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INCORPORATED VILLAGE OF LAUREL HOLLOW
PLANNING BOARD
PUBLIC HEARING
May 21, 2020
7 p.m.

VILLAGE HALL
1492 Laurel Hollow Road
Syosset, New York 11791-9603
(Via video conference.)

- PRESENT: CHRIS HADJANDREAS, Chairman
- SCOTT ABRAMS, Member
- NANCY JONES, Member
- JAMES GALTIERI, Member

ALSO PRESENT:

- HOWARD AVRUTINE, Village Attorney
- ELIZABETH KAYE, Clerk/Treasurer
- JAMES ANTONELLI, Village Engineer

P3-2020 - Ingraham - 1270 Ridge Road and 1654 Moores Hill
Road

RONALD KOENIG
OFFICIAL COURT REPORTER

Proceedings

1 CHAIRMAN HADJANDREAS: The next item on the
2 agenda would be for the Ingraham preliminary approval
3 for the lot line modification.

4 MR. AVRUTINE: This is actually, Mr. Chairman,
5 there's no preliminary and final on this. It would just
6 be, if approved, it will be approved this evening.

7 CHAIRMAN HADJANDREAS: I got you.

8 MR. AVRUTINE: This is the public hearing with
9 respect to Case P3-2020, the application of Sarah S.
10 Ingraham and Ridgelands Realty, LLC, for approval of a
11 lot line modification between the properties known as
12 1270 Ridge Road, that's Section 26, Block D, Lots 3 and
13 31 on the Nassau County Land and Tax Map, and
14 1654 Moores Hill Road known as Section 26, Block D, Lot
15 30 on the Nassau County Land and Tax Map.

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

18 First, an Affidavit of Posting from Elizabeth
19 Kaye that the legal notice was posted on the front
20 bulletin board at Village Hall on April 24, 2020.

21 The next exhibit is an Affidavit of
22 Publication that the legal notice was published in the
23 North Shore Leader on April 24, 2020.

24 The next exhibit is a document that confirms
25 that the legal notice was published in the Village

Proceedings

1 website on April 21, 2020.

2 The next exhibit is a document that confirms
3 that the legal notice was sent to Village website NEWS
4 subscribers on May 13, 2020.

5 The next exhibit is an Affidavit of Mailing
6 from the applicant indicating that the notice of public
7 hearing was mailed on April 30, 2020.

8 And the final exhibit is notification from the
9 Nassau County Planning Commission dated February 27,
10 2020 that the matter was referred to the Village of
11 Laurel Hollow Planning Board to take action it as deems
12 appropriate.

13 Mr. Murphy is here on behalf of the
14 applicants.

15 welcome, sir.

16 MR. MURPHY: Good evening, Mr. Chairman,
17 Members of the Board. For the record, my name is James
18 Murphy with the law firm of Murphy & Lynch with offices
19 in East Norwich. We represent, as Howard just
20 indicated, Sally Ingraham who is here this evening, as
21 well as the Ridgelands Realty, LLC of which Sally is the
22 managing member.

23 As also noted by Howard a moment ago, this
24 application is for approval of a lot line modification
25 plan which is prepared by Michael Rant who is also here

Proceedings

1 this evening.

2 Sally owns that Lot 30 which is of 5.11 acres
3 in size. And Sally's LLC owns Lot 3 and 31 which is
4 17.7 acres in size. Sally leases Lot 30 to Mark and
5 Sealy Hopkinson. Sealy Hopkinson is here this evening.
6 Mark and Sealy Hopkinson have signed a contract to
7 purchase Lot 30 and that contract is conditioned on you,
8 that is this Board, to approve the lot line modification
9 plan.

10 The plan itself is as follows:

11 Lot 30 is to increase in size to 5.25 acres.
12 I mentioned a moment ago it's 5.11 acres now. Lot 31 is
13 to decrease in size to 17.56 acres. Currently, as I
14 mentioned a moment ago, it's 17.70 acres. This contract
15 that I just made reference to also gives the Hopkinsons
16 the option to acquire a three part vista easement for an
17 unobstructed view of Cold Spring Harbor.

18 Last night, the Board of Zoning Appeals
19 approved the increase of Lot 30's zero frontage on
20 Moores Hill Road to 43.25 feet as well as approved the
21 maintenance of a shed that's on Lot 3.

22 We are very happy, as also Christopher
23 mentioned in the prior application, for you having taken
24 the opportunity of this virtual public hearing to hear
25 our application, especially so because the Hopkinsons'

1 contract of sale is conditioned on securing a mortgage
2 contingency and that mortgage contingency terminates by
3 the first week of June. So, hopefully, this Board will
4 act favorably with regard to this application so the
5 Hopkinsons can take title pursuant to the terms of that
6 contract.

7 MR. AVRUTINE: Is that it, Mr. Murphy, as far
8 as your initial comments?

9 MR. MURPHY: I'm sorry?

10 MR. AVRUTINE: Was there any further comments
11 at this time, Mr. Murphy?

12 MR. MURPHY: Not at this time.

13 MR. AVRUTINE: Okay.

14 THE CLERK: Do you want me to share anything,
15 Chris?

16 CHAIRMAN HADJANDREAS: I think everybody has
17 the latest survey that shows the land that's being
18 swapped, let's just say, and, you know, it's pretty
19 clear on the plans.

20 Do any of the board members need anything to
21 be presented on the screen or any of the audience?

22 MEMBER GALTIERI: No.

23 CHAIRMAN HADJANDREAS: Okay.

24 Mr. Rant, do you want to present in terms of
25 what, maybe spell out a little bit better, a little bit

Proceedings

1 more of what's happening in terms of the driveway
2 adjustment, what's existing and what's proposed.

3 MR. RANT: Sure.

4 Again for the record, Michael Rant, Northcoast
5 Civil, 23 Spring Street, Oyster Bay, New York.

6 This is a unique application because currently
7 the Tax Lot 30 is a land lot parcel that has no legal
8 frontage and the way that it gains access to the
9 property is through an easement over the larger lot. So
10 we're bringing the lots further into conformance by
11 doing a land swap that would take the existing driveway
12 that currently exists and giving that portion to Tax Lot
13 30 to, again, give it legal frontage on Moores Hill
14 Road. And then part of the application would be to
15 transfer a part of Lot 30 to Lot 31 so that would be an
16 even trade and they can maintain the 5 acres.

17 So, no proposed structures are going to be
18 built, no additional curb cuts, no additional driveways.
19 All structures will remain as it is and in the field
20 we'll see no difference than what's there today. It's
21 really just allowing Tax Lot 30 to have legal frontage
22 and allow it to stand on its own without having an
23 easement over a separate parcel.

24 Essentially, that is the application. Any
25 other technical questions, I'd be happy to answer to the

1 board members.

2 CHAIRMAN HADJANDREAS: The total lot area of
3 the, we'll call it Lot 30, is 5 point how many acres?

4 MR. RANT: Currently it's 5.11 acres and
5 proposed is 5.25 acres.

6 CHAIRMAN HADJANDREAS: Okay. And the existing
7 lot will become how many acres, 14?

8 MR. RANT: The larger lot is currently
9 17.70 acres and the proposed is 17.56 acres, so a slight
10 reduction in size.

11 CHAIRMAN HADJANDREAS: Okay.

12 MR. AVRUTINE: I believe Mr. Antonelli wanted
13 to be recognized.

14 Mr. Antonelli.

15 MR. ANTONELLI: Yeah.

16 Correct me if I'm wrong, Mike. The access to
17 the lot that has no frontage now contains an existing
18 driveway that will remain as is, and the land acquired
19 in addition to that lot that had no frontage would
20 include that driveway.

21 MR. RANT: Correct. There is an existing post
22 and rail fence, there's a width of about 40 feet, so
23 that 40-foot section would become part of Tax Lot 30
24 with the driveway within it as well.

25 CHAIRMAN HADJANDREAS: Mike, one question I

1 have is, the new lot, I'm calling it the new lot, Lot
2 30, is there any issue at all with, not that we get
3 involved with that, but with any structures and setbacks
4 or, you know, with the new setbacks, I guess?

5 MR. RANT: It's all within -- it complies a
6 hundred percent with all setbacks with coverage and all
7 zoning requirements. The only variance that was needed
8 was for lack of street frontage. You're required
9 150 feet, currently the lot has zero frontage, and we're
10 proposing 43.25 feet.

11 MR. AVRUTINE: Just to clarify for the record.
12 Michael McNerney, the Village Building Inspector,
13 verified that other than the deficiency in street
14 frontage, the newly created building -- the newly
15 created lot, the access, I guess that's Lot 30, is
16 otherwise zoning compliant other than lot coverage --
17 excuse me, street frontage.

18 With respect to Lots 30 and 31, a variance was
19 required by virtue of the creation of the new lot line
20 to accommodate the driveway, and it's a side yard
21 encroachment with respect to an existing shed structure.
22 And that variance was granted by the Board of Zoning
23 Appeals at the meeting that they held last night along
24 with granting the street frontage variance for Lot
25 No. 30.

Proceedings

1 CHAIRMAN HADJANDREAS: Do any of the board
2 members have any questions of Mr. Antonelli or Mr. Rant?

3 MEMBER JONES: I just have a question. What
4 are proposed vista easements areas on the --

5 MR. MURPHY: As I mentioned, the contract
6 provides the Hopkinsons have an option to acquire those
7 vista easements or the vista easement which is in three
8 parts. Pursuant to the contract, they have three years
9 to exercise that option after closing, assuming that we
10 do close and assuming we get a mortgage contingency
11 satisfied in the first week of June for sure.

12 MEMBER JONES: So they can purchase those at a
13 later date if they so choose?

14 MR. MURPHY: Exactly.

15 MEMBER JONES: Thank you.

16 CHAIRMAN HADJANDREAS: Is there anybody from
17 the public that has any questions about this
18 application?

19 MR. AVRUTINE: Let the record reflect that no
20 one from the public wishes to speak.

21 CHAIRMAN HADJANDREAS: Ms. Ingraham, do you
22 have anything you want to add?

23 MS. INGRAHAM: I have nothing to add. If you
24 have any questions for me, I would be happy to answer
25 them.

Proceedings

1 CHAIRMAN HADJANDREAS: I just wanted to make
2 sure. If you had anything you wanted to say, you can
3 say it now.

4 MS. INGRAHAM: I don't.

5 MR. AVRUTINE: We would entertain a motion to
6 close the public hearing.

7 CHAIRMAN HADJANDREAS: Motion.

8 MR. AVRUTINE: Second, please?

9 MEMBER GALTIERI: Second.

10 MR. AVRUTINE: All in favor?

11 CHAIRMAN HADJANDREAS: Aye.

12 MEMBER ABRAMS: Aye.

13 MEMBER JONES: Aye.

14 MEMBER GALTIERI: Aye.

15 MR. AVRUTINE: It's unanimous in favor of
16 closing the public hearing.

17 The next motion is for the Board to establish
18 itself as the lead agency under the New York State
19 Environmental Quality Review Act.

20 May we have a motion.

21 MEMBER JONES: I motion.

22 MR. AVRUTINE: Second, please?

23 MEMBER ABRAMS: I second.

24 MR. AVRUTINE: All in favor?

25 CHAIRMAN HADJANDREAS: Aye.

Proceedings

1 MEMBER ABRAMS: Aye.

2 MEMBER JONES: Aye.

3 MEMBER GALTIERI: Aye.

4 MR. AVRUTINE: Unanimous.

5 And may I have motion to have this matter
6 declared unlisted under the New York State Environmental
7 Quality Review Act?

8 MEMBER ABRAMS: I make that motion.

9 MR. AVRUTINE: Okay. Second, please?

10 MEMBER GALTIERI: I second.

11 MR. AVRUTINE: All in favor?

12 CHAIRMAN HADJANDREAS: Aye.

13 MEMBER ABRAMS: Aye.

14 MEMBER JONES: Aye.

15 MEMBER GALTIERI: Aye.

16 MR. AVRUTINE: Unanimously approved.

17 Mr. Antonelli, please address environmental
18 impact aspects so the Board can make its determination
19 in that regard.

20 MR. ANTONELLI: Sure.

21 As an unlisted action, the applicant is
22 required to submit at least the Short Environmental
23 Assessment Form, which they did. It is dated 2/21/2020.
24 I reviewed it. I have no issue with the way it was
25 prepared and the responses to the various questions on

Proceedings

1 the form. Therefore, I went on to Part II of the impact
2 assessment which is Impact Assessment for the Lead
3 Agency on behalf of the village, and I completed that
4 portion of the form.

5 I determined that there was little or no
6 adverse environmental impact for each of the categories
7 listed. And I make a recommendation to this Board that
8 as such, the Board should adopt a negative declaration
9 under SEQRA.

10 MR. AVRUTINE: Thank you, Mr. Antonelli.

11 Entertain a motion for a negative declaration
12 under the New York State Environmental Quality Review
13 Act.

14 CHAIRMAN HADJANDREAS: I'll make that motion.

15 MR. AVRUTINE: Second, please?

16 MEMBER JONES: I second.

17 MR. AVRUTINE: All in favor?

18 CHAIRMAN HADJANDREAS: Aye.

19 MEMBER ABRAMS: Aye.

20 MEMBER JONES: Aye.

21 MEMBER GALTIERI: Aye.

22 MR. AVRUTINE: That's a unanimous.

23 And now a motion on the application for the
24 lot line adjustment.

25 MEMBER GALTIERI: I'll make that motion.

Proceedings

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MR. AVRUTINE: That's to approve, Member Galtieri?

MEMBER JONES: I second.

MR. AVRUTINE: That's a motion to approve?

MEMBER GALTIERI: Yes.

MR. AVRUTINE: And seconded by Member Jones.

MEMBER JONES: Yes.

MR. AVRUTINE: All in favor?

CHAIRMAN HADJANDREAS: Aye.

MEMBER ABRAMS: Aye.

MEMBER JONES: Aye.

MEMBER GALTIERI: Aye.

MR. AVRUTINE: That's unanimous in favor to approve the lot line adjustment. Application approved. Thank you.

MR. RANT: Thank you.

MR. MURPHY: Thank you, Mr. Chairman and Members of the Board. Much appreciated. Stay safe.

CHAIRMAN HADJANDREAS: You too.

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