Call to Order: 6:40 p.m.

Pledge of Allegiance: Anthony Piacentini, Esq.

Attendance: Jeremy Devine, John Di Leo - excused, Jerry Volpe, Joseph Zimbardi, Patrick Gibson - Chair, Sharon Abramski – Village Clerk, Jeffrey Blinkhoff – BZA Attorney; Andrew Levenbaum - BZA Engineer.

REQUEST FOR POSTPONEMENT UNTIL MARCH 12

- Motion to adjourn this matter until March 12 at 7 p.m. by Jeremy Devine; seconded by Joe Zimbardi; motion unanimously carried.

APPLICATIONS BEFORE THE BOARD

Z588 – 2 Manorhaven Blvd, Port Washington, NY, 11050 Section 4, Block H, Lot 87, Residential Zone C-3: Applicant 2 Manorhaven LLC/ Cary Wolf requests a special use permit pursuant to section 155 – 20 (A)(7) of the Village Code in order to convert a 3 bay automotive repair garage to a convenience store.

Board/Applicant Comments:
- Bruce Migatz, Esq. came forward to seek a decision on the application. He present three documents to mark as Exhibits: 1 - a letter dated 1/16/19 stating that the applicant is willing to close at 11 p.m. according to Village Local Laws; Exhibits 2 and 3 – Consent forms from local residents in favor of the convenience store.
- A motion was made by Jeremy Devine and seconded by Joe Zimbardi to list this application as an unlisted action or negative declaration under SEQRA and accept the application.

Z-590 - 10 Dunes Lane, Port Washington, NY, 11050, S-4, B-103, L-27 in zone R-1. Red Rock Homes, LLC, applicant seeks a variance from section 155 – 13.1(J) of the Village Code to construct a two-family dwelling where the proposed building would have a lot coverage of 29.59% when the maximum permitted under the Village Code is 25%.

Board/Applicant Comments:
- Anthony Piacentini, Esq. spoke on behalf of the applicant. He noted that this is a SEQRA Type II action and that there would be no undesirable change to the neighborhood. He also pointed out that the two family home would be providing a total of six (6) off-street parking spaces which included the use of a garage for each unit.
- Paul Russo, the engineer for the applicant, explained the drawings and site plan. He explained that they need the extra lot coverage to add the garage which provides a third parking spot for each unit.

PUBLIC COMMENT:
- Tim Stammers feels that the Village is overcrowded and does not want any more two-family homes in Manorhaven.
- Pat Debari of 12 Dunes Lane would be a neighbor to the proposed project. She liked the distance of the
driveways from her home as well as the proposed fencing. She asked if there could be bushes/landscaping between the properties so she did not have to see the driveway and cars parked in it.
- Ann Tomlinson asked about parking and asked whether people actually use driveways and garages. She questioned why homes have to be so big.
- Patrick Gibson noted that whether people park in their driveways or not is beyond the scope of the BZA Board.
- Anthony Piacentini stated that the owners can only encourage, not force renters to use off-street parking.
- Motion to adjourn to March 12 meeting at 7 p.m. by Joe Zimbardi; seconded by Jeremy Devine; motion unanimously carried.

Z-591 - 7 Corchaug Ave. Port Washington, NY, 11050, S-4, B-58, L-49 in Zone R-1. Kyung Sook and Jae Kwon Kim, applicants, seek a variance from section 155–13.1(J) of the Village Code to construct a two-family dwelling where the proposed building would have a lot coverage of 29.53% when the maximum permitted under the Village Code is 25%.

Board/Applicant Comments:
- Anthony Piacentini, Esq. presented Exhibit 1 - signed letters of in support of the application for a variance from ten neighbors.
- Paul Russo reviewed the site plans and drawings and showed that this application would have two, 3 bedroom units, each with 2 bathrooms and 2 parking spots.

PUBLIC COMMENT: None

- Motion to close public comment by Jeremy Devine; seconded by Joe Zimbardi; motion unanimously carried.
- Motion to accept application and deem it as a SEQRA Type II with no significant impact on the environment, naming the BZA as the lead agency by Joe Zimbardi; seconded by Jeremy Devine; motion unanimously carried.

ADJOURNMENT: 7:34 p.m.
- Motion to close the meeting by Jeremy Devine; seconded by Joe Zimbardi; motion unanimously carried

SHARON NATALIE ABRAMSKI, RMC, CMC
Village Clerk-Treasurer, Secretary to the BZA
Dated: February 20, 2019