

**INC. VILLAGE OF MANORHAVEN  
BOARD OF ZONING  
May 15, 2018 – 7:00 p.m.  
MINUTES**

**Call to Order:** 7:01 p.m.

**Pledge of Allegiance:** Sharon Abramski

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

**APPLICATIONS BEFORE THE BOARD:**

**Board/Applicant Comments:**

The BZA Board unanimously deemed that both applications were Type 2 with regard to SEQRA.

**Z578 - 39 Sintsink Drive West,** Port Washington, NY 11050, S-4, B-L, Lots 19 and 20. The applicant seeks: a variance of section 155-13.1(E) of the Village Code in order to maintain a standby generator within the minimum required setback.

**Board/Applicant Comments:**

Vasilios Lagos brought expert James Dunn of Systemic control to discuss generator and elevation of the generator. Lagos presented Exhibit 1– a drawing/site plan and Exhibit 2 – twelve photos of the location where the generator will be located, west of the stoop.

**PUBLIC COMMENT:**

Shane Yeh - 41 Sintsink Drive West appeared on behalf of the applicant to note that he has no problem with the location of the new generator.

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

*- Motion to accept application by Dan Renna; seconded by Jerry Devine motion unanimously carried.*

**Z579 – 59 Hickory Road,** Port Washington, NY 11050, S-4 B-52 L-47, 48, and 49. The applicant seeks: (1) a variance of section 155 – 13.1 (J) of the Village Code to construct a new two-family dwelling in which the proposed building would have lot coverage of 30.31% where the maximum permitted is 25%; (2) a variance of section 155 – 13.1 (K) of the Village Code to maintain total building lot coverage of 55.06% where the total of building lot coverage and the area occupied by structures, terraces, paved yard areas, paved driveways and any other impermeable surface is not to exceed 50% of the area of the lot; and (3) a variance of section 155 – 34 (B) of the Village Code to maintain roofs on the proposed structure with a roof pitch of less than four inches to the foot, where the Village Code requires that when ridge construction is used, the pitch of the roof shall not be less than four inches to the foot.

**Board/Applicant Comments:**

Anthony Piacentini, Esq. and John Amisano, architect appeared on behalf of the applicant. Amisano explained the grading problems; 25 % lot coverage is allowed, the applicant is seeking 27.78%. a test boring was completed and results showed it was high, 6 to 7 feet below the grade. A request is being made for two – 3 bedroom units with larger living space, and would like an additional 200 square feet for 4 more off street parking spaces versus three.

**The BZA requested the height of the existing house and would like the test boring reports for the next meeting on June 12.** Upon receiving multiple documents to distribute to the Board that evening, the Clerk requested that the applicant submit all new documents a week prior to the meeting so the Board has adequate time to review the items.

The following items were presented to the Board:

FH1 – A height diagram; FH2 – A high water diagram; A home analysis; the 5/13/18 letter from Amisano to the BZA.

Piacentini, noted certain properties which were granted variances within the Village which were greater than 55.5%. Chairman Gibson noted that this does not set a precedent. There was a discussion regarding the pitch of the roof; applicant may withdraw that request for a variance.

**PUBLIC COMMENT:**

Lucia Yakkey – 57 Hickory had a concern about parking. Amisano replied that they plan to have two driveways each with a capacity for two cars. They will try to conform to other homes in the area.

Mark Napoli – 61 Hickory had a question about the two trees in the backyard that would be coming down and was concern that the height could affect the performance of his new solar roof. **The BZA would like a design for the proposed saddle roof.**

*- Motion to Adjourn for a 5 minute recess by Jerry Devine, seconded by Dan Renna, unanimously accepted;*

*- Motion to Resume by Jerry Devine, seconded by Dan Renna, unanimously accepted;*

*- Hearing to be continued on June12 at 7 p.m.*

**ADJOURNMENT:** 8:16 p.m.

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

SHARON NATALIE ABRAMSKI, RMC, CMC

Village Clerk-Treasurer-Secretary to the BZA

Dated: May 15, 2018

Manorhaven, New York