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INCORPORATED VILLAGE OF LAUREL HOLLOW

BOARD OF ZONING APPEALS

March 19, 2019

7:30 p.m.

HEARINGS -

ZV7-2018: Grgas

Variance is needed for rear yard setback

P R E S E N T:

Russell Mohr, Chairman

Jeffrey Blumin, Board Member

Cindy Kaufman, Board Member

Louis Lebedin, Board Member

Vincent Parziale, Board Member

James Antonelli, Village Engineer

Howard Avrutine, Esq., Village Attorney

1 MR. AVRUTINE: ZV7-2018 public hearing on
2 the appeal and application of Anthony Lauro
3 Platinum Site Development on behalf of Joseph
4 Grgas to install a sports court and to maintain
5 a shed at 1302 Ridge Road.

6 The proposed sports court will not be set
7 back at least 40 feet from every lot line not
8 abutting a street as required by section 145-5B3
9 of the Laurel Hollow Village Code. The proposed
10 rear yard setback is 31.33 feet.

11 Secondly the existing shed is not set back
12 at least 40 feet from every lot line not
13 abutting a street as required by section 145-5B2
14 of the Laurel Hollow Village Code existing rear
15 yard setback is 25.5 feet.

16 The exhibits in connection with this
17 application are as follows: First notification
18 from the Nassau County Planning Commission dated
19 December 24, 2018. That the matter is referred
20 to the Laurel Hollow Board of Zoning Appeals for
21 it to take action as it deems appropriate.

22 Next exhibit is the legal notice of public
23 hearing dated February 27, 2019.

24 Next exhibit affidavit of posting from Nick

1 Porcaro. That the legal notice was posted
2 conspicuously on bulletin board of the main
3 entrance to the village hall on March 8, 2019.

4 Next exhibit affidavit of publication
5 stating that the legal notice was published in
6 the North Shore Leader on March 6, 2019.

7 The next exhibit is affidavit from the
8 deputy clerk stating that the notice of public
9 hearing is mailed to interested parties on
10 February 28, 2019.

11 Next exhibit is a document confirming that
12 the notice of public hearing was published to
13 the village of Laurel Hollow website and sent to
14 village website NEWS subscribers on March 4,
15 2019.

16 Next exhibit is an affidavit of mailing
17 from applicant indicates that the notice of
18 public hearing was mailed on March 6, 2019 to
19 the persons set forth in the affidavit.

20 And final exhibit is a revised radius map.
21 We have a representative from the applicants.

22 MR. LAURO: My name Anthony Lauro from
23 Platinum Site Development 176 Woodbury Road,
24 Hicksville, New York, 11801. I'm here on behalf

1 of Grgas the another of the property 1302 Ridge
2 Road, Laurel Hollow, New York, 11791.

3 We are here tonight to seek approval for
4 installation of a sports court and to seek
5 relief to allow the existing shed to remain.
6 Which the sport court is now going to be
7 proposed 31.33 feet from the property line which
8 is required to be 40.

9 And the accessory shed as is from the
10 previously existing as 25.5 feet where that
11 should will be 40 foot from the property line.

12 We are proposing to install the sport court
13 in this area because it is by far the best and
14 only area of the property where it can be
15 installed.

16 The rest of the property is very hilly.
17 This area here also another area which for we
18 have no use for anything else. This area also
19 completely shaded screened by existing screen
20 plantings.

21 We have a few pictures that we can show
22 you. It's not visible from any road or from any
23 of the neighboring houses. If you want to pass
24 some of those around you could see the existing

1 screen is already in place.

2 We're not disturbing any of the grades.
3 We're just going to be working with the grade
4 that's there. It's not -- it's increasing the
5 total lot coverage to only 15.75 percent which
6 is under the 20 percent that's allowable.

7 There is really no impact, negative impact
8 to any of the neighborhood. Again, it can't be
9 seen, you know, again just looking to make use
10 of an area that's otherwise an unusable area in
11 the backyard.

12 MR. MOHR: Any questions from the board?

13 MS. KAUFMAN: No.

14 MR. AVRUTINE: May I have those photos? I
15 will mark them. There is a series of three
16 photographs. We're going to mark that as one
17 exhibit. We'll call that applicant exhibit
18 number one.

19 MR. MOHR: Any questions from the public?

20 MR. AVRUTINE: Let the record reflect that
21 there are none.

22 We have motion to close public hearing.

23 MS. KAUFMAN: So moved.

24 MR. AVRUTINE: Member Kaufman.

1 May I have a second?

2 MR. LEBEDIN: Second.

3 MR. AVRUTINE: Member Lebedin.

4 All in favor?

5 MS. KAUFMAN: Aye.

6 MR. PARZIALE: Aye.

7 MR. AVRUTINE: Let the record reflect that
8 this matter is type two under New York State
9 Environmental Quality Review Act.

10 Motion on the application.

11 MR. PARZIALE: Motion to approve.

12 MR. AVRUTINE: Member Parziale motion to
13 approve.

14 MR. PARZIALE: Yes.

15 MS. KAUFMAN: Second.

16 MR. AVRUTINE: Seconded by member Kaufman.

17 All in favor.

18 (Board said aye.)

19 MR. AVRUTINE: Application is approved.

20 MR. LAURO: Thank you.

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<p> 11791 [1] - 4:2 11801 [1] - 3:24 1302 [2] - 2:5, 4:1 145-5B2 [1] - 2:13 145-5B3 [1] - 2:8 15.75 [1] - 5:5 176 [1] - 3:23 19 [1] - 1:4 20 [1] - 5:6 2018 [1] - 2:19 2019 [7] - 1:4, 2:23, 3:3, 3:6, 3:10, 3:15, 3:18 24 [1] - 2:19 25.5 [2] - 2:15, 4:10 27 [1] - 2:23 28 [1] - 3:10 31.33 [2] - 2:10, 4:7 4 [1] - 3:14 40 [4] - 2:7, 2:12, 4:8, 4:11 6 [2] - 3:6, 3:18 7:30 [1] - 1:5 8 [1] - 3:3 abutting [2] - 2:8, 2:13 accessory [1] - 4:9 Act [1] - 6:9 action [1] - 2:21 affidavit [5] - 2:24, 3:4, 3:7, 3:16, 3:19 allow [1] - 4:5 allowable [1] - 5:6 AND [1] - 6:21 Anthony [2] - 2:2, 3:22 Antonelli [1] - 1:17 appeal [1] - 2:2 Appeals [1] - 2:20 APPEALS [1] - 1:3 applicant [2] - 3:17, 5:17 applicants [1] - 3:21 application [4] - 2:2, 2:17, 6:10, 6:19 appropriate [1] - 2:21 approval [1] - 4:3 approve [2] - 6:11, 6:13 approved [1] - 6:19 area [7] - 4:13, 4:14, 4:17, 4:18, 5:10 Attorney [1] - 1:18 Avrutine [1] - 1:18 AVRUTINE [9] - 2:1, 5:14, 5:20, 5:24, 6:3, 6:7, 6:12, 6:16, 6:19 aye [3] - 6:5, 6:6, 6:18 backyard [1] - 5:11 BE [1] - 6:21 behalf [2] - 2:3, 3:24 best [1] - 4:13 Blumin [1] - 1:13 board [2] - 3:2, 5:12 BOARD [1] - 1:3 Board [6] - 1:13, 1:14, 1:15, 1:16, 2:20, 6:18 bulletin [1] - 3:2 CERTIFIED [1] - 6:21 </p>	<p> Chairman [1] - 1:12 Cindy [1] - 1:14 clerk [1] - 3:8 close [1] - 5:22 Code [2] - 2:9, 2:14 Commission [1] - 2:18 completely [1] - 4:19 confirming [1] - 3:11 connection [1] - 2:16 conspicuously [1] - 3:2 CORRECT [1] - 6:21 County [1] - 2:18 court [5] - 2:4, 2:6, 4:4, 4:6, 4:12 COURT [1] - 6:23 coverage [1] - 5:5 dated [2] - 2:18, 2:23 December [1] - 2:19 deems [1] - 2:21 deputy [1] - 3:8 Development [2] - 2:3, 3:23 disturbing [1] - 5:2 document [1] - 3:11 Engineer [1] - 1:17 entrance [1] - 3:3 Environmental [1] - 6:9 Esq [1] - 1:18 exhibit [9] - 2:22, 2:24, 3:4, 3:7, 3:11, 3:16, 3:20, 5:17 exhibits [1] - 2:16 existing [6] - 2:11, 2:14, 4:5, 4:10, 4:19, 4:24 far [1] - 4:13 favor [2] - 6:4, 6:17 February [2] - 2:23, 3:10 feet [6] - 2:7, 2:10, 2:12, 2:15, 4:7, 4:10 few [1] - 4:21 final [1] - 3:20 first [1] - 2:17 follows [1] - 2:17 foot [1] - 4:11 forth [1] - 3:19 grade [1] - 5:3 grades [1] - 5:2 Grgas [3] - 1:8, 2:4, 4:1 hall [1] - 3:3 hearing [6] - 2:1, 2:23, 3:9, 3:12, 3:18, 5:22 HEARINGS [1] - 1:7 Hicksville [1] - 3:24 hilly [1] - 4:16 Hollow [5] - 2:9, 2:14, 2:20, 3:13, 4:2 HOLLOW [1] - 1:2 houses [1] - 4:23 Howard [1] - 1:18 impact [2] - 5:7 INCORPORATED [1] - 1:2 increasing [1] - 5:4 indicates [1] - 3:17 install [2] - 2:4, 4:12 </p>	<p> installation [1] - 4:4 installed [1] - 4:15 interested [1] - 3:9 James [1] - 1:17 Jeffrey [1] - 1:13 Joseph [1] - 2:3 KAUFMAN [4] - 5:13, 5:23, 6:5, 6:15 Kaufman [3] - 1:14, 5:24, 6:16 Laurel [5] - 2:9, 2:14, 2:20, 3:13, 4:2 LAUREL [1] - 1:2 LAURO [2] - 3:22, 6:20 Lauro [2] - 2:2, 3:22 Leader [1] - 3:6 least [2] - 2:7, 2:12 LEBEDIN [1] - 6:2 Lebedin [2] - 1:15, 6:3 legal [3] - 2:22, 3:1, 3:5 Leon [1] - 6:22 LEON [1] - 6:23 line [4] - 2:7, 2:12, 4:7, 4:11 looking [1] - 5:9 Louis [1] - 1:15 mailed [2] - 3:9, 3:18 mailing [1] - 3:16 main [1] - 3:2 maintain [1] - 2:4 map [1] - 3:20 March [5] - 1:4, 3:3, 3:6, 3:14, 3:18 mark [2] - 5:15, 5:16 matter [2] - 2:19, 6:8 MELINDA [1] - 6:23 Member [4] - 1:13, 1:14, 1:15, 1:16 member [4] - 5:24, 6:3, 6:12, 6:16 Mohr [1] - 1:12 MOHR [2] - 5:12, 5:19 motion [4] - 5:22, 6:10, 6:11, 6:12 moved [1] - 5:23 MR [17] - 2:1, 3:22, 5:12, 5:14, 5:19, 5:20, 5:24, 6:2, 6:3, 6:6, 6:7, 6:11, 6:12, 6:14, 6:16, 6:19, 6:20 MS [4] - 5:13, 5:23, 6:5, 6:15 name [1] - 3:22 Nassau [1] - 2:18 needed [1] - 1:9 negative [1] - 5:7 neighborhood [1] - 5:8 neighboring [1] - 4:23 New [3] - 3:24, 4:2, 6:8 NEWS [1] - 3:14 next [6] - 2:22, 2:24, 3:4, 3:7, 3:11, 3:16 Nick [1] - 2:24 none [1] - 5:21 North [1] - 3:6 notice [6] - 2:22, 3:1, 3:5, 3:8, 3:12, 3:17 notification [1] - 2:17 number [1] - 5:18 OF [2] - 1:2, 1:3 one [2] - 5:16, 5:18 otherwise [1] - 5:10 </p>
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