

**INC. VILLAGE OF MANORHAVEN
BOARD OF ZONING
March 09, 2021 at 7:30 p.m. - MINUTES**

CALL TO ORDER: 7:05 p.m.

PLEDGE OF ALLEGIANCE: Joseph Zimbardi

ATTENDANCE: Chairman Jeremy Devine, John Di Leo, Patrick Gibson, Jerry Volpe, Joseph Zimbardi, Alex Kovacevic– Deputy-Village Clerk, Jeffrey Blinkhoff – BZA Attorney; Andrew Levenbaum - BZA Engineer. All attendees via Zoom except Alex Kovacevic.

EXECUTIVE SESSION:

Jerry Volpe made a motion to enter Executive Session to seek legal counsel at 7:08 p.m.; seconded by Joseph Zimbardi; unanimously carried.

Jerry Volpe made a motion to close the Executive Session at 7:34 p.m.; seconded by Joseph Zimbardi; unanimously carried.

APPLICATIONS BEFORE THE BOARD:

Z595 - 59 Orchard Beach Boulevard, Port Washington, NY, 11050, S-4, B-59, L-636 in Zone R4. (Continued hearing) Applicant, Pond Ridge Homes, seeks the following variances: (1) Section 155 – 16 (B) of the Village Code in order to construct a building with a building area of 45.02% of the lot area where the maximum permitted is 35%; (2) Section 155 – 35 (A) of the Village Code in order to maintain the eaves that project into the side yards by 42 inches when cornices, eaves, and gutters cannot project more than 24 inches into side yards; and (3) Section 155 – 35 (E) of the Village Code in order to maintain an open side entry stair leading to the second floor under both the left and right side of the building when the Code does not permit entry stairs on the side of the structure leading to a second-story, either open or enclosed, covered or uncovered.

BOARD/APPLICANT COMMENTS:

Albert D’Agostino attorney representing client noted that the applicant was waiting for their engineering firm to respond to a recent correspondence from the Federal Emergency Management Agency. Further discussed jurisdictional governance matters regarding said matter.

Jeffrey Blinkoff discussed recent FEMA correspondence regarding 59 Orchard Beach Blvd.

Jeremy Devine noted that any updated reports from applicant’s engineering firm should be submitted no later than March 23rd if the matter is to be heard for the April meeting.

Jerry Volpe made a motion adjourn Z595 until the next scheduled meeting; seconded by Joseph Zimbardi; unanimously carried.

Z607 – 2 Norwood Road, Port Washington, NY, 11050, S-4, B-63, Lots 43-45, in Zone R-1. Applicants seek the following variances from the Village Code: (1) from section 155-13.1(C) to allow construction on an existing lot having a lot depth of 75 feet where the minimum lot depth required is 100 feet; (2) from section 155-13.1(D) to allow construction on a lot with the existing front yard setback on Norwood Road (narrower street) of 16 feet when under the Code on a corner lot a front yard setback shall be required on each street frontage as follows: The front yard setback on the narrower street frontage shall be a minimum of 20 feet or the same as the average front yard setback of the existing buildings within 200 feet on each side of the lot and within the same block front and district, whichever is greater; (3) from section 155-13.1(L) to allow for only one existing on-site parking space when the Code requires that each single family dwelling unit shall have at least two on-site parking spaces for occupant use; (4) from section 155-13.1(M) to allow for an air conditioner

condenser unit in the front yard that abuts Manorhaven Boulevard when the Code provides that no structure or accessory use may be located in the front yard; (5) from section 155-13.1(N) to allow for a shed to be located in the required side yard setback area when the Code provides that no structure or accessory use, other than a detached garage, as permitted, and parking of vehicles (but not commercial vehicles), may be located in a required side yard setback; and (6) from section 155-34(C) to allow for flat roof construction used over approximately two hundred seventy-nine (279) square feet of floor area when the Code provides that ridge construction must be used in R-1 Residential Districts.

BOARD/APPLICANT COMMENTS:

Carlos Munoz, architect representing applicant provided a brief overview of property specifications and mentioned that most of the requested variances were existing conditions.

John DiLeo made a motion to close public comment; seconded by Joseph Zimbardi; unanimously carried.

Jeffrey Blinkoff mentioned that the property would have no significant impact on the environment and would submit to the board that this property be identified as a Type 2 property.

Joseph Zimbardi made a motion to accept as a Type 2 property; seconded by Jerry Volpe; unanimously carried.

Roll call for application as follows: Chairman Jeremy Devine - Aye, John Di Leo - Aye, Patrick Gibson - Aye, Jerry Volpe - Aye, Joseph Zimbardi – Aye.

Jerry Volpe made a motion to enter Executive Session to seek legal counsel at 7:44 p.m.; seconded by Joseph Zimbardi; unanimously carried.

Jerry Volpe made a motion to close the Executive Session at 8:12 p.m.; seconded by Joseph Zimbardi; unanimously carried.

ADJOURNMENT:

Jerry Volpe made a motion to close meeting; seconded by John DiLeo; unanimously carried.

The next BZA Meeting is Tuesday, April 13 at 7:30 p.m.

Alex Kovacevic
Village Deputy Clerk-Treasurer, Acting Secretary to the BZA
Dated: March 16, 2021