

Case No. ZS5-2019
INC. VILLAGE OF LAUREL HOLLOW - BOARD OF ZONING APPEALS
MICHAEL RANT ON BEHALF OF EUGENE AND MARY BUCCELLATO
APPLICATION FOR SLOPE DISTURBANCE

WHEREAS, on April 17, 2019, the Board of Zoning Appeals of the Village of Laurel Hollow held a public hearing relative to the application of Michael Rant on behalf of Eugene and Mary Buccellato to install patios, a retaining wall and outdoor kitchen with respect to property located at 143 Stillwell Lane also known at Section 14, Block 14 and Lots 19 and 20 on the Land and Tax Map of Nassau County where the construction will disturb a steep slope and very steep slope as shown on the Site Plan prepared by Bladykas & Panetta, L.S. & P.E., P.C. dated 1/14/2018 and last revised on 2/27/2019; and

WHEREAS, a legal notice was published in the North Shore Leader on April 10, 2019 and said notice was appropriately posted on the bulletin board at the main entrance to the Office of the Village Clerk; and

WHEREAS, affidavits of mailing to the persons listed in the files were presented by the applicant; and

WHEREAS, the Nassau County Planning Commission indicated no objection or modification; and

WHEREAS, the Board Members did visit the site and observed the topography as it exists today; and

WHEREAS, the Board, as lead agency, did deem the project to qualify as an unlisted action under SEQRA and issued a negative declaration with respect thereto, having determined that the relief requested will not have an adverse impact upon the environment; and

WHEREAS, the Village Engineer indicated that the plans submitted as described above are generally acceptable; and

WHEREAS, all who wished to be heard were heard.

NOW, THEREFORE, BE IT RESOLVED that the Board voted unanimously to approve the application as submitted, subject to the following conditions:

1. Installation of additional evergreen plantings and screening on the easterly, westerly and additional evergreen plantings and screening suitable to Board of Zoning Appeals with a minimum height of 8 to 10 feet at planting in order to screen the improvements from view from Stillwell Lane and from adjoining properties;
2. It is understood that all rules and regulations of the Village and any other applicable jurisdiction continue to apply, all fees must be paid, and all plans and development must be to the satisfaction of the Building Department and Village Engineer; and
3. Failure to comply with any of the conditions of this approval may result in stop work orders, suspension or revocation of building permits, withholding of Certificate of Occupancy and any other remedy the Village may require.