

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

DATE: March 2, 2023 TIME: 6:00 PM

PRESENT:

Russell Mohr, Chairman
Jeffrey Blumin, Member
Louis Lebedin, Member
Vincent Parziale, Member
Julia Zoiner, Member

ALSO PRESENT:

Howard D. Avrutine, Village Attorney (By Zoom)

See list at end of minutes

PROCEEDINGS

The Chairman called the meeting to order at 6:02 PM.

Notice of tonight's meeting was posted and provided to the Oyster Bay Herald by the Deputy Village Clerk as well as posted on the Village website.

On motion by Member Lebedin, seconded by Member Parziale with Member Blumin abstaining, the Board approved the minutes of the meeting held on January 10, 2023.

1st ITEM: ZV1-2023:

The public hearing on the application of Edward Paul Butt on behalf of George Poll to install a propane generator at 1458 Ridge Road, Laurel Hollow, NY where:

- The parcel is not an improved residential property as required by Section 145-20.1(B) of the Laurel Hollow Village Code.
- No accessory structure shall be erected on a lot that is less than 2 acres (87,120 SF) in area as per Section 145-5(A)(1) of the Laurel Hollow Village Code. A lot size of 0.21 acres (9,284 SF) is proposed.
- No accessory structure shall be erected on a lot with less than 150 feet of street frontage as per Section 145-5(A)(2) of the Laurel Hollow Village Code. A Street frontage of 0'-0" is proposed.
- No accessory structure shall be erected on a lot that does not have a minimum contiguous building area of 15,000 Square feet as per Section 145-5(A)(3) of the Laurel Hollow Village Code. A buildable area of 4,493 square feet is proposed.
- No accessory structure shall be erected unless it has a set back of 40'-0" from every lot line not abutting a street as per Section 145-5(B)(2) of the Laurel Hollow Village Code. A set back of 28'-8" is proposed on the west side and a set back of 22'-0" is proposed on the east side.
- Accessory buildings or structures must be on the same lot with a principal building per Section 145-2(B) of the Laurel Hollow Village code. The proposed accessory structure would be located on a lot with no principal building.

This property is designated as Section 26 Block C Lot 258 on the Land and Tax Map of Nassau County.

The exhibits were made part of the record and discussion ensued. After discussion by the Board, including testimony by Edward Butt and George Poll, on behalf of the applicants, the Board closed the hearing to further evidence and testimony.

The Board then designated the matter as Type II under the New York State Environmental Review Act.

On motion by Member Lebedin, seconded by Member Blumin and unanimously carried, the Board approved the application as submitted on the condition that there be strict compliance with all plans submitted by the applicant.

2nd ITEM: ZV3-2023:

The public hearing on the application of Matthew Hux on behalf of Joshua Halpern to construct a pool house and patios at 1238 Moore's Hill Road, Laurel Hollow, NY where:

- Section 145-5 A. (2) of the Laurel Hollow Village Code states that no building or structure shall hereafter be erected in the Residence District except on a lot which, for each principal building, together with its accessory buildings and structures, has a front line frontage on a street of at least 150 feet. The lot on which the accessory building is proposed to be erected has a front line frontage of 50 feet.
- Section 145-5 B. (2) of the Laurel Hollow Village Code states that an accessory building or structure having a building area of more than 500 square feet up to 1,000 square feet shall be set back at least 50 feet from every lot line not abutting a street. The 903 square foot pool house is proposed to be set back 35.66 feet from the side property line.

This property is designated as Section 26 Block E Lot 84 on the Land and Tax Map of Nassau County.

The exhibits were made part of the record and discussion ensued. After discussion by the Board, including testimony by Matthew Hux, Vincent Rielly, the applicant's Landscape Designer, and Joshua Halpern, the Board closed the hearing to further evidence and testimony.

The Board then designated the matter as Type II under the New York State Environmental Quality Review Act.

On motion by Member Parziale, seconded by Member Blumin and unanimously carried, the Board approved the application as submitted with the following conditions:

1. Strict compliance with the approved Site Plan and Landscape Plan submitted by the applicants; and,
2. No Certificate of Occupancy/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 landscape professional that all installation of trees,

shrubs and plantings are in strict and complete compliance with the Landscape Plan approved by the Board of Zoning Appeals herein.

The Board then attended to administrative matters.

There being no further business, the meeting was adjourned at 7:06 PM.

Russell Mohr

Russell Mohr, Chairman

4/18/2023

Date

Edward Paul Butt (on behalf of George Poll)	499 Jericho Turnpike, Ste. 100, Mineola, NY
George Poll	1458 Ridge Road, Laurel Hollow, NY
Matthew Hux (on behalf of Joshua Halpern)	151 Royston Lane, Oyster Bay, NY
Vincent Rielly (on behalf of Joshua Halpern)	5 Godfrey Lane, Huntington, NY
Joshua Halpern	1238 Moore's Hill Road, Laurel Hollow NY