

**INC. VILLAGE OF MANORHAVEN  
BOARD OF ZONING  
June 12, 2018 – 7:00 p.m. - MINUTES**

**Call to Order:** 7:01 p.m.

**Pledge of Allegiance:** Jeffrey Blinkoff

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

- *Motion to enter into Executive Session at 7:07 p.m. by Jerry Devine; seconded by Dan Renna; unanimously carried.*

- *Motion to close Executive Session at 7:36 p.m. by Jerry Devine; seconded by Dan Renna; unanimously carried.*

**APPLICATIONS BEFORE THE BOARD:**

**Z580 – 46 Dunes Lane,** Port Washington, NY 11050, S-4, B-103, and L-46. The applicant seeks: (1) a variance of Section 155-13.1 (G) of the Village Code to legalize a completed second floor addition exceeding the 26 ft. height from the established street grade.

**PUBLIC COMMENT:**

- *Caroline Dubois expressed concern that the variance acceptance could set a precedent for other possible errors in the future.*

- *Gibson explained that there was a substitute/temporary Building superintendent at the time of this application. Since that time, a new superintendent has been in place.*

- *Blinkoff asked the Board to consider whether an acceptance of this application would cause a detriment to the surrounding homes.*

**Board/Applicant Comments:**

- *Motion to close public comment by Jerry Devine; seconded by Dan Renna; motion unanimously carried*

- *Dominick Masiello made a motion that the application be deemed a Type 2 application under SEQRA and be accepted; Jerry Devine seconded the motion; unanimously carried.*

**Z579 – 59 Hickory Road,** Port Washington, NY 11050, S-4 B-52 L-47, 48, and 49. The applicant seeks: (1) a variance of section 155 – 13.1 (J) of the Village Code to construct a new two-family dwelling in which the proposed building would have lot coverage of 30.31% where the maximum permitted is 25%; (2) a variance of section 155 – 13.1 (K) of the Village Code to maintain total building lot coverage of 55.06% where the total of building lot coverage and the area occupied by structures, terraces, paved yard areas, paved driveways and any other impermeable surface is not to exceed 50% of the area of the lot; and (3) a variance of section 155 – 34 (B) of the Village Code to maintain roofs on the proposed structure with a roof pitch of less than four inches to the foot, where the Village Code requires that when ridge construction is used, the pitch of the roof shall not be less than four inches to the foot.

**Board/Applicant Comments:**

-*Hoomayoon Moosazahdeh, Michael Bouromand and John Amisano appeared for this application and requested that their hearing be posted until July.*

- *Jerry Devine made a motion to adjourn the hearing until July; seconded by Dan Renna; unanimously carried.*

**ADJOURNMENT:** *Motion to close the meeting by Jerry Devine; seconded by Dan Renna; motion unanimously carried.*

SHARON NATALIE ABRAMSKI, RMC, CMC  
Village Clerk-Treasurer-Secretary to the BZA  
Dated: June 12, 2018  
Manorhaven, New York