

**MINUTES OF THE MEETING**  
**PLANNING BOARD**  
**May 23, 2023**  
**7:00 PM**

**PRESENT:**

Chris Hadjandreas, Chair  
James Galtieri  
Sally Ingraham  
William Wollman  
Jennifer Grgas

**ALSO PRESENT:**

Howard D. Avrutine, Village Attorney  
(Appearing remotely via Zoom  
Application)  
  
James Antonelli, Village Engineer  
(Appearing remotely via Zoom  
Application)

See list at end of Minutes

Chairman Hadjandreas called the meeting to order at 7:02 p.m. with the pledge of allegiance.

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

On motion by Member Galtieri, seconded by Chairman Hadjandreas and unanimously carried, the Board approved of the minutes of the meeting held on January 31, 2023.

**Tree Removal Application – T8-2023 and P2-2023 Application of Cathy Yu and Jackie Shao to Remove 84 Trees—1534 Laurel Hollow Road -- Section 26, Block C, Lot 2079**

**Application of Cathy Yu and Jackie Shao to Disturb Steep Slopes, Very Steep Slopes and Severely Steep Slopes—PS-5-2023—1534 Laurel Hollow Road -- Section 26, Block C, Lot 2079**

The public hearing then commenced on the application of Cathy Yu and Jackie Shao to remove 84 trees and to disturb steep slopes, very steep slopes and severely steep slopes in connection with construction with a new single-family home pursuant to Building Permit No. 3479. The parcel of property under application has a street address of 1534 Laurel Hollow Road and is also known as Section 26, Block C, Lot 2079 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' engineer and landscape architect. After discussion by the Board, it was moved by Member Wollman, seconded by Chairman Hadjandreas and unanimously carried, that the hearing be closed to further evidence and testimony.

The Board then determined that the application for the tree removal be deemed Type II under SEQRA.

After further discussion by the Board, it was moved by Member Ingram, seconded by Member Grgas and unanimously carried, that the application for tree removal be approved in accordance with the following resolution:

**APPLICATION T8-2023 AND P2-2023**  
**INC. VILLAGE OF LAUREL HOLLOW - PLANNING BOARD**  
**APPLICATION OF CATHY YU AND JACKIE SHAO**  
**TO REMOVE 84 TREES**  
**1534 LAUREL HOLLOW ROAD – SECTION 26, BLOCK C, LOT 2079**

WHEREAS, on May 23, 2023, the Planning Board of the Village of Laurel Hollow held a public hearing relative to the application of Cathy Yu and Jackie Shao to remove 84 trees in order to accommodate the construction of a new single-family home. The parcel of land under application has a street address of 1534 Laurel Hollow Road and is also known as Section 26, Block C, Lot 2079 on the Land and Tax Map of Nassau County; and

WHEREAS, a legal notice was published in the Oyster Bay Herald on May 12, 2023 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 unanimously to approve the application as submitted with the following conditions:

1. Submission of a revised site plan and landscape plan to the satisfaction of the Planning Board;
2. Submission of photographs depicting all areas on the property that are not to be disturbed to the satisfaction of the Planning Board;
3. The applicant shall preserve and replant laurel and other specimens on the property to the maximum extent possible, especially in all set back areas and in all areas of non-disturbance;
4. The applicant shall install multiple rows of erosion controls as construction progresses all as required by the Village Engineer;
5. The Village Engineer will inspect and verify all such erosion control measures at the cost and expense of the applicants;

6. All erosion control measures shall be clearly marked, verified and certified by the Village Engineer prior to commencement of construction at such time as the area of disturbance is cleared;
7. The applicant shall provide erosion control to block the construction entrance to the site when it is not in use;
8. The construction sequence will require installation of drainage as early in the process as possible as directed by the Village Engineer—the sequence will be as follows: silt fencing will be installed, trees will be cut, the lot will be cleared in the area of disturbance, drainage will be installed, and the driveway will be installed with a binder coat;
9. Retaining walls shall installed as early in the process as possible in order to assist with erosion control;
10. The revised landscape plan shall include additional trees and shrubs to the satisfaction of the Planning Board including adequate irrigation;
11. Strict compliance with all submitted plans approved hereunder;
12. No Certificate of Occupancy/Completion shall be issued with respect to applicant's proposed improvements on the property until the applicant files with the Village certification that the applicant's landscape professional that all tree removal and installation of trees, shrubs and plantings are installed on the property with strict accordance with the approved plans and compliance with all conditions herein;
13. The applicant must obtain all other required approvals from all applicable jurisdictions; and,
14. 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 Galtieri	Yes
Member Ingraham	Yes
Member Wollman	Yes
Member Grgas	Yes

The Board then considered the application to disturb steep slopes, very steep slopes and severely steep slopes. On motion by Member Galtieri, seconded by Member Wollman and unanimously carried, it was determined that the Planning Board act as lead agency under SEQRA.

On motion by Member Grgas, seconded by Chairman Hadjandreas and unanimously

carried, the Board determined the matter to be unlisted under SEQRA.

On motion by Member Wollman, seconded by Member Galtieri and unanimously carried, the Board enacted a negative declaration under SEQRA.

On motion by Chairman Hadjandreas, seconded by Member Grgas and unanimously carried, the Board voted to approve the application to disturb slopes in accordance with the following resolution:

**APPLICATION PS5-2023**  
**INC. VILLAGE OF LAUREL HOLLOW - PLANNING BOARD**  
**APPLICATION OF CATHY YU AND JACKIE SHAO**  
**TO DISTURB STEEP SLOPES, VERY STEEP SLOPES AND**  
**SEVERELY STEEP SLOPES**  
**1534 LAUREL HOLLOW ROAD – SECTION 26, BLOCK C, LOT 2079**

WHEREAS, on May 23, 2023, the Planning Board of the Village of Laurel Hollow held a public hearing relative to the application of Cathy Yu and Jackie Shao to disturb steep slopes, very steep slopes and severely steep slopes in order to accommodate the construction of a new single-family home. The parcel of property under application has a street address of 1534 Laurel Hollow Road and is also known as Section 26, Block C, Lot 2079 on the Land and Tax Map of Nassau County; and

WHEREAS, a legal notice was published in the Oyster Bay Herald on May 12, 2023 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 declared the matter to be unlisted under SEQRA and adopted a negative declaration with respect thereto; and

WHEREAS, the Nassau County Planning Commission, by default, 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. Submission of a revised site plan and landscape plan to the satisfaction of the Planning Board;
2. Submission of photographs depicting all areas on the property that are not to be disturbed to the satisfaction of the Planning Board;

3. The applicant shall preserve and replant laurel and other specimens on the property to the maximum extent possible, especially in all set back areas and in all areas of non-disturbance;
4. The applicant shall install multiple rows of erosion controls as construction progresses all as required by the Village Engineer;
5. The Village Engineer will inspect and verify all such erosion control measures at the cost and expense of the applicants;
6. All erosion control measures shall be clearly marked, verified and certified by the Village Engineer prior to commencement of construction at such time as the area of disturbance is cleared;
7. The applicant shall provide erosion control to block the construction entrance to the site when it is not in use;
8. The construction sequence will require installation of drainage as early in the process as possible as directed by the Village Engineer—the sequence will be as follows: silt fencing will be installed, trees will be cut, the lot will be cleared in the area of disturbance, drainage will be installed and the driveway will be installed with a binder coat;
9. Retaining walls shall installed as early in the process as possible in order to assist with erosion control;
10. The revised landscape plan shall include additional trees and shrubs to the satisfaction of the Planning Board including adequate irrigation;
11. Strict compliance with all submitted plans approved hereunder;
12. No Certificate of Occupancy/Completion shall be issued with respect to applicant's proposed improvements on the property until the applicant files with the Village certification that the applicant's landscape professional that all tree removal and installation of trees, shrubs and plantings are installed on the property with strict accordance with the approved plans and compliance with all conditions herein;
13. The applicant must obtain all other required approvals from all applicable jurisdictions; and,
14. 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 Galtieri	Yes
Member Ingraham	Yes
Member Wollman	Yes
Member Grgas	Yes

**Tree Removal Application – T5-2023 and P1-2023 Application of Joseph Duplessy to remove 15 trees—1 The Lane -- Section 26, Block A, Lot 1279**

The public hearing then commenced on the application of Joseph Duplessy to remove 15 trees in connection with construction of a new single-family home. The parcel of property under application has a street address of 1 The Lane and is also known as Section 26, Block A, Lot 1279 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 representatives. After discussion by the Board, it was moved by Member Galtieri, seconded by Member Wollman and unanimously carried that the hearing be closed to further evidence and testimony.

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

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

**APPLICATION T5-2023 AND P1-2023**  
**INC. VILLAGE OF LAUREL HOLLOW - PLANNING BOARD**  
**APPLICATION OF JOSEPH DUPLESSY**  
**TO REMOVE 15 TREES**  
**1 THE LANE-- SECTION 26, BLOCK A, LOT 1279**

WHEREAS, on May 23, 2023, the Planning Board of the Village of Laurel Hollow held a public hearing relative to the application of Joseph Duplessy to remove 15 trees at 1 The Lane in order to accommodate the construction of a new single-family home. The parcel of land under application has a street address of 1 The Lane and is also known as Section 26, Block A, Lot 1279 on the Land and Tax Map of Nassau County; and

WHEREAS, a legal notice was published in the Oyster Bay Herald on May 12, 2023 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 unanimously to approve the application as submitted with the following conditions:

1. Submission of a revised landscape plan to the satisfaction of the Planning Board including irrigation;
2. Strict compliance with all submitted plans approved hereunder;
3. No Certificate of Occupancy/Completion shall be issued with respect to applicant's proposed improvements on the property until the applicant files with the Village certification that the applicant's landscape professional that all tree removal and installation of trees, shrubs and plantings are installed on the property with strict accordance with the approved plans and compliance with conditions numbered 1 and 2 above;
4. The applicant must obtain all other required 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 Galtieri	Yes
Member Ingraham	Yes
Member Wollman	Yes
Member Grgas	Yes

The Board then discussed various administrative matters.

There being no further business to come before the Board, the meeting was adjourned at 8:57 p.m.

*Chris Hadjandreas*

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Chris Hadjandreas, Chair

John Sattler  
Cathy Yu  
Jackie Shao

1690 Route 25A, , Laurel Hollow, NY  
1534 Laurel Hollow Road, Laurel Hollow, NY  
1534 Laurel Hollow Road, Laurel Hollow, NY

Michael Rant, P.E. (on behalf of Yu/Shao and Duplessy)	34 W. Main Street, Oyster Bay, NY
Damon Mark Scott, RLA (on behalf of Yu/Shao and Duplessy)	1 The Lane, Laurel Hollow, NY
Donald Finley	1 The Lane, Laurel Hollow, NY
Rudy Dunke	181 Vineyard Road, Huntington, NY
Neal Hoffman	90 High Street, Huntington, NY