

**INC. VILLAGE OF MANORHAVEN  
ZONING BOARD PUBLIC HEARING  
AUGUST 9, 2016 at 7:00 p.m.  
MINUTES**

**Call to Order:** 7:04 p.m.

**Pledge of Allegiance:** Led by Frank Ottaviani

**Attendance:**

Members: Caroline Dubois; Brendan Fahey; Dominick Masiello; Tom Panullo; Stephen Thomsen; Clerk: Sharon Natalie Abramski; Counsel to the Zoning Board: Jeffrey Blinkoff. Clerk Abramski read BZA Case #567 into the record as follows:

**BZA 567** – Application of Manorhaven Blvd. 12, LLC, owner **12 Manorhaven Blvd.**, Port Washington, NY, known on the Nassau County Land and Tax Map as Section 4, Block H, Lot 70:

- a. Seeking a variance from section 155-36 of the Village Code in order to erect a roof on an accessory structure with a proposed height of 28’ and 1-7/16” where the maximum roof height permitted is 15’; and
- b. Seeking a special use permit to maintain a salt storage shed in zone E-1 of the Village where a salt storage shed is not listed as a permitted use in zone E-1 under section 155-24 of the Village Code; and
- c..Seeking to maintain a salt storage shed with a pre-fabricated fabric cover (roof) on the subject property located at 12 Manorhaven Blvd., Port Washington, NY. The proposed height of the roof is 28’ and 1-7/16.”

**NOTE:** Nassau County Planning Commission has not made a recommendation to date

**Appearance on behalf of the applicant:**

Howard Avrutine, Esq., Avrutine & Associates, PLLC  
Frank Genese, N2 Project Management

**EXHIBIT A:** A photo depicting the structure’s appearance was presented to the Board.

**DISCUSSIONS:** A discussion ensued regarding *Department of Environmental Conservation* (DEC) regulations, existing structures, history of the present usage, reason for current application and factors as to why the specified height is needed for the variance, permits in place, and actual structural comments.

**The Board requested the following:**

- a. a site visit to inspect the location of the application;
- b. a report from applicant’s engineering company: Nelson, Pope & Voorhis;

- c. a copy of DEC regulations that are being followed;
- d. submission of an environmental “long” form;
- e. a *Storm Water Pollution Prevention Plan* (SWPPP);
- f. the history of the facility’s usage of salt and sand storage; and
- g. a list of permits pertaining to salt storage.

**PUBLIC COMMENT:**

Barbara Ruemenapp, Pat Valenti, Robert O’Brien

**MOTIONS:**

*A Motion was made to continue the Public Hearing on September 13, 2016, after the site has been visited and requested documents have been produced and reviewed.*

Motion by: Chairman Thomsen; Seconded by: Member Masiello; unanimously accepted.

*A Motion was made to adjourn for the evening.*

Motion by: Chairman Thomsen; Seconded by: Member Ottaviani; unanimously accepted.

**ADJOURNMENT:** 8:25 p.m.

Dated: Manorhaven, New York  
August 9, 2016  
SHARON NATALIE ABRAMSKI, CMC  
VILLAGE CLERK-TREASURER