

**INC. VILLAGE OF MANORHAVEN
BOARD OF ZONING MEETING
September 26, 2017 – 7:00 P.M.
MINUTES**

Call to Order: 7:08 p.m.

Pledge of Allegiance:

Attendance: Jeremy Devine, Brendan Fahey, Dominick Masiello, Frank Ottaviani, Patrick Gibson, Chair, Sharon Abramski - BZA Clerk, Jeffrey Blinkhoff - BZA Attorney, Andrew Levenbaum - BZA Engineer.

Executive Session:

- Motion to Enter into Executive Session by Jeremy Devine; Seconded by Frank Ottaviani; unanimously carried.
- Motion to Close Executive Session at 7:30 p.m. by Jeremy Devine; Seconded by Brendan Fahey; unanimously carried.

Comments: Applicant has asked that **Z575** be adjourned until further request for a hearing. The Board unanimously approved.

1. Z575 - 4 Manhasset Avenue, Port Washington, NY, Section 4, Block 82, Lot 1 in Zone R-1. Applicant seeks a variance from section 155-12 (D) (1) 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).

Comments: After receiving a copy of the Port Washington Fire Department email dated 9/26/2017 (attached as an exhibit), Peter Mineo, Esq., counsel to the applicant, asked for an adjournment of **Z568, Z569, Z570, Z571 and Z572** until the next regularly scheduled BZA meeting on October 10, 2017 at 7 p.m.

2. Z572 – 56 Ashwood Road, Port Washington, NY, S-4 B-75 L-40, 39, P/O 38 in Zone R1. Applicant seeks to construct a new two-family dwelling and requests variances of (1) section 155-13.1(D) of the Village Code under which the permitted front yard setback on the subject property is 31.9 feet and where a setback of 15 feet is proposed; and (2) section 155-13.1(J) of the Village Code under which the total building lot coverage permitted is 25% and where 28% is proposed.

3. Z568 – 48 Ashwood Road, Port Washington, NY, S-4 B-75 L-p/o 31, 224, 225 in Zone R1. Applicant seeks to construct a new two-family dwelling and requests variances of (1) section 155-13.1(D) of the Village Code under which the permitted front yard setback on the subject property is 31.9 feet and where a setback of 15 feet is proposed; and (2) section 155-13.1(E) under which the permitted side yard setback is 6 feet and 5 feet is proposed; (3) section 155-13.1(J) of the Village Code under which the total building lot coverage permitted is 25% and where 27.87% is proposed; and (4) 155-13.1(K) under which the total of building lot coverage and the area occupied by structures, terraces, paved yard areas, paved driveways and any other impermeable surface shall not exceed 50% of the area of the lot and where 71.8% is proposed.

4. Z569–50 Ashwood Road, Port Washington, NY, S-4 B-75 L-p/o 31, 32, 33 in Zone R1. Applicant seeks to construct a new two-family dwelling and requests variances of (1) section 155-13.1(D) of the Village Code under which the permitted front yard setback on the subject property is 31.9 feet and where a setback of 15 feet is proposed; (2) section 155-13.1(J) of the Village Code under which the total building lot coverage permitted is 25% and where 28% is proposed.

5. Z570 –52 Ashwood Road, Port Washington, NY, S-4 B-75 L-p/o 33, 34, 35, and 36 in Zone R1.
Applicant seeks to construct a new two-family dwelling and requests variances of (1) section 155-13.1(D) of the Village Code under which the permitted front yard setback on the subject property is 31.9 feet and where a setback of 15 feet is proposed; (2) Section 155-13.1(J) of the Village Code under which the total building lot coverage permitted is 25% and where 28% is proposed.

6. Z571 – 54 Ashwood Road, Port Washington, NY, S-4 B-75 L-p/o 36, 37 and 38 in Zone R1.
Applicant seeks to construct a new two-family dwelling and requests variances of (1) section 155-

13.1(D) of the Village Code under which the permitted front yard setback on the subject property is 31.9 feet and where a setback of 15 feet is proposed; (2) section 155-13.1(J) of the Village Code under which the total building lot coverage permitted is 25% and where 28% is proposed.

Adjournment:

- Motion to Close the Meeting at 7:30 p.m. by Frank Ottaviani; seconded by Dominick Masiello; motion unanimously carried.

SHARON NATALIE ABRAMSKI, RMC, CMC
Village Clerk-Treasurer-Secretary to the BZA
Dated: September 26, 2017
Manorhaven, New York