

**MINUTES OF THE MEETING  
PLANNING BOARD  
VILLAGE HALL  
October 7, 2019  
7:00 PM**

**PRESENT:**

Chris Hadjandreas, Chair  
Elizabeth DiBlasio  
James Galtieri  
Nancy Jones

**ALSO PRESENT:**

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

See list at end of Minutes

**EXCUSED:**

Scott Abrams

Chairman Hadjandreas called the meeting to order at 7:05 p.m. with the Pledge of Allegiance.

On motion by Chairman Hadjandreas, seconded by Member Galtieri and unanimously carried, with Member Abrams not present, the Board approved, as presented, the minutes from the July 30, 2019 meeting.

**Tree Removal and Slope Disturbance Application P5-2018 and T31-2019 – Application of Atlantic Shores Partners LLC to Remove 10 Trees and for Approval to Disturb Steep Slope – 147 Laurel Lane – Section 14, Block 14, Lot 4**

The public hearing then commenced on the application of Atlantic Shores Partners LLC for approval to remove 10 trees and approval to disturb a steep slope in connection with five of the proposed trees to be removed as well as in connection with a walkway proposed for the rear yard, all in connection with a building permit for drainage and grading as well as an addition to a driveway in the front yard and a proposed walkway in the rear yard. The parcel of land under application has an address of 147 Laurel Lane and also known as Section 14, Block 14, Lot 4 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, the applicant and the Village Engineer. After discussion by the Board, it was moved by Member DiBlasio, seconded by Member Jones and unanimously carried, with Member Abrams not present, that the hearing be closed to further evidence and testimony.

It was moved by Member Galtieri, seconded by Chairman Hadjandreas and unanimously carried, with Member Abrams not present, that the Board declare itself lead agency under SEQRA.

It was moved by Member Jones, seconded by Member DiBlasio and unanimously carried, with Member Abrams not present, that the matter be declared unlisted under SEQRA.

It was moved by Chairman Hadjandreas, seconded by Member Galtieri and

unanimously carried, with Member Abrams not present, that a negative declaration be adopted under SEQRA.

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

**TREE REMOVAL AND SLOPE DISTURBANCE**  
**APPLICATION P5-2018 AND T31-2019**  
**INC. VILLAGE OF LAUREL HOLLOW - PLANNING BOARD**  
**APPLICATION OF ATLANTIC SHORES PARTNERS LLC**  
**TO REMOVE 10 TREES AND TO DISTURB A STEEP SLOPE**  
**147 LAUREL LANE – SECTION 14, BLOCK 14, LOT 4**

WHEREAS, on October 7, 2019, the Planning Board of the Village of Laurel Hollow held a public hearing relative to the application of Atlantic Shores Partners LLC for approval to remove 10 trees and approval to disturb a steep slope in connection with 5 of the proposed trees to be removed as well as in connection with a walkway proposed for the rear yard, all in connection with a building permit for drainage and grading as well as an addition to a driveway in the front yard and a proposed walkway in the rear yard. The parcel of land under application has an address of 147 Laurel Lane and is also known as Section 14, Block 14, Lot 4 on the Land and Tax Map of Nassau County; and

WHEREAS, a legal notice was published in the North Shore Leader on September 25, 2019 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, 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. Submission of a revised Landscape Plan specifically identifying the quantity and species of trees, shrubs and plantings to be installed on the property all the satisfaction of the Planning Board;
2. All vines and invasive plant species are to be removed from the front yard setback;
3. The site plan will be modified to provide details regarding protection of trees during the construction process;

4. The applicant shall remove markings on trees originally proposed to be removed which will now remain;
5. No Certificate of Completion shall be issued with respect to the applicant's proposed improvements on the property until the applicant files with the Village certification by the applicant's professional that all trees, shrubs and plantings have been installed on the property in strict accordance with the revised Landscaping Plan ultimately approved by the Planning Board;
6. This approval shall be of no force and effect unless and until the applicant obtains a fill permit in connection with the proposed construction on the premises from the Board of Trustees;
7. The applicant must obtain all other required permits and approvals from all applicable jurisdictions; and,
8. 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.

Upon a poll of the Board, the Members voted as follows:

Chairman Hadjandreas	Yes
Member Abrams	Not Present
Member DiBlasio	Yes
Member Galtieri	Yes
Member Jones	Yes

**Tree Removal Application P7-2019 and T36-2019 – Application of Bruno Ribeiro to Remove 1 Tree – 1388 Ridge Road – Section 26, Block C, Lot 300**

The public hearing then commenced on the application of Bruno Ribeiro to remove 1 tree deteriorating in health adjacent to the dwelling on the subject premises. The parcel of land under application has an address of 1388 Ridge Road and is also known as Section 26, Block C, Lot 300 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. After discussion by the Board, it was moved by Member Jones, seconded by Member Galtieri and unanimously carried, with Member Abrams not present, that the hearing be closed to further evidence and testimony.

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

After discussion by the Board, it was moved by Chairman Hadjandreas and seconded by Member Jones, that the application be approved in accordance with the following resolution:

**TREE REMOVAL APPLICATION P7-2019 AND T36-2019**  
**INC. VILLAGE OF LAUREL HOLLOW - PLANNING BOARD**  
**APPLICATION OF BRUNO RIBEIRO TO REMOVE 1 TREE**  
**1388 RIDGE ROAD – SECTION 26 BLOCK C LOT 300**

WHEREAS, on October 7, 2019, the Planning Board of the Village of Laurel Hollow held a public hearing relative to the application of Bruno Ribeiro to remove 1 tree located within front yard adjacent to the dwelling which is deteriorating in health. The parcel of land under application has an address of 1388 Ridge Road and is also known as Section 26, Block C, Lot 300 on the Land and Tax Map of Nassau County; and

WHEREAS, a legal notice was published in the North Shore Leader on September 25, 2019 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, the Nassau County Planning Commission referred the matter to the Planning Board to make a decision as it deems appropriate; and

WHEREAS, all who wished to be heard were heard.

NOW, THEREFORE, BE IT RESOLVED that the Board voted to approve the application as submitted.

Upon a poll of the Board, the Members voted as follows:

Chairman Hadjandreas	Yes
Member Abrams	Not Present
Member DiBlasio	Yes
Member Galtieri	Yes
Member Jones	Yes

The Board then discussed various administrative matters.

There being no further business to come before the Board, the meeting was adjourned at 8:00 p.m.

*Chris Hadjandreas*  
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Chris Hadjandreas, Chair

**Also Present:**

Orlando Da Luz (on behalf of Atlantic Shores Partners, LLC)	23 Frontier Lane, East Northport
Michael Rant (on behalf of Atlantic Shores Partners, LLC)	23 Spring Street, Oyster Bay, NY
Bruno Ribeiro	1388 Ridge Road, Laurel Hollow, NY