

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

DATE: September 24, 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

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 North Shore Leader by the Deputy Village Clerk.

On motion by Member Blumin, seconded by Member Parziale and unanimously carried, with Member Kaufman not present, the Board approved the minutes of the meeting held on June 25, 2018.

1st ITEM: ZV3-2018:

The Board then considered 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 public hearing in connection with this application was held on June 25, 2018. At that time, the public hearing was closed, and the record kept open for thirty (30) days in order to allow for additional submissions by interested parties.

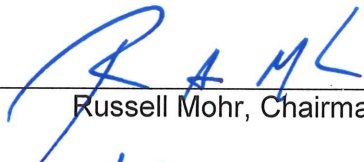
The Board then considered evidence submitted previous to the public hearing, at the public hearing and subsequent thereto including, including but not limited to, a revised Site Plan submitted by the applicant dated June 29, 2018 which modified the location of the proposed garage so that the side yard setback would be 26.45 feet rather than 24.45 feet as previously proposed and the surface coverage 21.64% rather than 21.67% as previously proposed.

On motion by Member Lebedin, seconded by Member Parziale and unanimously carried, with member Kaufman not present, the Board approved the application as modified with the following conditions.

1. Compliance with all items set forth in the report prepared by the Village Building Inspector dated September 18, 2018;
2. Submission of a revised landscaping plan to the satisfaction of the Board of Appeals depicting two (2) staggered rows of Arborvitae "green giant" shrubberies or similar evergreen species a minimum of 8 feet in height and 6 feet on center in order to screen the proposed garage from view from other properties.

The Board then attended to administrative matters.

There being no further business, the meeting was adjourned at 8:00 PM.



Russell Mohr, Chairman

3/19/2019

Date

Sofia Kakoulidis
John Moutopoulos

4 Hemlock Court, Laurel Hollow, NY
4 Hemlock Court, Laurel Hollow, NY

INC VLG OF LAUREL HOLLOW
Filed in the Office of the
Village Clerk on the 20
day of MARCH, 2019
Signed: Nancy Pappet
Print: Nancy Pappet