

**INC. VILLAGE OF MANORHAVEN
BOARD OF ZONING
October 10, 2017 – 7:00 P.M.
MINUTES**

Call to Order: 7:01 p.m.

Pledge of Allegiance: Peter Mineo

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

The following applications were adjourned to November 14 and were not heard:

Z575 – 4 Manhasset Avenue, Port Washington, NY, Section 4, B-82, L-1 in Zone R-1.

Z576 – 76B Juniper Road, Port Washington, NY 11050, S-4 B-040 L-68-71, 169, 269 in Zone R-1.

Executive Session:

- Motion to Enter into Executive Session at 7:03 p.m. by Jerry Devine; seconded by Frank Ottaviani; unanimously carried.

- Motion to Close Executive Session by 7:35 p.m.; by Jerry Devine; seconded by Frank Ottaviani; unanimously carried.

Applications Before The Board: Z568, Z567, Z568, Z569, Z570, Z571

Comments:

- Peter Mineo, attorney for the Ashwood properties referenced his letter of October 6, 2017 to the Zoning Board and asked that it be entered into the record as an exhibit. He discussed Fire Codes and the hydrants on Ashwood Rd.

- Patrick Gibson noted that he and the BZA attorney would be sharing the letter with the Fire Chief for their comments and recommended this hearing be adjourned until November 14. .

- Peter Mineo requested that public comments be closed for these applications. This request was denied by the Board. Public comments and concerns will be heard at the next meeting in November.

- A Motion to move the Ashwood Rd. applications to the November 14 hearing was made by Frank Ottaviani; seconded by Dominick Masiello; motion unanimously carried.

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 27.87% 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 71.8% is proposed.

Z569–50 Ashwood Road, Port Washington, NY, S-4 B-75 L-p/o 31, 32, 33in 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.

- Motion to Adjourn the Meeting at 7:45 p.m. by Jerry Devine; seconded by Frank Ottaviani; motion unanimously accepted.

SHARON NATALIE ABRAMSKI, RMC, CMC
Village Clerk-Treasurer-Secretary to the BZA
Dated: October 10, 2017
Manorhaven, New York