

**INC. VILLAGE OF MANORHAVEN
BOARD OF ZONING
August 20, 2018 – 7:00 p.m. - MINUTES**

Call to Order: 7:15 p.m.

Pledge of Allegiance: Jerry Devine

Attendance: Jeremy Devine, Jerry Volpe, Joseph Zimbardi, Patrick Gibson - Chair, Sharon Abramski – Village Clerk, Tom Mullaney sitting for BZA Attorney Jeffrey Blinkhoff; Andrew Levenbaum - BZA Engineer.

EXECUTIVE SESSION:

- *Motion to go into Executive Session at 7:17 p.m. by Jerry Devine; seconded by Jerry Volpe; unanimously carried.*

- *Motion to close the Executive Session at 7:33 p.m. by Jerry Devine; seconded by Jerry Volpe; unanimously carried.*

APPLICATIONS BEFORE THE BOARD:

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:

Anthony Piacentini, Esq., representing the applicant, noted for the record that the applicant has changed their request to the BZA Board and were now only requesting relief for one variance, namely increasing the lot coverage of a two family home from 25% to 27.87% (Chapter 155-13.1(J)).

He and **John Amisano, Architect** proceeded to give examples of other homes in the vicinity that received variances. Gibson reminded them that past BZA decisions do not set a precedent over future decisions. John Amisano explained changes to the drawings which included a reduction in parking from four spaces to three and discussed that larger room sizes were more desirable.

PUBLIC COMMENT:

Lucia Yakkey – 57 Hickory Rd. had a question regarding front yard and backyard setbacks and requested that any fence replacement adhere to the existing height of 6 feet in the back yard. Amisano explained the setbacks and the applicant sought to ask for the appropriate variance to allow for the same height side yard fence (Chapter 65, Section 65-6.)

Maria Carpinelli – 71 Juniper Rd. wanted to see the plans for the actual house. She feels the BZA should never “piggy back” on previous board decisions.

- *Motion to close public comment by Jerry Devine; seconded by Joe Zimbardi; unanimously carried.*

- Motion to designate this application as a Type II Action under SEQRA by Patrick Gibson; seconded by Joe Zimbardi; unanimously carried.

- Motion to accept two variances for the additional lot coverage and fence variance by Jerry Devine; seconded by Jerry Volpe; unanimously carried.

ADJOURNMENT: 8:12 p.m.

- Motion to close the meeting by Joe Zimbardi; seconded by Jerry Volpe; unanimously carried.

SHARON NATALIE ABRAMSKI, RMC, CMC
Village Clerk-Treasurer, Secretary to the BZA
Dated: August 20, 2018
Manorhaven, New York