

**INC. VILLAGE OF MANORHAVEN  
BOARD OF ZONING  
June 11, 2019 at 6:30 p.m. - MINUTES**

**Call to Order:** 6:39 p.m.

**Pledge of Allegiance:** Sharon Abramski

**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.

**EXECUTIVE SESSION:**

- At 6:40 p.m., Jerry Devine moved to enter into Executive Session to the seek advice of counsel; Joseph Zimbardi seconded; motion unanimously carried.

- At 6:55 p.m., Jerry Devine moved to close the Executive Session; Jerry Volpe seconded; motion unanimously carried.

**APPLICATIONS BEFORE THE BOARD:**

**Z- 595 - 59 Orchard Beach Boulevard, Port Washington, NY, 11050, S-4, B-59, L-636 in Zone R-4.**

**Continued hearing.** Applicant is seeking an adjournment until Tuesday, July 16, 2019 at 7 p.m.

- Jerry Devine moved to adjourn the hearing until 7/17/19 at 7 p.m.; seconded by Jerry Volpe; unanimously carried.

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

**Continued consideration, public comment closed** Applicant, Henderson Ave. Corp/ William Ventura, seeks to convert an existing building into two separate occupancies with one being a kennel and the other being office space with a low hazard storage area, and specifically seeks: (1) a determination and interpretation from the Board of Zoning Appeals that a variance is not required in order to maintain a kennel and low hazard storage accessory to office space in the E-1 Residential Zone, or, in the alternative, a use variance allowing for the same; and (2) a variance of section 155 – 46 of the Village Code under which 11 off-street parking spaces are required and the applicant proposes to include no off-street parking spaces.

**Board/Applicant Comments:**

There was a discussion between the Board and applicant regarding a condition of appropriate sound proofing, dogs remaining on premise at all times and the parking variance.

- Jerry Devine moved that no variance was required for use as a kennel; Jerry Volpe seconded; motion unanimously carried.

- John Di Leo moved to approve the parking variance conditionally for use as a kennel only; seconded by Joseph Zimbardi; unanimously carried.

- Jerry Volpe moved to accept the application conditionally upon the written decision; Joseph Zimbardi seconded motion unanimously carried.

**ADJOURNMENT:** 7:06 p.m.

Jerry Devine moved to close the meeting at 7:06; seconded by John di Leo; unanimously carried.

SHARON NATALIE ABRAMSKI, RMC, CMC

Village Clerk-Treasurer, Secretary to the BZA

Dated: June 11, 2019