be
14 impacting that renovation. We feel it's also going to
15 impact the new driveway at some point and do that same
16 thing again where the roots are going to come up.

17 CHAIRMAN HADJANDREAS: The existing driveway
18 on the lower part, is there a catch basin down there?

19 MR. SHEEHAN: Yes.

20 CHAIRMAN HADJANDREAS: It's located near, kind
21 of near where --

22 MR. SHEEHAN: Right there. And this tree is
23 here.

24 CHAIRMAN HADJANDREAS: So basically everything
25 is pitched towards --

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1 MR. SHEEHAN: Right to there.

2 CHAIRMAN HADJANDREAS: Right. So changing the
3 grade there would screw up that catch basin in a sense?

4 MR. SHEEHAN: Um-hum. And we want to make
5 sure we're not lifting it higher so water doesn't flow
6 into the garage. That'll be a problem because it's
7 relatively flat down there.

8 CHAIRMAN HADJANDREAS: One of the
9 considerations for saving -- is that Tree 3 or 4?

10 MR. SHEEHAN: Three.

11 CHAIRMAN HADJANDREAS: So one of the
12 considerations for saving Tree 3 was adding elevation
13 there so that the roots wouldn't be impacting the
14 driveway. But doing that would then change the slope
15 and pitch of, you know --

16 MR. SHEEHAN: We don't want to back pitch
17 towards the house.

18 CHAIRMAN HADJANDREAS: Right.

19 MEMBER ABRAMS: I don't understand how T3 at
20 all impacts what they're doing with the driveway,
21 because that's down by the existing part of the
22 driveway. That tree is already there. That part of the
23 driveway is already there. So, it seems to me T3 is
24 being taken out because it doesn't look --

25 CHAIRMAN HADJANDREAS: One thing I did notice

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1 is what Scott was referring to was, you can see how it's
2 lifting the existing driveway currently. It's, you
3 know, all rippled, the whole driveway. I did see that.
4 I mean it is surface roots.

5 I would have liked the arborist to chime in on
6 that, if removing those roots, those couple roots on the
7 surface would have any impact at all on the health of
8 the tree. I don't know. I'm not an arborist. But
9 that's the issue is what, I don't want to speak for you,
10 but I think earlier you were saying something along
11 those lines in terms of --

12 MR. SHEEHAN: Well, it's twofold. You know,
13 taking out asphalt is 2 inches, the base is 4 inches,
14 that's at least 6 inches, and the curb that runs through
15 there has a little bit of concrete footing on it. We
16 would be cutting into that just to replace it properly.
17 And whether it will totally decimate the tree, it's up
18 for debate basically. But we were just thinking, not
19 only the tree portion, because no one wants to do a
20 project like this and then it takes two years for the
21 tree to die and then it dies and you have to take it out
22 later, and then the other portion of it is, will those
23 tree roots then resurface and then bust up a brand new
24 driveway as it has this driveway. And just putting a
25 lot of money into this and beautifying and enhancing

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1 their front curb appeal and their access, no one wants
2 to have this broken up after that.

3 MEMBER ABRAMS: Nobody wants to take out a
4 tree if we don't need to take it out either.

5 MR. SHEEHAN: I understand that too. That's
6 why we are here to talk about it. That's why we
7 proposed these four trees.

8 MEMBER GALTIERI: May I ask, T4, the reason
9 that you want to take out T4 is because it's too close
10 to the new offset of the driveway?

11 MR. SHEEHAN: Well, it's not just too close,
12 but there is significant grading going on there where we
13 would be digging down more than just the surface roots
14 of that tree. So it will be severely weak in that tree
15 which, if I would have my opinion, this is, besides this
16 one that goes clearly through it, but this number T4
17 would be a very major problem down the road. Deadwood,
18 that's going to start to come out in the tree over the
19 next two years and then it will start slowly failing.
20 And any storm that would come through, you know, these
21 are significant trees that have a lot of sail to it and
22 without that 40 percent, 50 percent of that root system
23 around there, it could come down.

24 CHAIRMAN HADJANDREAS: So one question I have
25 is, on the -- well, it's all new in terms of the

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1 driveway, but on the circular part --

2 MR. SHEEHAN: This part.

3 CHAIRMAN HADJANDREAS: Where is north and
4 south on your map?

5 MR. SHEEHAN: North is this way.

6 CHAIRMAN HADJANDREAS: So the eastern access
7 part of the driveway, how much on the eastern up to
8 where the leg down to the existing driveway, how much
9 grading is going on there? Are we at surface there?
10 Are we at grade basically and we're just scraping it to
11 put RCA and an asphalt? I mean are we digging down?

12 MR. SHEEHAN: I took some photos.

13 MEMBER ABRAMS: Don't we need a topo to go
14 along with this plan?

15 MR. SHEEHAN: We have all the spot elevations
16 for that.

17 CHAIRMAN HADJANDREAS: When they submit for
18 the permit, yes, they require because of the grade a
19 topo, but we don't have that.

20 MRS. COCO: We had that reviewed by the
21 engineer and by Mr. McNerney already.

22 MR. AVRUTINE: Please give your name and
23 address for the record.

24 MR. COCO: I'm Salvatore Coco. I'm the
25 homeowner.

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1 MEMBER ABRAMS: We're trying to debate how
2 much is the grading, the grade is going to get cut over
3 there, the T4, and without a topo or anything on these
4 plans, we don't know that number.

5 MR. SHEEHAN: This is the tree in question.
6 This is the tree in question here. And that's where the
7 curve roughly comes through. And then this is the wall
8 that's being cut out. So we're going to be cutting this
9 out to get to this grade and slicing all the way up
10 through that.

11 CHAIRMAN HADJANDREAS: So basically what I'm
12 wondering about is, where this car is parked is the
13 grade you're going to?

14 MR. SHEEHAN: No. That's out in the street.
15 We're going to here.

16 CHAIRMAN HADJANDREAS: I know. That's this
17 part. What I'm asking about is how much soil in this
18 area here which is the eastern part of the circular
19 driveway, how much grading is happening in this area
20 here, you know, because that will tell us how much it's
21 going to affect T4 on, let's call it the western side of
22 T4. And then on the northern side of T4 is where you're
23 excavating probably 3 or 4 feet to go down to the lower
24 grade of the driveway. So that will absolutely impact
25 the roots. What I'm wondering is, is this excavation

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1 here to put in the driveway in this exact spot going
2 to --

3 MR. SHEEHAN: We're about a foot here. And
4 you can see this is this wall here as we come up and
5 this is going to be over 2 feet through here.

6 CHAIRMAN HADJANDREAS: So down here we're
7 taking out 3 feet. Up here we're taking out maybe a
8 foot.

9 MR. SHEEHAN: Yep.

10 CHAIRMAN HADJANDREAS: So to explain to the
11 other board members, what I was asking is, if I can show
12 on my -- this is, I'm calling, the eastern portion --

13 MR. AVRUTINE: We can only have one at a time.

14 CHAIRMAN HADJANDREAS: So this is, what I'm
15 referring to, is the eastern portion of the circular
16 driveway. And the question I had for the landscape
17 architect was, in this section up to the point where
18 they're going down to lower driveway, how much grading
19 is taking place. And what he had said was about a foot
20 of soil.

21 And then where the driveway goes from the
22 circular portion to the lower portion, again that's all
23 new. And at the bottom end of the lower portion, we'll
24 still call that zero, we're coming up, you know, so they
25 have to excavate from zero to this height making a ramp

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1 if you will. So, over here would be 3 feet of soil
2 removed at the bottom of the leg and at the top about a
3 foot of soil removed. So, on the western part of Tree
4 4, T4, about --

5 MR. SHEEHAN: About a foot there.

6 CHAIRMAN HADJANDREAS: About a foot of soil.
7 And on the northern part of T4, anywhere from a foot to
8 2 feet, a foot or so to 2 feet of soil with the driveway
9 in this exact location.

10 Now the question is, keeping the tree there,
11 how much would that impact it?

12 MEMBER ABRAMS: You know, Chris, that all
13 sounds wonderful. I'd love to see the spot measurements
14 for the elevations that we've got.

15 MR. SHEEHAN: There's a grading and drainage
16 plan.

17 MEMBER ABRAMS: Is that in the file?

18 CHAIRMAN HADJANDREAS: Well, we do know,
19 Scott, we know the elevation of the road and we know the
20 elevation of the driveway, and one has to meet the
21 other, and we know the difference and it's about a 3 --

22 MEMBER ABRAMS: Where is that on the plan?

23 CHAIRMAN HADJANDREAS: It's not on here.

24 MR. COCO: Can I say something?

25 CHAIRMAN HADJANDREAS: Yes.

1 MR. COCO: I'm the homeowner, Salvatore Coco.
2 I'm an architect by practice. I do multifamily
3 projects, larger projects than this.

4 The reason we brought Scott in is because of
5 his expertise in projects like this. And the Laurel
6 Group, we really think they know what they're doing with
7 regard to designing this driveway and the landscape, and
8 that's the reason that he's here tonight presenting this
9 to you.

10 There is a grading plan in there. There's a
11 drainage plan. I'm sorry if you don't have it. But if
12 this is part of the presentation, I don't know why you
13 don't have it.

14 CHAIRMAN HADJANDREAS: It's part of the
15 building plans. It's not part of --

16 MR. SHEEHAN: Well, the Planning Board, they
17 probably only gave you the planting.

18 CHAIRMAN HADJANDREAS: They only gave us the
19 landscape and design plans.

20 MEMBER ABRAMS: I was saying, seeing the topo
21 is relevant for this plan because the elevations that
22 are on that plan is what is determining whether or not
23 T4 is being impacted or not, and we don't have anything
24 here that tells us that.

25 CHAIRMAN HADJANDREAS: But we do have the

1 existing height elevations as per the landscape
2 architect of the road, of the grade of the proposed
3 driveway, and we do have the existing of -- the existing
4 driveway --

5 MR. COCO: One other criteria also -- I'm
6 sorry, Chris -- is that that drive, the connection
7 between the new circular driveway and our lower driveway
8 is that it be something that's manageable. And we would
9 have that sloped in such a way that you can turn off in
10 a soft way without sliding down on an icy condition and
11 make it down into the lower driveway.

12 CHAIRMAN HADJANDREAS: Absolutely.

13 MR. COCO: And that's why --

14 CHAIRMAN HADJANDREAS: That was the question I
15 was asking earlier. You have about -- that's why I was
16 asking Scott earlier, we have about a 3-foot elevation
17 change, because you said it was 93 point something up to
18 97. So we have a 3-foot elevation change. So we know
19 the elevation change. We know the distance is about
20 30 feet. So over every 10 feet you're going up a foot.

21 MR. COCO: But I think what the gentleman is
22 possibly asking is, would you be able to keep that tree
23 after you lower to 4 feet of grade. It seems to me that
24 you're going to be exposing a lot of roots at that
25 point, and that's kind of like the question.

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1 MEMBER ABRAMS: Four feet of grade is
2 definitely a problem for T4. A 4-foot cut is definitely
3 a problem with T4. I don't have a problem there. I'm
4 trying to figure out how much of a cut are we actually
5 going to have around T4, not down at the bottom where
6 we're blending into the existing driveway there. There,
7 the cut is substantially more.

8 MR. COCO: But the roots extend to that point.

9 MR. SHEEHAN: If I can shed some light on the
10 nature of a tree-root system.

11 MEMBER ABRAMS: I don't know the size of the
12 canopy of T4, if that's what you're going to lecture me
13 on.

14 MR. SHEEHAN: I'm not lecturing. It's just an
15 explanation so we make sure we understand that that
16 drive, even in that picture, is feet away from this.
17 And the size of that tree has a root system that kind of
18 match and mirror the canopy, as you mentioned, below.
19 And if you've ever seen a tree rip out of the ground
20 during a hurricane, it's only the first top 18 inches is
21 where all the roots are. They don't go down 4 or
22 5 feet. You go 3 feet down, you're just into the virgin
23 soil. There's no root matter there. Everything's in
24 that top 18-inch stratosphere that goes through, and it
25 expands out well into where the driveway is, not even

1 just close to the driveway, well into the driveway.

2 MEMBER GALTIERI: I have a question. I'm
3 assuming that reshaping the access piece down to the
4 lower portion is not an option, meaning, maybe moving
5 this slightly this way.

6 MR. SHEEHAN: well, to look at that with you,
7 so there is an existing retaining wall there now that is
8 all stone and we're dismantling it, that runs this way,
9 and then recreating it as it comes up this slope. The
10 point of this is to be able to come in here and make a
11 gentle turn without getting too far left where you can't
12 make the turn. If you can't take a vehicle and make
13 that turn, you'll be backing up to go back down again.

14 MR. COCO: I have to say that I completely
15 agree with Scott because about three weeks before we
16 engaged him, I did the same sketch and I didn't even
17 show it to him. We both came up with just about the
18 same exact point of entry and slope and curve. I
19 completely agree with that. I'm the homeowner. I'm
20 also a professional architect. I think that is the
21 right way to do that driveway.

22 MEMBER GALTIERI: You could buy smaller cars,
23 you know.

24 MR. COCO: That's my wife's car. I have a
25 smaller car.

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1 CHAIRMAN HADJANDREAS: So one thing to address
2 your point just so it's clear for the record is, you're
3 maybe asking if the eastern portion of the driveway
4 could be located further east or further west?

5 MEMBER GALTIERI: No. I'm asking -- I'm not
6 asking about --

7 CHAIRMAN HADJANDREAS: Oh, the spur.

8 MEMBER GALTIERI: The spur, I'm asking is that
9 possible to move slightly off of that T --

10 CHAIRMAN HADJANDREAS: Away from the tree?

11 MEMBER GALTIERI: Yeah. In other words, maybe
12 a slightly larger --

13 CHAIRMAN HADJANDREAS: Maybe push this leg
14 towards the house.

15 MEMBER GALTIERI: Or shape it slightly. But
16 they're talking about a retaining wall here that --

17 MR. SHEEHAN: If we're talking 2 feet or
18 something, which is, you know, is always flexible in the
19 field, 2 feet, but that's not going to change the
20 condition of where this tree is.

21 CHAIRMAN HADJANDREAS: To save this tree, in
22 my opinion, this driveway would have to be pushed --
23 right now the question I have is, the lines that I'm
24 pointing to, which is hard for you, I understand that,
25 what are we going to call this boundary here?

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1 MEMBER GALTIERI: The beginning of the spur.

2 CHAIRMAN HADJANDREAS: The beginning of the
3 spur that's the closest to Tree 4, how far is that
4 distance between the tree and this line here, do you
5 think, this proposed --

6 MR. SHEEHAN: See (indicating).

7 CHAIRMAN HADJANDREAS: So, 5 feet.

8 MR. SHEEHAN: Not even.

9 CHAIRMAN HADJANDREAS: Four feet.

10 In my opinion to not hurt the tree that line
11 would have to be 25 feet where you wouldn't damage the
12 tree. So that would push the spur 20 feet towards the
13 house basically.

14 MR. COCO: Can I also add? One of the other
15 reasons that we're -- I mean, this tree does nothing for
16 screening our property. The canopy of the tree is about
17 50 feet in the air. Directly across, when I look out
18 the window, there's a swimming pool in the front yard of
19 this house which is supposed to be in the rear yard. It
20 must have been grandfathered in. And it does nothing to
21 block that swimming pool that I look at from my kitchen
22 window.

23 CHAIRMAN HADJANDREAS: We are familiar with
24 that situation.

25 MR. COCO: Right. Where they've regraded it.

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1 They've knocked down all kinds of trees. And this has
2 been going on for three years now. So any new planting
3 we would hope would not be 50 feet in the air. It would
4 be --

5 CHAIRMAN HADJANDREAS: Right, screening. And
6 we are going to get to your planting plan.

7 MR. SHEEHAN: I was going to lead into that.

8 CHAIRMAN HADJANDREAS: I just wanted for the
9 members, the other consideration that I know some of the
10 members had asked about was relocating the eastern
11 portion of the circular driveway further east. But then
12 you're getting into the area where the existing driveway
13 is and basically this is -- then everything, from what
14 you're telling me, the reason why they're doing this
15 project is --

16 MR. SHEEHAN: To get it away from there.

17 CHAIRMAN HADJANDREAS: Exactly. You're trying
18 to get away from that area. So that was something that
19 one of the board members had asked me about, if that was
20 an option, to flip the eastern portion of the circular
21 driveway on the other side of T4. But again, then
22 you're going to be basically accessing the same within
23 feet of where you're accessing now which all the
24 problems that you had mentioned earlier --

25 MR. SHEEHAN: And if you can see here, there's

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1 a number of evergreen plantings that we're adding to
2 this on a berm. So the soil from this area here that
3 comes out is going into the space as a gentle
4 landscaped, professionally landscaped berm, with
5 evergreen trees on it. So they're for screening
6 purposes, so we're not also -- it is beautifying it.
7 You're not looking directly at the garage doors and
8 parking area as much. Also, as a barrier from when
9 people coming down woodfield Court, that is in the event
10 they were also coming in and hitting their mailboxes and
11 getting on their lawn, it will create a barrier from
12 them entering in a severe case onto their property.

13 So that's why we've enhanced that location as
14 well and added other street trees that are red maple
15 that are going to grow very large, also give a lower
16 canopy that does more of the screening. I have a photo
17 of the type of tree that they're proposing. So it's a
18 red maple, and there's a few varieties of red maple. It
19 would go in as a size a little bit bigger than that.
20 It's a 3-and-a-half to 4-inch caliper. So it's a little
21 bit bigger than that size, and they get to this size.

22 MR. COCO: Could we also add that the setback
23 is 50 feet but our house is set back 60 feet. So we
24 have an additional 10 foot of setback.

25 CHAIRMAN HADJANDREAS: One question I also

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1 have is, the berm that you're talking about that's on
2 the eastern portion basically going where the existing
3 access is currently, how high of a berm?

4 MR. SHEEHAN: I'm sorry. Say that again.

5 CHAIRMAN HADJANDREAS: The berm that you're
6 adding that's going where the existing driveway is now
7 where the existing driveway goes out onto Springwood
8 Path, how much of a berm?

9 MR. SHEEHAN: well, it's going to be a gentle
10 slope. We're not making a speed bump. You want this
11 thing to be like a golf course type of sloping up where
12 there's a lawn here that starts to rise up. If you take
13 the grade from here to there, we're probably over 3
14 feet. But when you go from the actual planted portion,
15 we're probably a couple feet.

16 CHAIRMAN HADJANDREAS: And in that berm, how
17 many trees are you proposing and what are the species of
18 trees in that area?

19 MR. SHEEHAN: We have Norway spruce which is
20 an evergreen. We'll just call it a Christmas tree so
21 you can understand. So those get -- they'll be planted
22 in at probably around 8-foot height, 6, 7, 8-foot
23 height. They grow about 2 to 3 feet a year, and it's
24 going to be over 14, 15 feet tall in a short amount of
25 time. It will grow to Rockefeller-tree size over many

1 years.

2 We have cryptomeria which also is 7 to 8 feet
3 which is a similar evergreen tree. It holds its leaves
4 all year round. It's just a more elegant type of branch
5 structure on it and a different texture.

6 So those are the two evergreens that are in
7 here.

8 CHAIRMAN HADJANDREAS: How many of each are
9 you proposing?

10 MR. SHEEHAN: Nine. We have nine of that plus
11 some ground cover and perennials and so forth.

12 CHAIRMAN HADJANDREAS: So is it four --

13 MR. SHEEHAN: This is four plus one and three
14 plus one. So there's just a staggering of them to make
15 it a very natural feel.

16 CHAIRMAN HADJANDREAS: Right. So it's four
17 Norways and five cryptomerias going in that area?

18 MR. SHEEHAN: Four cryptomerias and five
19 Norways. And then we have the three red maples in the
20 front here.

21 MR. COCO: And there's another tree at the
22 wall, right?

23 MR. SHEEHAN: Yeah. Up top here there's a
24 focal point tree. As you drive in, it's also meant to
25 be a focal point as you drive in. It's a crepe myrtle.

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1 So it's going to flower in the summer and it's going to
2 get a lot of nice light exposure in there and be a nice
3 focal point as you drive into this area.

4 So working with their needs, the safety, the
5 grades that are required by the Village Engineer and the
6 Building Inspector, vehicular circulation, the needs for
7 their elderly parents, I think we came up with a really
8 stellar plan that works well and fits within the
9 neighborhood and is going to enhance this property
10 greatly.

11 MEMBER ABRAMS: It doesn't look like the steps
12 going into the residence from the circular driveway are
13 being addressed at all for the elderly parents.

14 MR. SHEEHAN: well, those I can't change.
15 Those are existing. It's based on the height of the
16 house. So if you want to eliminate the walk, from here
17 the only place to park, up these set of steps, the long
18 walk and then up those steps, so we're able to get them
19 right to this location. We can't change the house.

20 MEMBER ABRAMS: well, you can put a ramp or do
21 something else than steps.

22 CHAIRMAN HADJANDREAS: well, that's if they
23 have to do that.

24 MEMBER ABRAMS: But I'm trying to -- they're
25 saying they're trying to resolve that --

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1 MR. SHEEHAN: Well, it's one issue.

2 MEMBER ABRAMS: -- but it's not totally
3 resolved with this circular driveway. You've eliminated
4 some steps, but the majority of the steps still exist,
5 the ones that come up to the front door.

6 CHAIRMAN HADJANDREAS: I think there are only
7 three steps going to the front door.

8 MEMBER ABRAMS: I'm assuming the lines that
9 are drawn here are the number of steps. Maybe they're
10 not. I'm seeing six steps going in the front and five
11 steps at the other area.

12 CHAIRMAN HADJANDREAS: I mean you live there.

13 MRS. COCO: There's three steps.

14 CHAIRMAN HADJANDREAS: There's three steps
15 going to your front door. How many going down to the
16 driveway?

17 MRS. COCO: Like six or seven.

18 MEMBER GALTIERI: I think the premise is that
19 there's a long walk from the lower part.

20 CHAIRMAN HADJANDREAS: Right. I mean, it's
21 the basement. You know a basement, the ceiling out of
22 the basement to the first floor is at least 9, 10 feet.
23 So you have to go from -- you have to elevate 10 feet.
24 So no matter what, there's 10 steps somewhere.

25 Yes, Scott, to answer your question, there

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1 still will be 3 to 4 steps to go in the front door.

2 MEMBER ABRAMS: But by the plan here I thought
3 there was a lot more by the front door.

4 MR. SHEEHAN: It was off of what the survey
5 had.

6 MEMBER ABRAMS: Okay. Thanks for clarifying.

7 CHAIRMAN HADJANDREAS: But I know because I
8 remember going. I just know. Just again, you know what
9 the height of the first floor is, you know what the
10 height of the basement. The garage goes into the
11 basement. You're going up 10 feet. Whatever it is,
12 there's 10 feet of elevation change.

13 MR. SHEEHAN: So, you know, there is
14 significant amount of vegetation still on this property.
15 This is not a clearcut situation. You know, there is a
16 ravine off to the right of this existing driveway that
17 is loaded with trees. There's very large trees along
18 the left border here. So it still frames the house
19 nicely on either side. It's a modest house too. It's
20 not just a ginormous house. So, I think it's a rather
21 pleasant design to get all the needs met.

22 CHAIRMAN HADJANDREAS: So the screening in the
23 front, the maple trees, that's lawn around the maple
24 trees?

25 MR. SHEEHAN: Yes.

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1 MRS. COCO: I just want to add something. I
2 know you've done a great job of explaining all of our
3 needs, but just to emphasize the safety point. We never
4 let our kids get our mail for us because people whip
5 around Springwood Path. As a parent, you just can't
6 even imagine how scary that is. And we put, like, the
7 yellow sign with the flags, slow down. Half the people
8 drive by looking at their phones.

9 So the way our situation is right now, if you
10 were to drop a kid off for a play date at my house and
11 then try to back out onto Springwood Path, there's like
12 a 50 percent chance you're getting hit.

13 CHAIRMAN HADJANDREAS: It is a blind turn. I
14 know the intersection.

15 MRS. COCO: We had this discussion with the
16 school district. They've had to address it with the
17 buses. We can barely get the mail. We can't let the
18 kids have a simple task of getting the mail.

19 And we're trying to create a situation where
20 our parents, who who knows how many years they have
21 left, want to come to our house and have a holiday.
22 Right now we're in a situation where we can't do that.
23 We beautified our backyard last year to try to make it a
24 nice situation for our family and create a lot memories.
25 We didn't take any trees down. And as you've already

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1 said, we've created a beautiful plan with a landscape
2 architect, and my husband is one of the most talented
3 architects on Long Island.

4 CHAIRMAN HADJANDREAS: No, it is beautiful.
5 Again, we're trying to balance and trying to find a
6 balance. And I do understand because I do appreciate
7 what you're saying in terms of coming down Woodfield.
8 Your driveway actually looks like an extension of
9 Woodfield. I can see your point that it's very easy for
10 someone to overshoot and end up on your property.

11 MR. COCO: Well, on an icy night. About a
12 month ago when it was very icy out, I almost slid myself
13 coming home down Woodfield.

14 CHAIRMAN HADJANDREAS: And doing what you're
15 doing with the berm and the trees in that area would
16 definitely, in my opinion, block.

17 MEMBER ABRAMS: This planning board has dealt
18 with this before. We take it very serious when there is
19 a safety issue that's going on at a home and they're
20 trying to make changes to mitigate that safety issue.
21 That's a big thing for this board.

22 MRS. COCO: Thank you.

23 CHAIRMAN HADJANDREAS: And going out to the
24 field and seeing the actual proposed driveway helps us
25 realize that, you know, how things impact other things.

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1 One thing that wasn't shown to us when we did
2 and it was shown to us tonight was the location of the
3 septic, because that was another consideration from the
4 board to kind of push the circle of the driveway closer
5 to the house to save Tree 1 and Tree 2. But again, as
6 soon as your landscape architect pointed out --

7 MR. SHEEHAN: They did flag. It probably
8 wasn't obvious. They're flagged on the property there.

9 CHAIRMAN HADJANDREAS: Doing that would again
10 put the driveway -- and I a hundred percent agree do not
11 want a driveway on top of a septic system that has to be
12 maintained and serviced.

13 Does anybody, any of the board members have
14 any other questions or concerns or ideas in terms of or
15 suggestions?

16 MEMBER GALTIERI: I mean, look, you hate to
17 see healthy trees go. And these are pretty trees, by
18 the way, the ones in the front. But there seems to be
19 strong rationale to redo this driveway both on an
20 aesthetic level as well as a safety level. You haven't
21 given us any alternative to save any of these. So I
22 don't know what the alternative is but to agree to the
23 plan.

24 MR. SHEEHAN: There was an extensive study to
25 it also to make sure that we can design it the right way

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1 for the right reasons and for practicality as well. And
2 even looking at it, I mean there were many renditions of
3 what we could do here and none of them worked compared
4 to what this is. None of them actually worked at all.

5 CHAIRMAN HADJANDREAS: well, you can move the
6 garage to the other side.

7 MEMBER GALTIERI: So, that's my feeling on it.

8 CHAIRMAN HADJANDREAS: The other issue that I
9 know many of the board members had was in regards to --
10 I was calling it Tree 4 in our messages -- Tree 3 which
11 is at the lower part of the driveway. Do you have any
12 pictures of the driveway, the current condition of the
13 driveway around T3?

14 MR. SHEEHAN: There's a close up of it. It's
15 just a portion of it.

16 CHAIRMAN HADJANDREAS: Scott, did you take
17 any?

18 MEMBER ABRAMS: I'm bringing up right now,
19 Chris.

20 CHAIRMAN HADJANDREAS: So we can put this in
21 as evidence, right?

22 MR. AVRUTINE: That you can.

23 CHAIRMAN HADJANDREAS: what do you want to
24 call it?

25 MR. AVRUTINE: Applicant's Exhibit No. 1.

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1 CHAIRMAN HADJANDREAS: Applicant's Exhibit 1
2 shows the driveway area around T3 and the existing
3 condition that the roots, the impact the roots are
4 having on the driveway. I'm going to share this with
5 the rest of the board.

6 MEMBER ABRAMS: You can actually see it in
7 this picture that I have that your driveway is all
8 chewed up down there actually. I didn't notice it when
9 I was there.

10 CHAIRMAN HADJANDREAS: what kind of tree is
11 that?

12 MR. SHEEHAN: It's a locust.

13 CHAIRMAN HADJANDREAS: And the other three in
14 the front are oaks?

15 MR. SHEEHAN: Yes.

16 CHAIRMAN HADJANDREAS: T1, 2 and 3 -- T1, 2
17 and 4?

18 MR. SHEEHAN: Yes.

19 MEMBER GALTIERI: So you're not going to have
20 acorns anymore.

21 MR. SHEEHAN: It will be a nicer color fall in
22 front of their house with the maples for sure.

23 CHAIRMAN HADJANDREAS: The trees that you're
24 proposing, the red maples, when they go in the ground
25 the caliper you said, 3 or so?

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1 MR. SHEEHAN: Three and a half to 4 inch.

2 CHAIRMAN HADJANDREAS: What is the height of
3 the trees when they go in the ground?

4 MR. SHEEHAN: Approximately, because the trunk
5 is, that's not a whip by any means, so it's going to be
6 probably at least 10 feet tall, probably even 10 to 12,
7 and depending on how they come in, but somewhere around
8 that, 10 to 12 feet tall.

9 CHAIRMAN HADJANDREAS: The concern of the
10 board, we've been through many of these hearings, is, it
11 was mentioned earlier, the canopy of the healthy trees
12 that you want to impact, and they're currently 50,
13 60 feet in the air, and those trees that you're planting
14 will take probably 40 or 50 years to get, maybe
15 30 years, to get to anything that, you know, is
16 considered similar to what's there.

17 MR. SHEEHAN: Right. So, as you saw in the
18 photos of the maple and how they grow, they're wider and
19 lower, right. They don't grow as leggy as those oaks
20 do. So it's a fuller tree giving a little more
21 separation from the road and views to the neighbors and
22 so forth. I mean they grow pretty well, pretty fast
23 because it's a maple and it's a hardwood tree. So we're
24 replacing hardwoods with hardwoods. It's not just all
25 evergreens. So it's going to give you the fall leaf

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1 drop as well. So I think that's another important
2 point, that the village likes to have when you're
3 removing hardwoods you're replacing with hardwoods not
4 just evergreens. So you may take that into
5 consideration as well.

6 Planting a tree, this is also economics in
7 this, when you plant a tree that's going to be a 10-inch
8 caliper tree, that's bringing in cranes and so forth
9 that are an enormous amount of money, but those trees
10 take a lot longer to actually establish themselves and
11 start growing once they're planted. If you plant the
12 tree slightly smaller, it takes faster and will beat, it
13 will outgrow the one that's bigger in the amount of time
14 that you're planting. And it's facts that we've kind of
15 gone over when someone wants to have immediate
16 gratification but also have something that's affordable
17 and will take and then grow healthy.

18 So a 4-inch caliper tree is not a small tree.
19 So when you plant things out, a lot of people plant only
20 2, 1-and-a-half to 2-inch caliper trees in areas that
21 are doing commercial projects and so forth along
22 highways, and before you know it they're big trees.

23 CHAIRMAN HADJANDREAS: So the saying in
24 planting is the first year they sleep, the second year
25 they creep, the third year they leap.

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1 MR. SHEEHAN: That's perennials for sure.

2 CHAIRMAN HADJANDREAS: Does anybody else on
3 the board have any other suggestions for this
4 application?

5 Do we want to move forward to a vote?

6 MR. AVRUTINE: For the record, there is no one
7 here, no residents here and no one in the audience who
8 wishes to speak on this application.

9 CHAIRMAN HADJANDREAS: And Mr. and Mrs. Coco,
10 do you have anything else that we didn't address or --

11 MR. COCO: We're fine.

12 MR. AVRUTINE: Entertain a motion to close the
13 public hearing?

14 CHAIRMAN HADJANDREAS: Motion.

15 MEMBER GALTIERI: Second.

16 MR. AVRUTINE: All in favor?

17 CHAIRMAN HADJANDREAS: Aye.

18 MEMBER ABRAMS: Aye.

19 MEMBER DiBLASIO: Aye.

20 MEMBER JONES: Aye.

21 MEMBER GALTIERI: Aye.

22 MR. AVRUTINE: Let the record reflect this
23 matter is deemed Type II under the New York State
24 Environmental Quality Review Act.

25 Is there a motion on the application?

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MEMBER ABRAMS: I'll make a motion.

MR. AVRUTINE: A motion to approve.

MEMBER DiBLASIO: Second.

MR. AVRUTINE: Member Abrams. Seconded by
Member DiBlasio.

All in favor?

CHAIRMAN HADJANDREAS: Aye.

MEMBER ABRAMS: Aye.

MEMBER DiBLASIO: Aye.

MEMBER JONES: Aye.

MEMBER GALTIERI: Aye.

MR. AVRUTINE: Application approved.

MRS. COCO: Thank you very much.

MR. SHEEHAN: we really, really appreciate it.

MR. COCO: And for your time.

MR. SHEEHAN: Thank you.

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

Ronald Koenig

RONALD H. KOENIG
Official Court Reporter