

**INC. VILLAGE OF MANORHAVEN
BOARD OF ZONING APPEALS
March 11, 2025 at 6:30 p.m. – MINUTES**

CALL TO ORDER: 6:31 P.M.

PLEDGE OF ALLEGIANCE: Ken Kraft

ATTENDANCE: *Dominick Masiello, Edward Watt, Vincent Costa, 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 (C)(2) - Buildings shall not exceed 26 feet and two stories in height, as measured from the established street grade adjoining the property. Proposed: 35.5 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: Wood-frame construction provided. 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: 98 parking spaces provided.

APPLICANT COMMENTS:

Philip Butler, attorney representing the applicant, reviewed the recent revision and general property specifications.

Edward Watt made a motion to re-open public comment, seconded by Dominick Masiello; unanimously carried.

Ken Kraft, resident of Manorhaven, reviewed history of major developments in the area and mentioned that environmental measures should be taken to ensure safety.

Andreas Tceodosiou, attorney representing Tom’s Point Condominiums, objects to proposed plan due to increased traffic, safety and height concerns.

Scott Stolzman, resident of Manorhaven, showed support for general development however noted that the Community should be allowed to be more involved in projects of this magnitude.

Christine Zahn, resident of Manorhaven, made a public comment (Clerk absent due to visitor). Please refer to transcript.

Bob Murphy, resident of Manorhaven, made a public comment (Clerk absent due to visitor). Please refer to transcript.

Hank Ratner, resident of Port Washington, supports the proposed plan and noted that such projects add value to the Community.

Vincent Costa made a motion to close the public comment; seconded by Dominick Masiello; unanimously carried.

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.

Vincent Costa made a motion to close and adjourn the meeting; seconded by Edward Watt; unanimously carried at 7:08 p.m.

The next tentatively scheduled BZA Meeting is Tuesday, April 8th at 6:30 p.m.

Alex Kovacevic
Village Deputy Clerk-Treasurer, Secretary to the BZA
Dated: March 12, 2025