

**MINUTES OF THE MEETING
PLANNING BOARD
October 3, 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)

See list at end of Minutes

Chairman Hadjandreas called the meeting to order at 7:06 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 Wollman, seconded by Member Galtieri and unanimously carried, the Board approved of the minutes of the meeting held on May 23, 2023.

Tree Removal Application – T23-2023 and P6-2023 Application of Clifford Scott Chabina to Remove 14 Trees—6 Springwood Path -- Section 14, Block A, Lot 1038

The public hearing then commenced on the application of Clifford Scott Chabina to remove 14 trees in connection with construction of a pool, patio, cabana, and sports court. The parcel of property under application has a street address of 6 Springwood Path and is also known as Section 14, Block A, Lot 1038 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. During the applicant's presentation, the applicant modified the application to request the removal of 16 trees in total rather than the 14 trees initially requested. After discussion by the Board, it was moved by Member Galtieri, seconded by Chairman Hadjandreas 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 Member Grgas, seconded by Member Ingraham and unanimously carried, that the application be approved in accordance with the following resolution:

**APPLICATION T23-2023 AND P6-2023
INC. VILLAGE OF LAUREL HOLLOW - PLANNING BOARD
APPLICATION OF CLIFFORD SCOTT CHABINA
TO REMOVE 16 TREES
6 SPRINGWOOD PATH – SECTION 14, BLOCK A, LOT 1038**

WHEREAS, on October 3, 2023, the Planning Board of the Village of Laurel Hollow held a public hearing relative to the application of Clifford Scott Chabina to remove 16

trees at 6 Springwood Path in order to accommodate the construction a pool, patio, cabana, and sports court. The parcel of land under application has a street address of 6 Springwood Path and is also known as Section 14, Block A, Lot 1038 on the Land and Tax Map of Nassau County; and

WHEREAS, a legal notice was published in the Oyster Bay Herald on September 22, 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 was notified of the application; 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 tree survey specifically depicting all trees to be removed and all trees to remain to the satisfaction of the Planning Board;
2. There shall be no equipment located or stored and no clearing of land within 15 feet of the two mature large oak trees located on the property and, further, those trees will be secured with hardened protections to ensure their safety;
3. There shall be no illumination of the sports court;
4. Submission of a revised landscape plan to the satisfaction of the Planning Board including irrigation;
5. Strict compliance with all submitted plans approved hereunder;
6. 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 a certification by the applicant's landscape professional that all tree removal and installation of trees, shrubs and plantings are installed on the property in strict accordance with the approved plans and compliance with all conditions herein;
7. The applicant must obtain all other required approvals from all applicable jurisdictions; and,

8. 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 – T45-2023 and P7-2023 Application of Robert DiBiase to remove 21 trees—315 Stillwell Lane -- Section 14, Block 30, Lot 15

The public hearing then commenced on the application of Robert DiBiase to remove 21 trees in order to clean up overgrowth on his property and create a larger useable yard. The parcel of property under application has a street address of 315 Stillwell Lane and is also known as Section 14, Block 30, Lot 15 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 representative. During the applicant's presentation, the applicant modified the application to request the removal of 31 trees in total rather than the 21 trees initially requested. After discussion by the Board, it was moved by Member Wollman, seconded by Member Galtieri 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 discussion by the Board, it was moved by Member Wollman, seconded by Member Ingraham that the application be approved in accordance with the following resolution:

APPLICATION T45-2023 AND P7-2023
INC. VILLAGE OF LAUREL HOLLOW - PLANNING BOARD
APPLICATION OF ROBERT DIBIASE
TO REMOVE 31 TREES
315 STILLWELL LANE– SECTION 14, BLOCK 30, LOT 15

WHEREAS, on October 3, 2023, the Planning Board of the Village of Laurel Hollow held a public hearing relative to the application of Robert DiBiase to remove 31 trees at 315 Stillwell Lane in order to allow the applicant to clean-up overgrowth on his property and create a larger useable yard. The parcel of land under application has a street address of 315 Stillwell Lane and is also known as Section 14, Block 30, Lot 15 on the Land and Tax Map of Nassau County; and

WHEREAS, a legal notice was published in the Oyster Bay Herald on September 22, 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 by the applicant's landscape professional that all tree removal and installation of trees, shrubs and plantings are installed on the property in strict accordance with the approved plans and compliance with all conditions herein;
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 8:50 p.m.



Chris Hadjandreas, Chair

Clifford Scott Chabina

Logan Rich Chabina

Mike Rant (on behalf of Chabina)

Robert DiBiase

Vincent M. Rielly (on behalf of DiBiase)

Michael Madarash (on behalf of Chabina)

6 Springwood Path, Laurel Hollow, NY

6 Springwood Path, Laurel Hollow, NY

34 W. Main Street, Oyster Bay, NY

315 Stillwell Lane, Laurel Hollow, NY

5 Godfrey Lane, Huntington, NY

431 Fayette Avenue, Mamaroneck, NY