

**MINUTES OF THE MEETING
PLANNING BOARD
VILLAGE HALL
December 18, 2019
7:00 PM**

PRESENT:

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

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 7:05 p.m. with the Pledge of Allegiance.

On motion by Member Galtieri, seconded by Chairman Hadjandreas and unanimously carried, the Board approved, as presented, the minutes from the November 20, 2019 meeting.

Tree Removal Application P13-2019 and T50-2019 – Application of Ted and Heidi Grippo to Remove 21 Trees -7 Birch Court – Section 26, Block 1, Lot 2

The public hearing then commenced on the application of Ted and Heidi Grippo to remove 21 trees in connection with a building permit for a proposed new in-ground swimming pool, spa and patio at the subject premises. The parcel of land under application has a street address of 7 Birch Court and is also known as Section 26, Block 1, Lot 2 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 and the applicants' representatives. During their presentation, the applicants modified their request to remove 18 trees instead of 21 trees as originally proposed. After discussion by the Board, it was moved by Member DiBlasio, 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.

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

**APPLICATION P13-2019 AND T50-2019
INC. VILLAGE OF LAUREL HOLLOW - PLANNING BOARD
APPLICATION OF TED AND HEIDI GRIPPO
TO REMOVE 21 TREES
7 BIRCH COURT – SECTION 26, BLOCK 1, LOT 2**

WHEREAS, on December 18, 2019, the Planning Board of the Village of Laurel Hollow held a public hearing relative to the application of Ted and Heidi Grippo for approval to remove 21 trees in connection with a building permit for a proposed new in-

ground swimming pool, spa and patio. The parcel of land under application has an address of 7 Birch Court and is also known as Section 26, Block 1, Lot 2 on the Land and Tax Map of Nassau County; and

WHEREAS, a legal notice was published in the North Shore Leader on December 4, 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 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 18 trees as presented by the applicants' representatives at the hearing and as depicted on the plans presented during the public hearing;
2. Submission of a revised Landscape Plan to the satisfaction of the Planning Board;
3. 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;
4. The applicant must obtain all other required permits and approvals from all applicable jurisdictions; and,
5. 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

Application for two (2) lot partitioning P6-2019 – Application of Emily and Joseph Turilli – 1234 Moore’s Hill Road – Section 26, Block C, Lots 124 and 224

The public hearing then commenced on the application of Emily and Joseph Turilli to for a two (2) lot partitioning seeking to maintain the existing dwelling and accessory structures on one parcel while creating a separate buildable lot for residential construction on the second parcel. The parcel of land under application has an address of 1234 Moore’s Hill Road and is also known as Section 26, Block C, Lots 124 and 224 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’ representatives and the applicants. After discussion by the Board, it was moved by Member DiBlasio, seconded by Member Jones and unanimously carried, that the hearing be closed to further evidence and testimony.

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

It was moved by Member Abrams, seconded by Member Jones and unanimously carried, that Board enact a negative declaration under SEQRA.

It was moved by Chairman Hadjandreas seconded by Member DiBlasio and unanimously carried that preliminary approval be granted. A copy of the approval resolution with conditions is attached to these minutes.

The Board then discussed various administrative matters.

There being no further business to come before the Board, the meeting was adjourned at 9:30 p.m.

Chris Hadjandreas

Chris Hadjandreas, Chair

Jason LeBlanc (on behalf of Ted and Heidi Grippio)	293 Oakland Avenue, Miller Place, NY
Mike Rant (on behalf of Emily and Joseph Turilli)	23 Spring Street, Oyster Bay, NY 11771
Chris Wagner (on behalf of Emily and Joseph Turilli)	147 Forest Avenue, Locust Valley, NY
Joseph and Emily Turilli	1234 Moore’s Hill Road, Laurel Hollow, NY
Kristopher Koka (contract vendee of Turilli)	93 Worth Street, New York, NY

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John Moutopoulos
Bob Dohne (on behalf of Ted and
Heidi Grippo)
Ted Grippo

4 Hemlock Court, Laurel Hollow, NY
26 Wells Road, Greenlawn, NY
7 Birch Court, Laurel Hollow, NY