

**MINUTES OF THE MEETING
PLANNING BOARD
HELD VIA ZOOM VIDEO CONFERENCING
(Due to COVID-19 Public Assembly Restrictions)
STENOGRAPHICALLY RECORDED
May 21, 2020
7:00 PM**

PRESENT:

Chris Hadjandreas, Chair
Scott Abrams
James Galtieri
Nancy Jones

ALSO PRESENT:

Elizabeth Kaye, Clerk/Treasurer
Howard D. Avrutine, Village Attorney
James Antonelli, Village Engineer

See list at end of Minutes

EXCUSED:

Elizabeth DiBlasio

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

Notice of tonight's meeting was posted and provided to the North Shore Leader by the Village Clerk and posted on the Village website.

On motion by Member Jones, seconded by Member Abrams and unanimously carried, with Member DiBlasio not present, the Board approved the minutes of the meeting held on February 25, 2020.

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 for final approval of 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 Chairman Hadjandreas, seconded by Member Abrams and unanimously carried, with Member DiBlasio not present, that the hearing be closed to further evidence and testimony.

It was moved by Member Galtieri, seconded by Member Jones and unanimously carried, with Member DiBlasio not present, that final approval be granted. A copy of the final approval resolution with conditions is attached to these minutes.

Lot Line Modification P3-2020 – Application of Sarah S. Ingraham and Ridgелands Realty, LLC – 1270 Ridge Road (Section 26, Block D, Lots 3 and 31) and 1654 Moore’s Hill Road (Section 26, Block D, Lot 30)

The public hearing then commenced on the application of Sarah S. Ingraham and Ridgелands Realty, LLC for approval of a lot-line modification between the properties known as 1270 Ridge Road (Section 26, Block D, Lots 3 and 31 on the Land and Tax Map on Nassau County) and 1654 Moore’s Hill Road (Section 26, Block D, Lot 30 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 applicant, The purpose of this application, is to create street frontage for the parcel known as 1654 Moore’s Hill Road which did not previously exist. After discussion by the Board, it was moved by Chairman Hadjandreas, seconded by Member Galtieri and unanimously carried, with Member DiBlasio not present, that the hearing be closed to further evidence and testimony.

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

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

It was moved by Chairman Hadjandreas, seconded by Member Jones and unanimously carried, with Member DiBlasio not present, that a negative declaration be adopted under SEQRA.

It was moved by Member Galtieri, seconded by Member Jones and unanimously carried, with Member DiBlasio not present, that the application be granted. A copy of the approval resolution 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 8:15 p.m.

Chris Hadjandreas

Chris Hadjandreas, Chair

Sally Ingraham	1270 Ridge Road, Laurel Hollow, NY
James Murphy (on behalf of Ingraham)	30 Twin Ponds Lane, Syosset, NY
Joseph and Emily Turilli	1234 Moore’ Hill Road, Laurel Hollow, NY
Sealy Hopkinson (on behalf of Ingraham)	1654 Moore’s Hill Road, Laurel Hollow, NY

Kristopher Koka (Contract Vendee of Turill)	3 Worth Street, New York, NY
Chris Wagner (on behalf of Emily and Joseph Turilli)	147 Forest Avenue, Locust Valley, NY
Michael Rant, Northcoast Civil (on behalf of Ingraham and Turilli)	23 Spring Street, Oyster Bay, NY