

**INC. VILLAGE OF MANORHAVEN  
BOARD OF ZONING  
January 16, 2018 – 7:00 P.M.  
MINUTES**

**Call to Order:** 7:11 p.m.

**Pledge of Allegiance:** Peter Mineo, Esq.

**Attendance:** Jerry Devine, Dominick Masiello, Frank Ottaviani, Dan Renna, Patrick Gibson - Chair, Sharon Abramski - Clerk, Jeffrey Blinkhoff - BZA Attorney, Andrew Levenbaum - BZA Engineer.

**OPENING COMMENTS:**

**Z567 – 12 Manorhaven Blvd.**, Port Washington, NY, known on the Nassau County Land and Tax Map as Section 4, Block H, Lot 70. The applicant, Manorhaven Blvd. 12, LLC. is postponed to February 13, 2018.

**Z575 – 4 Manhasset Avenue**, Port Washington, NY, Section 4, B-82, L-1 in Zone R-1 is postponed to February 13, 2018.

**Z576– 76B Juniper Road**, Port Washington, NY 11050, S-4 B-040 L-68-71, 169, 269 in Zone R-1 is postponed to February 13, 2018.

**Executive Session:**

- *Motion to enter into executive session at 7:14 p.m. by Frank Ottaviani; seconded by Dan Renna; motion unanimously carried.*

- *Motion to close executive session at 7:59 p.m. by Jerry Devine; seconded by Frank Ottaviani; motion unanimously carried.*

**APPLICATIONS BEFORE THE BOARD:**

**Z568 – 48 Ashwood Road**, Port Washington, S-4 B-75 L-p/o 31, 224, 225 in Zone R1. Applicant seeks to construct a new two-family dwelling and requests variances of (1) section 155-13.1(D) of the Village Code under which the permitted front yard setback on the subject property is 31.9 feet and where a setback of 15 feet is proposed; and (2) section 155-13.1(E) under which the permitted side yard setback is 6 feet and 5 feet is proposed; (3) section 155-13.1(J) of the Village Code under which the total building lot coverage permitted is 25% and where **29.79%** is proposed; and (4) 155-13.1(K) under which the total of building lot coverage and the area occupied by structures, terraces, paved yard areas, paved driveways and any other impermeable surface shall not exceed 50% of the area of the lot and where **75.3%** is proposed

**Z569–50 Ashwood Road**, Port Washington, NY, S-4 B-75 L-p/o 31, 32, 33 in Zone R1. Applicant seeks to construct a new two-family dwelling and requests variances of (1) section 155-13.1(D) of the Village Code under which the permitted front yard setback on the subject property is 31.9 feet and where a setback of 15 feet is proposed; (2) section 155-13.1(J) of the Village Code under which the total building lot coverage permitted is 25% and where 28% is proposed.

**Z570 –52 Ashwood Road**, Port Washington, NY, S-4 B-75 L-p/o 33, 34, 35, and 36 in Zone R1. Applicant seeks to construct a new two-family dwelling and requests variances of (1) section 155-13.1(D) of the Village Code under which the permitted front yard setback on the subject property is 31.9 feet and where a setback of 15 feet is proposed; (2) Section 155-13.1(J) of the Village Code under which the total building lot coverage permitted is 25% and where 28% is proposed.

**Z571 – 54 Ashwood Road**, Port Washington, NY, S-4 B-75 L-p/o 36, 37 and 38 in Zone R1. Applicant seeks to construct a new two-family dwelling and requests variances of (1) section 155-13.1(D) of the Village Code under which the permitted front yard setback on the subject property is 31.9 feet and where a setback of 15 feet is proposed; (2) Section 155-13.1(J) of the Village Code under which the total building lot coverage permitted is 25% and where 28% is proposed.

**Z572 – 56 Ashwood Road**, Port Washington, NY, S-4 B-75 L-40, 39, P/O 38 in Zone R1. Applicant seeks to construct a new two-family dwelling and requests variances of (1) section 155-13.1(D) of the Village Code under which the

permitted front yard setback on the subject property is 31.9 feet and where a setback of 15 feet is proposed; and (2) Section 155-13.1(J) of the Village Code under which the total building lot coverage permitted is 25% and where 28% is proposed.

**Board/Applicant Comments:**

- Chairman Gibson noted that he recently began renting a Ressa property at market value and believes this will have no influence on the outcome of his decision making towards this application.
  
- Peter Mineo, Esq. presented several exhibits related to the Ressa - Ashwood Rd. applications:  
Exhibit 1: Subdivision map of grading and drainage.  
Exhibit 2: PB14-2015 decision with regard to 48 through 56 Ashwood Rd.  
Exhibit 3: 10/19/2015 Letter to Charles Panetta from Fire Chief Waterson  
Exhibit 4: A site plan depicting a parking plan for the Ashwood properties in the application
  
- BZA Concern: Who will enforce parking on the private road, and who will take responsibility of maintaining sufficient access of the roadway of the new homes which would be facing Sands Point Rd.
  
- Steven Ressa said he would have a tow truck on hand to tow illegally parked cars.
  
- Village Engineer read Sections 503.2.1 – 3 of the 2014 International Fire Code into the record regarding street marking.
  
- Village Attorney wants the applicant’s definition of “unobstructed.”
  
- Member Renna want to compare existing surveys. Paul Russo, architect will provide the Board with new surveys.
  
- Peter Mineo noted that the applicant will work with the Board regarding road markings for the private road. There was a further discussion regarding driveways.

**Public Comment:**

None

**Adjournment:**

- *Motion to adjourn the meeting to 2/13/2018 by Jerry Devine; seconded by Frank Ottaviani; motion unanimously carried.*
  
- *Motion to close the meeting at 8:30 p.m. by Jerry Devine; seconded by Dan Ressa; motion unanimously carried.*

SHARON NATALIE ABRAMSKI, RMC, CMC  
Village Clerk-Treasurer-Secretary to the BZA  
Dated: January 16, 2018  
Manorhaven, New York