

**INC. VILLAGE OF MANORHAVEN
BOARD OF ZONING AGENDA
33 Manorhaven Blvd. Port Washington, 11050
MINUTES - January 16, 2019 at 6:30 p.m.**

Call to Order: 6:37 p.m.

Pledge of Allegiance: Anthony Piacentini, Esq.

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

EXECUTIVE SESSION:

- Motion to go into Executive Session at 6:37 p.m. by Jeremy Devine; seconded by Joseph Zimbardi; motion unanimously carried.

- Motion to close Executive Session at 6:57 by Jeremy Devine; seconded by Joseph Zimbardi; motion unanimously carried.

APPLICATIONS BEFORE THE BOARD:

Z579 - Matter of 59 Hickory Road, Port Washington, NY, 11050, S-4, B-52, L- 47, 48 and 49.

Applicant previously received a variance of section 155-13.1(J) of the Code of the Village of Manorhaven to construct a new two – family dwelling in which the proposed building will have lot coverage of 27.87% where the maximum permitted is 25%. The Board will now consider legalizing fencing of six feet in height running from the rear lot line of the property along both sides of the rear yard to the rear of the building when section 65-6 of the Village Code permits a maximum height of such fencing to be five feet. The Board will also consider maintaining the previously granted variances in conjunction with subsequently submitted plans which differ from those considered by the Board, to wit; the applicant now intends to include a covered porch which was not included in the previously submitted plans.

Board/Applicant Comments:

Anthony Piacentini, Esq. spoke on behalf of the applicant regarding the fence and front porch variances. John Amisano, architect for the applicant explained the changes to the original drawings based on Planning Board requests.

Andrew Levenbaum, Village Engineer, clarified that the old porch is now part of the house, or living space.

Jeffrey Blinkhoff requested that a copy of the final drawings dated 12/12/18 be marked as **Exhibit 1** and be placed in the BZA permanent file.

PUBLIC COMMENT:

Michael Masiello had a question regarding the fence variance.

- Motion to close public comment by John Di Leo; seconded by Jerry Volpe; unanimously carried.

- Motion to determine this as a Type II action under SEQRA by Jeremy Devine; seconded by Joseph Zimbardi; unanimously carried.

- Motion to accept variances by John Di Leo; seconded by Jeremy Devine; motion unanimously carried.

Z-589 – 5A Sintsink Drive East, Port Washington, NY 11050, S-4 B-39 L- 32 in Zone E1. Applicant Henderson Ave. Corp/William Ventura seeks to convert an existing building into two separate occupancies with one being a kennel and the other being office space with a low hazard storage area, and specifically seeks: (1) a special use permit pursuant to section 155 – 20 of the Village Code in order to maintain a

kennel and low hazard storage accessory to office space in the E-1 Residential Zone where the same is not a permitted use; and (2) a variance of section 155 – 46 of the Village Code under which 11 off-street parking spaces are required and the applicant proposes to include no off-street parking spaces.

Board/Applicant Comments:

Robert Walton, Architect, discussed the variances needed to reduce the area of the existing plumbing store to be converted to the proposed dog kennel/animal boarding area. Parking is also a problem.

Jeffrey Blinkoff reviewed the criteria needed to receive a use variance.

PUBLIC COMMENT:

Michael Masiello asked how close the nearest residents lived in relationship to the proposed kennel, and were there any plans for outdoor runs.

Gary Maynard had a question regarding the hazmat material that was mentioned.

- Motion to adjourn the application until the February meeting on the 20th by Jeremy Devine; seconded by John Di Leo; motion unanimously carried.

Z-575 4 Manhasset Avenue, Port Washington, NY, 11050, S-4, B-82, L-1 in Zone R-1. Applicant seeks a variance from section 155 – 12(D)(1) of the Village Code to maintain a daycare center/school in a residential zone. The proposed work is to change the current Occupancy from Group F (factory) to Group E (educational).

Board/Applicant Comments:

No one appeared for the application.

- Motion to adjourn the application to March 12, 2019 by Jeremy Devine; seconded by Joseph Zimbardi; motion unanimously carried.

ADJOURNMENT:

Motion to close the meeting at 7:31 p.m. by Jeremy Devine; seconded by Joseph Zimbardi; motion unanimously carried.

SHARON NATALIE ABRAMSKI, RMC, CMC
Village Clerk-Treasurer, Secretary to the BZA
Dated: January 16, 2019