

Case No. ZS2-2018
INC. VILLAGE OF LAUREL HOLLOW - BOARD OF ZONING APPEALS
BINU PILLAY ON BEHALF OF CHRISTOPHER AND NICOLE PULTZ
APPLICATION FOR SLOPE DISTURBANCE

WHEREAS, on June 25, 2018, the Board of Zoning Appeals of the Village of Laurel Hollow held a public hearing relative to the application of Binu Pillay on behalf of Christopher and Nicole Pultz to install a retaining wall with respect to property located at 18 Overlook Drive also known 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; and

WHEREAS, a legal notice was published in the Oyster Bay Guardian on June 15, 2018 and said notice was appropriately posted on the bulletin board on 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, with Member Kaufman not present; and, subject to the following conditions:

1. 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,
2. 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.