

**INC. VILLAGE OF MANORHAVEN
BOARD OF ZONING
33 Manorhaven Blvd. Port Washington, NY 11050
February 20, 2019 at 6:30 p.m.
MINUTES**

Call to Order: 6:40 p.m.

Pledge of Allegiance: Anthony Piacentini, Esq.

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

REQUEST FOR POSTPONEMENT UNTIL MARCH 12

Z-589 - 5A Sintsink Drive East, Port Washington, NY 11050, S-4 B-39 L- 32 in Zone E1.

- *Motion to adjourn this matter until March 12 at 7 p.m. by Jeremy Devine; seconded by Joe Zimbardi; motion unanimously carried.*

APPLICATIONS BEFORE THE BOARD

Z588 – 2 Manorhaven Blvd, Port Washington, NY, 11050 Section 4, Block H, Lot 87, Residential Zone C-3: Applicant 2 Manorhaven LLC/ Cary Wolf requests a special use permit pursuant to section 155 – 20 (A)(7) of the Village Code in order to convert a 3 bay automotive repair garage to a convenience store.

Board/Applicant Comments:

- **Bruce Migatz, Esq.** came forward to seek a decision on the application. He present three documents to mark as Exhibits: 1 - a letter dated 1/16/19 stating that the applicant is willing to close at 11 p.m. according to Village Local Laws; Exhibits 2 and 3 – Consent forms from local residents in favor of the convenience store.

- *A motion was made by Jeremy Devine and seconded by Joe Zimbardi to list this application as an unlisted action or negative declaration under SEQRA and accept the application.*

Z-590 - 10 Dunes Lane, Port Washington, NY, 11050, S-4, B-103, L-27 in zone R-1. Red Rock Homes, LLC, applicant seeks a variance from section 155 – 13.1(J) of the Village Code to construct a two-family dwelling where the proposed building would have a lot coverage of 29.59% when the maximum permitted under the Village Code is 25%.

Board/Applicant Comments:

- **Anthony Piacentini, Esq.** spoke on behalf of the applicant. He noted that this is a SEQRA Type II action and that there would be no undesirable change to the neighborhood. He also pointed out that the two family home would be providing a total of six (6) off-street parking spaces which included the use of a garage for each unit.

- **Paul Russo,** the engineer for the applicant, explained the drawings and site plan. He explained that they need the extra lot coverage to add the garage which provides a third parking spot for each unit.

PUBLIC COMMENT:

- **Tim Stammers** feels that the Village is overcrowded and does not want any more two-family homes in Manorhaven.

- **Pat Debari of 12 Dunes Lane** would be a neighbor to the proposed project. She liked the distance of the

driveways from her home as well as the proposed fencing. She asked if there could be bushes/ landscaping between the properties so she did not have to see the driveway and cars parked in it.

- Ann Tomlinson asked about parking and asked whether people actually use driveways and garages. She questioned why homes have to be so big.

- Patrick Gibson noted that whether people park in their driveways or not is beyond the scope of the BZA Board.

- Anthony Piacentini stated that the owners can only encourage, not force renters to use off-street parking.

- *Motion to adjourn to March 12 meeting at 7 p.m. by Joe Zimbardi; seconded by Jeremy Devine; motion unanimously carried.*

Z-591 - 7 Corchaug Ave., Port Washington, NY, 11050, S-4, B-58, L-49 in Zone R-1. Kyung Sook and Jae Kwon Kim, applicants, seek a variance from section 155 – 13.1(J) of the Village Code to construct a two-family dwelling where the proposed building would have a lot coverage of 29.53% when the maximum permitted under the Village Code is 25%.

Board/Applicant Comments:

- Anthony Piacentini, Esq. presented Exhibit 1 - signed letters of in support of the application for a variance from ten neighbors.

- Paul Russo reviewed the site plans and drawings and showed that this application would have two, 3 bedroom units, each with 2 bathrooms and 2 parking spots.

PUBLIC COMMENT: None

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

- *Motion to accept application and deem it as a SEQRA Type II with no significant impact on the environment, naming the BZA as the lead agency by Joe Zimbardi; seconded by Jeremy Devine; motion unanimously carried.*

ADJOURNMENT: 7:34 p.m.

- *Motion to close the meeting by Jeremy Devine; seconded by Joe Zimbardi; motion unanimously carried*

SHARON NATALIE ABRAMSKI, RMC, CMC

Village Clerk-Treasurer, Secretary to the BZA

Dated: February 20, 2019