

**MINUTES OF THE MEETING  
PLANNING BOARD  
VILLAGE HALL  
November 20, 2019  
7:00 PM**

**PRESENT:**

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

**ALSO PRESENT:**

Howard D. Avrutine, Village Attorney

See list at end of Minutes

Chairman Hadjandreas called the meeting to order at 7:00 p.m. with the Pledge of Allegiance.

On motion by Member Jones, seconded by Chairman Hadjandreas and unanimously carried, with Member Abrams abstaining, the Board approved, as presented, the minutes from the October 7, 2019 meeting.

**Tree Removal and Slope Disturbance Application P10-2019 and T43-2019 – Application of John and Marisa Colantuoni to Remove 34 Trees and for Approval to Disturb Steep Slope and Very Steep Slope – 43 Woodvale Drive – Section 25, Block 49, Lot 12**

The public hearing then commenced on the application of John and Marisa Colantuoni to remove 34 trees and for approval to disturb a steep slope and very steep slope in connection with a building permit application to construct a new two-story addition and new one-story addition to the existing dwelling as well as retaining walls, a new swimming pool, patio and steps, a new driveway, and front patio and steps. The parcel of land under application has an address of 43 Woodvale Drive and is also known as Section 25, Block 49, Lot 12 on the Land and Tax Map of Nassau County.

The exhibits were made part of the record and discussion ensued, including testimony by the applicants' representative, Paul Russo, Architect and Kevin Natalie, Landscape Architect. During the presentation, the applicants' representatives modified the request to seek removal of 26 trees instead of 34. After discussion by the Board, it was moved by Member Abrams, seconded by Member DiBlasio and unanimously carried, that the hearing be closed to further evidence and testimony.

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

It was moved by Member Abrams, seconded by Member Jones and unanimously carried, that the matter be declared unlisted under SEQRA.

It was moved by Member Jones, seconded by Member Galtieri and unanimously carried, that a negative declaration be adopted under SEQRA.

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

**TREE REMOVAL AND SLOPE DISTURBANCE**  
**APPLICATION P10-2019 AND T43-2019**  
**INC. VILLAGE OF LAUREL HOLLOW - PLANNING BOARD**  
**APPLICATION OF JOHN AND MARISA COLANTUONI**  
**TO REMOVE 34 TREES AND TO DISTURB A**  
**STEEP SLOPE AND VERY STEEP SLOPE**  
**43 WOODVALE DRIVE – SECTION 25, BLOCK 49, LOT 12**

WHEREAS, on November 20, 2019, the Planning Board of the Village of Laurel Hollow held a public hearing relative to the application of John and Marisa Colantuoni for approval to remove 34 trees and approval to disturb a steep slope and very steep slope in connection with an application for a building permit to construct a new two-story addition and a new one-story addition to the existing dwelling, retaining walls, new swimming pool, patio and steps, new driveway, and new front patio and steps. The parcel of land under application has an address of 43 Woodvale Drive and is also known as Section 25, Block 49, Lot 12 on the Land and Tax Map of Nassau County; and

WHEREAS, a legal notice was published in the North Shore Leader on October 30, 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;

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 unanimously to approve the application as submitted with the following conditions:

1. The approval herein is limited to removal of 26 trees as presented by the applicants' representatives at the hearing and as depicted on the Landscape Plan submitted;
2. Submission of a revised Landscape Plan adding three (3) Beech trees with calipers of 4 to 4 1/2 inches on the rear/southerly portion of the property to the satisfaction of the Planning Board;
3. Trees denominated as number 30 and number 67 on the Landscape Plan shall remain;

4. No Certificate of Completion shall be issued with respect to the applicants' proposed improvements on the property until the applicant files with the Village certification by the applicants' 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;
5. The applicant must obtain all other required permits and approvals from all applicable jurisdictions; and,
6. 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	Yes
Member DiBlasio	Yes
Member Galtieri	Yes
Member Jones	Yes

**Tree Removal Application P8-2019 and T39-2019 – Application of Jill Biton to Remove 4 Trees – 16 Springwood Path – Section 14, Block 25, Lot 28**

The public hearing then commenced on the application of Jill Biton to remove 4 trees located within the front yard setback in front of the existing dwelling at the subject premises. The parcel of land under application has a street address of 16 Springwood Path and is also known as Section 14, Block 25, Lot 28 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 Chairman Hadjandreas 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.

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

**TREE REMOVAL APPLICATION P8-2019 AND T39-2019  
INC. VILLAGE OF LAUREL HOLLOW - PLANNING BOARD  
APPLICATION OF JILL BITON TO REMOVE 4 TREES  
16 SPRINGWOOD PATH -- SECTION 14 BLOCK 25 LOT 28**

WHEREAS, on November 20, 2019, the Planning Board of the Village of Laurel Hollow held a public hearing relative to the application of Jill Biton to remove 4 trees

located within the front yard setback in front of the existing dwelling. The parcel of land under application has an address of 16 Spingwood Path and is also known as Section 14, Block 25, Lot 28 on the Land and Tax Map of Nassau County; and

WHEREAS, a legal notice was published in the North Shore Leader on October 30, 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 subject to the applicant's submission of a Landscape Plan for the front of the dwelling subject to the approval of the Planning Board.

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

Chairman Hadjandreas	Yes
Member Abrams	Yes
Member DiBlasio	Yes
Member Galtieri	Yes
Member Jones	Yes

**Tree Removal Application P11-2019 and T46-2019 – Application of Ridgелands Realty, LLC/Sally Ingraham to Remove 7 Trees – 1270 Ridge Road – Section 26, Block D, Lots 3, 30, and 31**

The public hearing then commenced on the application of Ridgелands Realty, LLC/Sally Ingraham to remove 7 trees in connection with a building permit application for a proposed new swimming pool. The parcel of land under application has an address of 1270 Ridge Road and is also known as Section 26, Block D, Lots 3, 30 and 31 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, Sally Ingraham. After discussion by the Board, it was moved by Member Galtieri, seconded by Member DiBlasio 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.

After discussion by the Board, it was moved by Member Jones, seconded by

Chairman Hadjandreas, that the application be approved in accordance with the following resolution:

**TREE REMOVAL APPLICATION P11-2019 AND T46-2019**  
**INC. VILLAGE OF LAUREL HOLLOW - PLANNING BOARD**  
**APPLICATION OF RIDGELANDS REALTY, LLC/SALLY INGRAHAM**  
**TO REMOVE 7 TREES – 1270 RIDGE ROAD**  
**SECTION 26 BLOCK D LOTS 3, 30 and 31**

WHEREAS, on November 20, 2019, the Planning Board of the Village of Laurel Hollow held a public hearing relative to the application of Ridgeland Realty, LLC/Sally Ingraham to remove 7 trees in connection with a building permit application for a proposed new swimming pool. The parcel of land under application has an address of 1270 Ridge Road and is also known as Section 26, Block D, Lots 3, 30 and 31 on the Land and Tax Map of Nassau County; and

WHEREAS, a legal notice was published in the North Shore Leader on October 30, 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	Yes
Member DiBlasio	Yes
Member Galtieri	Yes
Member Jones	Yes

**Tree Removal Application P14-2019 and T49-2019 – Application of Manuel Barriola To Remove 29 Trees – Property located on Ridge Road – Section 26, Block C, Lot 2011**

The public hearing then commenced on the application of Manuel Barriola to remove 29 trees in connection with construction a new single-family dwelling and swimming pool. The parcel of land under application has an address of (no street number) Ridge

Road and also known as Section 26, Block C, Lot 2011 on the Land and Tax Map of Nassau County.

The exhibits were made part of the record and discussion ensued, including testimony by the Raffaella Sordella, the applicant's spouse. Neighboring property owners Marcia Mayer at 1320 Ridge Road and Laura Wall-Ackerman at 1372 Ridge Road also testified. After discussion by the Board, it was moved by Member Jones, seconded by Chairman Hadjandreas 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.

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

**TREE REMOVAL APPLICATION P14-2019 AND T49-2019**  
**INC. VILLAGE OF LAUREL HOLLOW - PLANNING BOARD**  
**APPLICATION OF MANUEL BARRIOLA**  
**TO REMOVE 29 TREES**  
**PROPERTY AT RIDGE ROAD – SECTION 26, BLOCK C, LOT 2011**

WHEREAS, on November 20, 2019, the Planning Board of the Village of Laurel Hollow held a public hearing relative to the application of Manuel Barriola to remove 29 trees in connection with construction of new single-family dwelling and swimming pool. The parcel of land under application has an address of (no street number) Ridge Road and is also known as Section 26, Block C, Lot 2011 on the Land and Tax Map of Nassau County; and

WHEREAS, a legal notice was published in the North Shore Leader on November 13, 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;

WHEREAS, the Nassau County Planning Commission referred the matter for local determination under previously heard Board of Zoning Appeals cases ZV4-2016 and ZS5-2016; 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	Yes
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 10:00 p.m.

*Chris Hadjandreas*

---

Chris Hadjandreas, Chair

Kevin Natalie (on behalf of John and Marisa Colantuoni)	31 Prospect Street, Huntington, NY
Marisa Colantuoni	43 Woodvale Drive, Syosset, NY
Paul Russo (on behalf of John and Marisa Colantuoni)	114 Birch Hill Road, Locust Valley, NY
Jill Biton	16 Springwood Path, Laurel Hollow, NY
Raymond O'Hara	44 Picardy Lane, Laurel Hollow, NY
Raffaella Sordella	1640 Moore's Hill Road, Laurel Hollow, NY
Sally and Mike Ingraham	1270 Ridge Road, Laurel Hollow, NY
Marcia Mayer	1320 Ridge Road, Laurel Hollow, NY
Laura Wall-Ackerman	1372 Ridge Road, Laurel Hollow, NY