

**INC. VILLAGE OF MANORHAVEN  
BOARD OF ZONING  
33 Manorhaven Blvd. Port Washington, 11050  
August 13, 2019 at 7 p.m. - MINUTES**

**Call to Order:** 7:00 p.m.

**Pledge of Allegiance:** John Di Leo

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

**ADJOURNMENTS:**

**Z595 - 59 Orchard Beach Boulevard, Port Washington, NY, 11050, S-4, B-59, L-636 in Zone R-4.**

Applicant, Pond Ridge Homes is seeking an adjournment to September 17 at 6:30 p.m.

- *Jerry Devine moved to accept an adjournment until September 17 at 6:30 p.m.; seconded by John Di Leo; unanimously carried.*

**Z597 – 43/45 Orchard Beach Boulevard, Port Washington, NY, 11050, S-4, B-59, L-640, 642 in Zone C-1.** Applicant, Christopher Fillas is seeking an adjournment to September 17 at 6:30 p.m.

- *Jerry Volpe moved to accept an adjournment until September 17 at 6:30 p.m.; seconded by Jerry Devine; unanimously carried.*

**APPLICATIONS BEFORE THE BOARD:**

**Z598 - 21 Juniper Road, Port Washington, NY, 11050, S-4, B45, L-70 – 72 in Zone R1.** Applicant, Moritz Maroof, seeks a variance: (1) from Section 155-13.1 of the Village Code to accommodate a rear yard stoop which would encroach five (5) feet into the required setback, and (2) Section 155-13.I (J) the maximum lot building coverage for a two-family dwelling shall be 25% and the applicant seeks building lot coverage of 30.21%.

**Board/Applicant Comments:**

- Anthony Piacentini, Esq. compared properties within Manorhaven with increased lot coverage of 25 to 30% that were 40 x 100 in size. He presented **Exhibit 1:** Images of Two Family Homes with increased lot coverage. Piacentini feels that the request for an increase in lot coverage would not create a change in character of the neighborhood or an undue burden of surrounding residents. He asked that the Board not deviate from a pattern of the BZA approvals of similar previous requests. Piacentini proceeded to discuss a variance for height.

- Clerk Sharon Abramski noted for the record that a height variance was not part of the initial application nor part of the legal notice for this evening and the hearing would have to be re-noticed. Piacentini stated that the height would remain per the current drawing for now.

**EXECUTIVE SESSION:**

- *Jerry Devine moved to enter into Executive Session at 7:26 p.n. to seek the Advice of Counsel; seconded by Jerry Volpe; unanimously carried.*

- *Jerry Devine moved to close the Executive Session at 7:40; seconded by Jerry Volpe; unanimously carried.*

**Board/Applicant Comments:**

- Charles D'Alesso, architect for the applicant, was told that the Zoning Board felt that they didn't have proper drawings of the proposed structure. D'Alesso discussed the cantilevers. Clerk Abramski requested that a full set of drawings be submitted for the Board members by the end of the week.

**Public Comment:**

- Colleen O'Neill, 16 Juniper Rd. said her main concern is parking. She was told there would be four parking spots.

- Linda Nittolo, 23 Juniper Rd. feels the existing house next to them is already so close to her property.

**ADJOURNMENT:** 8:00 p.m.

- Joseph Zimbardi moved to close the meeting at 8 p.m.; John Di Leo Seconded; unanimously carried.

**\* The next BZA Meeting is: September 17, 2019 at 6:30 p.m.**

SHARON NATALIE ABRAMSKI, RMC, CMC

Village Clerk-Treasurer, Secretary to the BZA

Dated: August 13, 2019