

**INC. VILLAGE OF MANORHAVEN
BOARD OF ZONING MEETING
JUNE 13, 2017 – 7:00 P.M.
MINUTES**

Call to Order: 7:00 p.m.

Pledge of Allegiance: Bruce Migatz

Attendance: Jeremy Devine, Carolyn DuBois, Brendan Fahey – excused, Patrick Gibson, Dominic Masiello, Frank Ottaviani, Stephen Thomson, Clerk Sharon Abramski, Jeffrey Blinkoff - BZA Attorney, Andrew Levenbaum - BZA Engineer.

The Board unanimously agreed on a SEQRA Resolution for both applications.

1. Z574 – 27 Firwood Road, Port Washington, NY 11050, S-4 B-75 L- 40, 39 & 38 in Zone R1.

Owner, Kristin Tadlock spoke on behalf of her family. They would like to match the new homes being built in the area. She wants to make their home more aesthetically pleasing. They are looking to build a small wraparound porch and would like to upgrade porch steps.

- Motion to go into Executive Session by Jeremy Devine; Seconded by Frank Ottaviani; unanimously accepted.

- Motion to close Executive Session at 7:17 p.m. by Jeremy Devine; Seconded by Caroline Dubois; unanimously accepted.

Owner Noel Gish, owner of said property seeks:

(1) Section 155-13.1(D) of the Village Code under which the permitted front yard setback on the subject property is 29.38 feet and where a setback of 20.05 feet is proposed; and

(2) Section 155-13.1(K) of the Village Code under which the total building lot coverage and other area occupied by structures, terraces, paved areas, paved driveways and any other impermeable surface shall not exceed 50% of the area of the lot and where 52.08% is proposed.

Public Comment: No Comments

- Motion to Close Public Hearing by Frank Ottaviani; seconded by Jeremy Devine; unanimously accepted.

- Motion to Accept the Application with the following restriction: The porch may not be enclosed at any point in time and it shall never be used as a living space. Motion made by Frank Ottaviani; seconded by Jeremy Devine, unanimously accepted.

2. Z573 – 5 Secatoag Avenue, Port Washington, NY 11050, S-4 B-83 L-27, 28, 29 & 225 in Zone E1.

Attorney Bruce Migatz representing the owner discussed the proposed use and variances. He submitted three exhibits and discussed each of them:

Exhibit I – A photo image of the Meyer Office Building

Exhibit II – A photo of 5 Secatoag Ave.

Exhibit III – Certificates of Occupancy for other mixed use cases

- Migatz submitted forms which he created, called “Consent Forms”, to poll other business owners in the area. The BZA Board members had several concerns, one of the biggest being ample parking for the existing business residents and any possible future business should the premise ever be sold.
- Another concern was making sure that no chemicals were present in the lower levels that could permeate into the second floor.
- Another concern what was the necessity to have both apartments be two bedroom, when one with a one bedroom would meet the requirements.
- In addition, a major concern was compatibility with the current neighborhood.
- A site visit by the BZA and a continuation hearing is scheduled for July 18, 2017 at 7 p.m.

Peter Meyer, owner of said property seeks:

(1) a special permit from the Board of Zoning and Appeals pursuant to section 155-24 A (22) of the Village Code for a mixed use in residence zone E-1;

(2) a variance of section 155-24 A (22)(a)[2] of the Village Code under which the minimum size of a two bedroom dwelling is 1,100 square feet and where two units are proposed having an area of 962 square feet (Unit “A”) and 955 square feet (Unit “B”);

(3) a variance of section 155-24 A (1)(d) under which the number of parking spaces required is 7 and 6 are proposed;

(4) a variance of section 155-45 J of the Village Code under which each off-street parking area is required to be 10 x 20 feet and where 8.66 x 20 feet is proposed;

(5) a further variance of section 155-45 J under which a driveway is required to be of 20 feet and where 13.05 feet is proposed; and

(6) a variance of section 155-24 C(6) of the Village Code under which the minimum front yard setback permitted is 26 feet and where 4.6 feet is proposed.

Public Comment: None

- Motion to Close Public Hearing by Frank Ottaviani; seconded by Dominic Masiello; unanimously accepted.

- Motion to Continue the Hearing for this application on July 18, 2017 at 7 p.m. and close this meeting at 8:40 p.m. by Frank Ottaviani; seconded by Dominic Masiello; unanimously accepted.

SHARON NATALIE ABRAMSKI, RMC, CMC

Village Clerk-Treasurer-Secretary to the BZA

Dated: June 13, 2017

Manorhaven, New York