

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

DATE: June 25, 2018 TIME: 7:30 PM

PRESENT:

Russell Mohr, Chairman
Jeffrey Blumin, Member
Louis Lebedin, Member
Vincent Parziale, Member

ALSO PRESENT:

Howard D. Avrutine, Village Attorney
James Antonelli, Village Engineer

See list at end of minutes

EXCUSED:

Cindy Kaufman, Member

PROCEEDINGS

The Chairman called the meeting to order at 7:30 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 not present and Member Parziale abstaining, the Board approved the minutes of the meeting held on April 3, 2018.

1st ITEM: ZV4-2018:

The public hearing then commenced on the application of John and Rita McCarey to maintain existing pool equipment at 5 Cedarwood Court and designated as Section 14, Block A, Lot 1108 on the Land and Tax Map of Nassau County where the accessory structures are not set back at least 40 feet from every lot line not abutting a street in violation of Section 145-5(B)(2) of the Laurel Hollow Village Code—the existing set back is 30 feet.

The exhibits were made part of the record and discussion ensued. After discussion by the Board, it was moved by Member Blumin, seconded by Member Lebedin, and unanimously carried, with Member Kaufman not present, 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 Blumin, seconded by Member Parziale and unanimously carried, with member Kaufman not present, the Board approved the application as presented.

2nd ITEM: ZS2-2018

The public hearing then commenced on the application of Binu Pillay on behalf of Christopher and Nicole Pultz to install a retaining wall with respect to property known as 18 Overlook Drive and designated as Section 14, Block 13, Lot 13 on the Land and Tax Map of

Nassau County where the construction will disturb a steep slope, a very steep slope, and a severely steep slope as shown on the Slope Analysis Survey prepared by Christopher M. Buckley dated 2/14/2018 and the Steep Slope and Demolition Plan prepared by Nicholas J. DeSantis, PE dated 3/27/2018 and last revised 5/1/2018.

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 Parziale and unanimously carried, with Member Kaufman not present, that the hearing be closed to further evidence and testimony.

It was moved by Member Blumin, seconded by Member Lebedin and unanimously carried, with Member Kaufman not present, that the Board declare itself lead agency under SEQRA.

It was moved by Member Blumin, seconded by Member Lebedin and unanimously carried, with Member Kaufman not present, that the action be deemed unlisted under SEQRA.

It was moved by Chairman Mohr, seconded by Member Parziale and unanimously carried, with Member Kaufman not present, that the Board enact a negative declaration under SEQRA.

It was moved by Member Lebedin, seconded by Member Blumin and unanimously carried, with Member Kaufman not present, that the application be approved as submitted. A copy of the approval resolution will be affixed to these minutes.

3rd ITEM: ZV3-2018

The public hearing then commenced on the application of Sofia Kakoulidis to construct a new garage, covered walkway and portico at 4 Hemlock Court and designated as Section 26, Block 1, Lot 14 on the Land and Tax Map of Nassau County where:

- A principal building shall be set back at least 40 feet from every lot line not abutting a street as required by Section 145-5(B)(1) of the Laurel Hollow Village Code—the proposed set back is 24.45 feet;
- The proposed total surface coverage exceeds 20% of the lot area in violation of Section 145-5(A)(1)(d) of the Laurel Hollow Village code—the proposed surface coverage is 21.67%

The exhibits were made part of the record and discussion ensued including testimony and documentary evidence by residents. After discussion by the Board, it was moved by Member Blumin, seconded by Member Lebedin and unanimously carried, with Member Kaufman not present, that the hearing be closed to further evidence and testimony and that the record be kept open for a period of thirty (30) days for additional submissions by any interested party.

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

The Decision is reserved until after expiration of the thirty (30) day period for additional submissions.

The Board then attended to administrative matters.

There being no further business, the meeting was adjourned at 9:00 PM.

Russell A. Mohr

Russell Mohr, Chairman

9/24/2018

Date

William Krumholz	12 Hemlock Court, Laurel Hollow, NY
Letitia and Richard Bollon	2 Hemlock Court, Laurel Hollow, NY
Sofia Kakoulidis	4 Hemlock Court, Laurel Hollow, NY
Douglas Vaggi DRV Architect, PC (On behalf of Sofia Kakoulidis)	1130 Park Avenue, Franklin Square, NY
Jim Haralampoudis, DRV Architect, PC (On behalf of Sofia Kakoulidis)	1130 Park Avenue, Franklin Square, NY
Anita Borg	10 Hemlock Court, Laurel Hollow, NY
Nick DeSantis (On behalf of Christopher and Nicole Pultz)	71 12 Main Street, Oyster Bay, NY
Chris Pultz	18 Overlook Drive, Laurel Hollow, NY
John Moutopoulos	4 Hemlock Court, Laurel Hollow, NY
Rita and John McCarey	5 Cedarwood Court, Laurel Hollow, NY
James McGorrie	16 Hemlock Court, Laurel Hollow, NY
Jon Acquafredda	8 Timber Ridge Drive, Laurel Hollow, NY