INC. VILLAGE OF MANORHAVEN  
BOARD OF ZONING MEETING  
September 26, 2017 – 7:00 P.M. 
MINUTES

Call to Order: 7:08 p.m.

Pledge of Allegiance:

Attendance: Jeremy Devine, Brendan Fahey, Dominick Masiello, Frank Ottaviani, Patrick Gibson, Chair, Sharon Abramski - BZA Clerk, Jeffrey Blinkhoff - BZA Attorney, Andrew Levenbaum - BZA Engineer.

Executive Session:
- Motion to Enter into Executive Session by Jeremy Devine; Seconded by Frank Ottaviani; unanimously carried.
- Motion to Close Executive Session at 7:30 p.m. by Jeremy Devine; Seconded by Brendan Fahey; unanimously carried.

Comments: Applicant has asked that Z575 be adjourned until further request for a hearing. The Board unanimously approved.

1. Z575 - 4 Manhasset Avenue. Port Washington, NY, Section 4, Block 82, Lot 1 in Zone R-1. Applicant seeks a variance from section 155-12 (D) (1) to maintain a daycare center/school in a residential zone. The proposed work is to change the current Occupancy from Group F (factory) to Group E (educational).

   Comments: After receiving a copy of the Port Washington Fire Department email dated 9/26/2017 (attached as an exhibit), Peter Mineo, Esq., counsel to the applicant, asked for an adjournment of Z568, Z569, Z570, Z571 and Z572 until the next regularly scheduled BZA meeting on October 10, 2017 at 7 p.m.

2. Z572 – 56 Ashwood Road. Port Washington, NY, S-4 B-75 L-40, 39, P/O 38 in Zone R1. Applicant seeks to construct a new two-family dwelling and requests variances of (1) section 155-13.1(D) of the Village Code under which the permitted front yard setback on the subject property is 31.9 feet and where a setback of 15 feet is proposed; and (2) section 155-13.1(J) of the Village Code under which the total building lot coverage permitted is 25% and where 28% is proposed.

3. Z568 – 48 Ashwood Road. Port Washington, S-4 B-75 L-p/o 31, 224, 225 in Zone R1. Applicant seeks to construct a new two-family dwelling and requests variances of (1) section 155-13.1(D) of the Village Code under which the permitted front yard setback on the subject property is 31.9 feet and where a setback of 15 feet is proposed; and (2) section 155-13.1(E) under which the permitted side yard setback is 6 feet and 5 feet is proposed; (3)section 155-13.1(J) of the Village Code under which the total building lot coverage permitted is 25% and where 27.87% is proposed; and (4) 155-13.1(K) under which 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 and where 71.8% is proposed.

4. Z569–50 Ashwood Road. Port Washington, NY, S-4 B-75 L-p/o 31, 32, 33 in Zone R1. Applicant seeks to construct a new two-family dwelling and requests variances of (1) section 155-13.1(D) of the Village Code under which the permitted front yard setback on the subject property is 31.9 feet and where a setback of 15 feet is proposed; (2) section 155-13.1(J) of the Village Code under which the total building lot coverage permitted is 25% and where 28% is proposed.
5. **Z570 – 52 Ashwood Road**, Port Washington, NY, S-4 B-75 L-p/o 33, 34, 35, and 36 in Zone R1. Applicant seeks to construct a new two-family dwelling and requests variances of (1) section 155-13.1(D) of the Village Code under which the permitted front yard setback on the subject property is 31.9 feet and where a setback of 15 feet is proposed; (2) Section 155-13.1(J) of the Village Code under which the total building lot coverage permitted is 25% and where 28% is proposed.

6. **Z571 – 54 Ashwood Road**, Port Washington, NY, S-4 B-75 L-p/o 36, 37 and 38 in Zone R1. Applicant seeks to construct a new two-family dwelling and requests variances of (1) section 155-13.1(D) of the Village Code under which the permitted front yard setback on the subject property is 31.9 feet and where a setback of 15 feet is proposed; (2) section 155-13.1(J) of the Village Code under which the total building lot coverage permitted is 25% and where 28% is proposed.

**Adjournment:**

- Motion to Close the Meeting at 7:30 p.m. by Frank Ottaviani; seconded by Dominick Masiello; motion unanimously carried.

SHARON NATALIE ABRAMSKI, RMC, CMC
Village Clerk-Treasurer-Secretary to the BZA
Dated: September 26, 2017
Manorhaven, New York