

**INC. VILLAGE OF MANORHAVEN
BOARD OF ZONING APPEALS
January 14, 2025 at 6:30 p.m. – MINUTES**

CALL TO ORDER: 6:30 P.M.

PLEDGE OF ALLEGIANCE: Michael Meehan

ATTENDANCE: *Dominick Masiello, Edward Watt, Vincent Costa via Zoom, Michael Meehan, Neil Jester - Excused, Village BZA Engineer - Rebecca Goldberg, Village BZA Attorney Thomas Larounis –*

APPLICATIONS BEFORE THE BOARD:

(Z652) 30 Sagamore Hill Drive: Port Washington NY 11050 S-4, B-83, Lot 1. The applicant, Red Rock Homes LLC seeks the following variances to build a new 3 story mixed use building containing 49 dwelling units and 1 retail space of 868 square feet. 155-24 (A)(22) - Mixed use development in the E-1 Zoning district is only a permitted use with a special permit from the Board of Zoning and Appeals subject to certain provisions. 155-24 (A)(22)(a) - 4 bedroom apartment is not listed under the minimum dwelling size. 155-24 (A)(22)(a)(1) - Studio and one bedroom dwellings shall be a minimum of 800 square feet. Proposed: 1 bedroom apartment is 750 square feet provided. 155-24 (C)(2) - Buildings shall not exceed 26 feet and two stories in height, as measured from the established street grade adjoining the property. Proposed: 34.5 feet building height not including elevator bulkhead. 155-34 (A) - In all cases where flat roof construction is used and there is no ridge, there shall be an average air space of 18 inches between the ceiling beams and roof beams. Proposed: There is no 18-inch space between the ceiling beams and roof beams. They appear to be the same framing member. 155-38 - Buildings of wood-frame or metal-skin construction shall be prohibited in any commercial or industrial district. Proposed: Construction method is not specified. 155-42 - A swimming pool or spa accessory to a one or more family dwelling unit shall conform to the following regulations and shall be subject to a special use permit from the Board of Zoning and Appeals. 155-45 (J) - In commercial or industrial districts, each off-street parking area shall have an area of not less than 10 feet by 20 feet, with access drives or aisles, in usable shape and condition, not less than 20 feet. Proposed: All provided parking spaces are 9 feet by 20 feet. 155-46 - 1 space for each 300 square feet of gross floor area. Required to 304 parking spaces. Proposed: 94 parking spaces provided.

APPLICANT COMMENTS:

Clerk to the Zoning Board reviewed a recent email from the applicant's attorney requesting an adjournment.

PUBLIC COMMENT:

No public comment given.

Edward Watt made a motion to adjourn Z652 to the February meeting; seconded by Dominick Masiello; unanimously carried.

(Z645) 20 Graywood Road: Port Washington NY 11050 S-4, B-68, Lot 20. The applicant, Wilmer Vallejo seeks the following variances to Maintain Existing Exterior Work on Stoop, Patio, and Emergency Escape. 155-13.1 D – On an interior lot, the minimum front yard setback shall be 20 feet. Proposed: Proposed porch encroaches 5.0 feet into required front yard setback. 155-13.1 J – The maximum lot building coverage for a two-family dwelling shall be 25%. Building coverage shall include the principal building, including attached or detached porches and decks extending more than two feet above average finished grade and attached or detached garages and all other accessory uses. Proposed: Lot coverage of 35.35%. 155-13.1 – K – The total of building lot coverage and the area occupied by structures, terraces, paved yard areas, paved driveways and any other impermeable surface shall not exceed 50% of the area of the lot. Proposed: Total building lot coverage of 90.08%.

APPLICANT COMMENTS:

Wilmer Vallejo, owner of property, explained the circumstances regarding the existing conditions.

Garrick Wan, Superintendent of Buildings, reviewed existing conditions of said property.

Board members questioned property dynamics, existing conditions, and percentage of impervious pavers.

PUBLIC COMMENT:

No public comment given.

Roll call vote taken to determine that the Village of Manorhaven Board of Zoning Appeals be Lead Agency under the New York State Environmental Quality Review Act, and that said variances, if granted, have been determined to be Type II Actions for the purpose of the New York State Environmental Quality Review Act, having no significant impact on the environment.; ‘Aye’ approving said application and ‘Nay’ denying application. Results were as follows: Dominick Masiello – Aye, Edward Watt – Aye, Michael Meehan – Aye, Vincent Costa – Aye, SEQRA determination approved.

Roll call vote taken to approve or deny said application; ‘Aye’ approving said application and ‘Nay’ denying application. Results were as follows: Dominick Masiello – Aye, Edward Watt – Aye, Michael Meehan – Aye, Vincent Costa – Aye.

(Z654) 22 Graywood Road: Port Washington NY 11050 S-4, B-68, Lot 29-30. The applicant, Isaac Sarmiento seeks the following variances to legalize non-permeable paver driveway. 155-13.1 K – The total of building lot coverage and the area occupied by structures, terraces, paved yard areas, paved driveways and any other impermeable surface shall not exceed 50% of the area of the lot. Proposed: 79.20%.

APPLICANT COMMENTS:

Andrew Kaplan, architect representing the applicant, reviewed the proposed site plan.

Board members presented commentary and questions regarding the conditions and materials underneath the existing pavers, tree located in front of the property, and the widening of the apron and curb cut. Further noted that the Board requests a revised plan that includes the restoration of the curb cut which would conform to the Village code In addition, the Board requested a revised plan that reduces the amount of impervious pavers.

Rebecca Goldberg, Village BZA engineer, requested that drainage details should be documented on the plot plan.

Isaac Sarmiento, applicant of Z654, discussed the conditions that led to the illegal work performed on property.

PUBLIC COMMENT:

Ima Kahn, resident of Manorhaven, made a public comment regarding the existing drainage conditions on Graywood Road.

Nick Pedone, resident of Manorhaven, made a public comment and was not in favor of the proposed plan.

The next tentatively scheduled BZA Meeting is Tuesday, February 11th at 6:30 p.m.

Alex Kovacevic
Village Deputy Clerk-Treasurer, Secretary to the BZA
Dated: January 16, 2025