

**MINUTES OF THE MEETING HELD BY
THE BOARD OF ZONING APPEALS
AT VILLAGE HALL**

DATE: April 3, 2018 TIME: 7:30 PM

PRESENT:

Russell Mohr, Chairman
Jeffrey Blumin, Member
Cindy Kaufman, Member
Louis Lebedin, Member

ALSO PRESENT:

Howard D. Avrutine, Village Attorney

See list at end of minutes

PROCEEDINGS

The Chairman called the meeting to order at 7:34 PM.

Notice of tonight's meeting was posted and provided to the Oyster Bay Guardian by the Deputy Village Clerk.

On motion by Member Lebedin, seconded by Member Blumin and unanimously carried, with Member Kaufman abstaining, the Board approved the minutes of the meeting held on November 29, 2017.

1st ITEM: ZV9-2017:

The Board then considered the request to approve a revised Site Plan submitted by Daniel and Mia Franco under Case No. ZV9-2017. The Board approved a side yard variance in order to install a swimming pool, patio and cabana to Margaret Austin, former owner of premises located at 391 Cold Spring Road. The new owners, Daniel and Mia Franco modified the Site Plan to reposition the swimming pool. No new or different variance relief was required with respect to the revised site plan.

The Board discussed the proposed modified site plan. On motion by Member Lebedin, seconded by Member Blumin and unanimously carried, the Board approved the revised site plan prepared by the Laurel Group dated January 18, 2018.

2nd ITEM: ZV10-2017

The public hearing then commenced on the re-opening of the application of Loukas and Nicole Boutis to install a swimming pool and patio at 45 Cedarfield Road and designated as Section 14, Block A, Lot 1116 on the Land and Tax Map of Nassau County where the total surface coverage shall not exceed 20% of the lot area according to Section 145-5(A)(1)(d) of the Laurel Hollow Code—22.0% was previously approved by the Board on 10/25/2017—22.95% is now proposed.

The exhibits were made part of the record and discussion ensued. After discussion by the Board, it was moved by Member Kaufman, seconded by Member Blumin and unanimously carried, that the hearing be closed to further evidence and testimony.

The Board then determined that the action be deemed Type II under SEQRA.

On motion by Member Lebedin, seconded by Member Kaufman and unanimously carried, the Board approved the application on the express condition that total surface coverage not exceed 22.60% of the lot area.

3rd ITEM: ZV1-2018

The public hearing then commenced on the application of Loukas and Nicole Boutis to maintain an existing shed at 45 Cedarfield Road and designated as Section 14, Block A, Lot 1116 on the Land and Tax Map of Nassau County where the shed is not setback at least 40 feet from ever lot line not abutting a street in violation of Section 145-5(B)(2) of the Laurel Hollow Village Code—Proposed shed setback is 21 feet.

The exhibits were made part of the record and discussion ensued. After discussion by the Board, it was moved by Member Lebedin, seconded by Member Blumin and unanimously carried, that the hearing be closed to further evidence and testimony.

The Board then determined that the action be deemed Type II under SEQRA.

On motion by Member Kaufman, seconded by Member Lebedin and unanimously carried, the Board approved the application subject to installation of evergreen screening to the satisfaction of the Building Inspector to prevent visibility of the shed from the adjoining property located at 55 Cedarfield Road.

The Board then attended to administrative matters.

There being no further business, the meeting was adjourned at 8:40 PM.

Russell A Mohr

Russell Mohr, Chairman

6/25/2018

Date

Hrvoje Marnika (on behalf of Boutis)	3 Cherrywood Drive, East Northport, NY
Nicole Boutis	45 Cedarfield Road, Laurel Hollow
Mia and Danny Franco	391 Cold Spring Road, Laurel Hollow
Mark McAteer (Laurel Group, on behalf of Franco)	31 Prospect Street, Huntington, NY
Harry Kriegel (Laurel Group, on behalf of Franco)	31 Prospect Street, Huntington, NY