

**INC. VILLAGE OF MANORHAVEN
BOARD OF ZONING
October 16, 2018 – 7:00 p.m. - MINUTES**

Call to Order: 7:05 p.m.

Pledge of Allegiance: Anthony Piacentini

Attendance: Jeremy Devine, John DiLeo, Jerry Volpe, Joseph Zimbardi, Patrick Gibson - Chair, Sharon Abramski – Village Clerk, Jeffrey Blinkhoff; Andrew Levenbaum - BZA Engineer.

EXECUTIVE SESSION:

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

- *Motion to close Executive Session at 7:07 p.m. by Jeremy Devine; seconded by John DiLeo; unanimously carried.*

MATTER BEFORE THE BOARD:

In the Matter of 49 Graywood Road, S-4, B81, L157, appeal by owner Pamela DeFranco from a Denial Letter issued to her with respect to a request for a renewed Certificate of Occupancy in conjunction with a Village Letter issued in lieu of a Certificate of Occupancy dated March 24, 1977. The applicant asks that the Board of Zoning Appeals interpret the Code to permit claimed pre-existing conditions of the home on the date of purchase.

APPLICATIONS BEFORE THE BOARD:

Z583 – 41 Dunwood Road, Port Washington, NY 11050, Section 4, Block 78, Lot 62 -64 in Zone R1. Manhasset Ave. Inc., as applicant seeks: 1. a variance of section 155 – 13.1 (J) of the Village Code in order to exceed the maximum building lot coverage for a two-family dwelling. The maximum permitted under the Code is 25% and the applicant proposes building lot coverage of 27.87%.

- *Applicant requested an adjournment to revise plans – Wednesday, November 7 at 7 p.m.*

Z584 – 68 Sagamore Hill Drive, Port Washington, NY 11050, S-4 B-L L-606 in Zone R-1. Port Park Properties, LLC, as applicant seeks: 1. a variance of section 155 – 13.1 (J) of the Village Code in order to exceed the maximum building lot coverage for a two-family dwelling. The maximum permitted under the Code is 25% and the applicant proposes building lot coverage of 28.1%, and 2. Seeking a variance of section 155 – 13.1 (G) of the Village Code, no building to exceed 26 feet in height from the established street grade to a proposed height of 28 feet above the established street grade.

Board/Applicant Comments:

- *Steven Ressa and Paul Russo spoke on behalf of the applicant, explaining the variances being sought and reasons for variances including the results of a soil boring test. The need to build 2 feet above the water table to avoid flooding and coverage accommodates more comfortable living space. They feel these variances would be of no detriment to the neighborhood.*

PUBLIC COMMENT:

- *Robert O'Brien feels that when there is overdevelopment of a property parcel, it leads to the feeling of overcrowding of personal space and causes social problems between neighbors. He also discussed parking. Steven Ressa disagreed that an increase of 25% to 28% would cause additional overcrowding or a social issue on this larger lot.*

- *Motion to close public comment by Jerry Volpe; seconded by John DiLeo; unanimously carried.*

- *Motion to deem this application as a type II SEQRA and accept the application by Jerry Devine; seconded by Jerry Volpe; motion unanimously.*

EXECUTIVE SESSION:

- Motion to go into Executive Session at 8:07 p.m. by Jerry Devine; seconded by Jerry Volpe; motion unanimously carried.

ADJOURNMENT: 8:16 p.m.

- Motion to close Executive Session meeting at 8:16 p.m. by Jerry Devine; seconded by John DiLeo; motion unanimously carried.

SHARON NATALIE ABRAMSKI, RMC, CMC

Village Clerk-Treasurer, Secretary to the BZA

Dated: October 16, 2018

Manorhaven, New York