

**INC. VILLAGE OF MANORHAVEN  
BOARD OF ZONING  
April 17, 2018 – 7:00 p.m.  
MINUTES**

**Call to Order:** 7:06 p.m.

**Pledge of Allegiance:** Robert Carpentier

**Attendance:** Jerry Devine, Dominick Masiello, Frank Ottaviani - excused, Dan Renna - excused, Patrick Gibson - Chair, Sharon Abramski – Village Clerk, Jeffrey Blinkoff - BZA Attorney, Andrew Levenbaum - BZA Engineer.

**APPLICATIONS BEFORE THE BOARD:**

No one was present to represent **Z576 – 76B Juniper Road**, Port Washington, NY 11050, S-4 B-040 L-68-71, 169, 269 in Zone R-1. The Clerk will contact the applicant on how they would like to proceed.

**Board/Applicant Comments:**

**Z577 – 95 -97 Manorhaven Blvd.**, Port Washington, NY 11050, S-4, B-070, L-7 in Zone C-3. The applicant seeks: (1) a variance of Section 155-20A of the Village Code seeking a special use permit in the C-3 District for a restaurant or other eating facility; and (2) a variance of Section 155-46 of the Village Code regarding off-street parking requirements for restaurants and other eating places.

- *Oleh Dekajlo, Esq. spoke on behalf of the applicant. Stated that they are seeking a variance to continue the use as a restaurant with the same variance for parking. Seating will be 78 persons and there is no plan for live entertainment.*
- *Robert Carpentier, Esq. was there to represent an anonymous neighbor seeking a conditional special use on the closing time, limitations on outdoor usage, noise, lighting and egress and ingress.*
- *Joseph Artusa, architect noted that there is no open lighting that faces upward and the front door is the entrance.*
- *Clerk Abramski noted that Village Law 7, Section 155-20 only limits hours of operation to retail stores, not restaurants.*

**PUBLIC COMMENT:**

- *Motion to close public comment by Jerry Devine; seconded by Dominick Masiello; motion unanimously carried.*

**EXECUTIVE SESSION:**

- *Motion to go into executive session at 7:46 p.m. Jerry Devine; seconded by Dominick Masiello; motion unanimously carried.*

- *Motion to close executive session at 7:51 p.m. Jerry Devine; seconded by Dominick Masiello; motion unanimously carried.*

- *Motion to accept application without conditions by Jerry Devine; seconded by Dominick Masiello; motion unanimously carried.*

**ADJOURNMENT:** 7:54 p.m.

- *Motion to close the meeting by Jerry Devine; seconded by Dominick Masiello; motion unanimously carried.*

SHARON NATALIE ABRAMSKI, RMC, CMC  
Village Clerk-Treasurer-Secretary to the BZA  
Dated: April 17, 2018  
Manorhaven, New York