

**MINUTES OF THE MEETING  
PLANNING BOARD  
VILLAGE HALL  
July 17, 2018  
7:30 PM**

**PRESENT:**

Chris Hadjandreas, Chair  
Scott Abrams  
Elizabeth DiBlasio  
Nancy Jones  
James Galtieri

**ALSO PRESENT:**

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

See list at end of Minutes

Chairman Hadjandreas called the meeting to order at 7:30 p.m. with the Pledge of Allegiance.

On motion by Member Abrams, seconded by Chairman Hadjandreas and unanimously carried, the Board approved, as presented, the minutes from the May 29, 2018 meeting.

**Slope Application P4-2018 and Tree Removal Application T15-2018 – Applications of Gary Andriotis for Slope Disturbance and to Remove 22 Trees – 44 Timber Ridge Drive – Section 26, Block 2, Lot 11**

The public hearing then commenced on the applications of Gary Andriotis for approval to remove 22 trees and construct a new wall, driveway and drainage which will disturb a steep and a very steep slope as shown on the Site Plan prepared by Bladykas & Panetta L.S. & P.E., P.C. dated 9/29/2017 and last revised 4/18/2018 and partial topographic map prepared by Bladykas & Panetta L.S. & P.E., P.C. dated 8/31/2017. The parcel of land under application has an address of 44 Timber Ridge Drive and is known as Section 26, Block 2, Lot 11 on the Land and Tax Map of Nassau County.

The exhibits were made part of the record and discussion ensued, including testimony by the applicant's representative and interested resident, Kate Fitzgerald at 48 Timber Ridge Drive. After discussion by the Board, it was moved by Member Abrams, seconded by Member Jones and unanimously carried, that the hearing be closed to further evidence and testimony.

It was moved by Member Galtieri, seconded by Chairman Hadjandreas and unanimously carried, that the Board declare itself lead agency under SEQRA.

It was moved by Member Abrams, seconded by Member DiBlasio and unanimously carried, that the action be deemed unlisted under SEQRA.

It was moved by Chairman Hadjandreas, seconded by Member Galtieri and unanimously carried, that the Board enact a negative declaration under SEQRA.

It was moved by Chairman Hadjandreas, seconded by Member Galtieri and unanimously carried, that the application be approved in accordance with the following resolution:

SLOPE APPLICATION P4-2018 AND TREE REMOVAL APPLICATION T15-2018  
INC. VILLAGE OF LAUREL HOLLOW - PLANNING BOARD  
APPLICATIONS OF GARY ANDRIOTIS TO DISTURB A STEEP AND  
VERY STEEP SLOPE AND TO REMOVE 22 TREES

WHEREAS, on July 17, 2018, the Planning Board of the Village of Laurel Hollow held a public hearing relative to the application of Gary Andriotis to remove 22 trees and construct a new wall, driveway and drainage which will disturb a steep and very steep slope as shown on the Site Plan prepared by Bladykas & Panetta L.S. & P.E., P.C., dated 9/29/2017 and last revised 4/18/2018 and partial topographic map prepared by Bladykas & Panetta L.S. & P.E., P.C., dated 8/31/2017. The parcel of land under application has an address of 44 Timber Ridge Drive and is also known as Section 26, Block 2, Lot 11 on the Land Tax Map of Nassau County; and

WHEREAS, a legal notice was published in the Oyster Bay Guardian on July 6, 2018 and said notice was appropriately posted within the Village as required by the Rules and Regulations of the Village; 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 considered all testimony and evidence submitted; 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, 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 the following conditions:

1. Strict compliance with all plans submitted including the landscaping plan prepared by Designing with Elements dated 7/15/18 submitted at the hearing;
2. The applicant must obtain all other required permits and approvals from all applicable jurisdictions; and,
3. 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 the work performed must be to the satisfaction of the Building Department and Village Engineer.

**Tree Removal Application P5-2018 and T17-2018 – Application of Michael and Denise Ioannou to Remove 36 Trees – 27 Shady Lane – Section 14, Block 26, Lot 8**

The public hearing then commenced on the application of Michael and Denise Ioannou to remove 36 trees in connection with a Building Permit for a proposed new single-family home. The parcel of land under application has an address of 27 Shady Lane and is also known as Section 14, Block 26, Lot 8 on the Land and Tax Map of Nassau County.

The exhibits were part of the record and discussion ensued, including testimony by the applicants' representative. After discussion by the Board, it was moved by Chairman Hadjandreas, seconded by Member Jones and unanimously carried, that the hearing be closed to further evidence and testimony.

The Board then determined the matter to be Type II under SEQRA.

It was moved by Member Galtieri, seconded by Member Jones and unanimously carried, that the application be approved in accordance with the following resolution:

**TREE REMOVAL APPLICATION P5-2018 AND T17-2018  
INC. VILLAGE OF LAUREL HOLLOW - PLANNING BOARD  
APPLICATION OF MICHAEL AND DENISE IOANNOU TO  
REMOVE 36 TREES**

WHEREAS, on July 17, 2018, the Planning Board of the Village of Laurel Hollow held a public hearing relative to the application of Michael and Denise Ioannou to remove 36 trees in connection with a Building Permit for a proposed new single-family home. The parcel of land under application has an address of 27 Shady Lane and is also known as Section 14, Block 26, Lot 8 on the Land and Tax Map of Nassau County; and

WHEREAS, a legal notice was published in the Oyster Bay Guardian on July 6, 2018 and said notice was appropriately posted within the Village as required by the Rules and Regulations of the Village; and

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

WHEREAS, the Board Members considered all testimony and evidence submitted; and

WHEREAS, the Board, deemed the project to be Type II under SEQRA; and

WHEREAS, all who wished to be heard were heard.

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

1. The application is approved, as modified, to remove 34 trees in total in accordance with the modified plan to be submitted to the Building Inspector;

2. The property will be developed in strict accordance with the Replanting Plan prepared by Vincent Rielly dated July 17, 2018 and submitted to the Board at the hearing;
3. The applicant must obtain all other required permits and approvals from all applicable jurisdictions; and,
4. 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 the work performed must be to the satisfaction of the Building Department and Village Engineer.

The Board then discussed various administrative matters.

There being no further business to come before the Board, the meeting was adjourned at 8:30 p.m.

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Chris Hadjandreas, Chair

**Also Present:**

James Hadjandreas	Laurel Hollow Road
Andrew Hadjandreas	Laurel Hollow Road
Vincent M. Rielly (On behalf of Michael and Denise Ioannou)	5 Godfrey Lane, Huntington
Michael Ioannou	35 Springwood Path, Syosset
Gary Andriotis	44 Timber Ridge Drive
Kate Fitzgerald	48 Timber Ridge Drive
Michael Rant (On behalf of Gary Andriotis)	23 Spring Street, Oyster Bay
Peter A. Nesfield (On behalf of Michael and Denise Ioannou)	29 Main Street, Cold Spring Harbor