

**INC. VILLAGE OF MANORHAVEN  
BOARD OF ZONING APPEALS  
June 10, 2025 at 6:30 p.m. – AGENDA**

**CALL TO ORDER:** 6:35 p.m.

**PLEDGE OF ALLEGIANCE:** Edward Butt

**ATTENDANCE:** *Dominick Masiello via video conference, Dean Panullo, Edward Watt, Vincent Costa, Michael Meehan, Village BZA Engineer - Rebecca Goldberg, Village BZA Attorney Thomas Larounis –*

**APPLICATIONS BEFORE THE BOARD:**

**(Z656) 37 Corchaug Ave:** Port Washington NY 11050 S-4, B-83, Lot 18, 20. The applicant, Corchaug Bay LLC seeks the following variances to construct a new two-story two-family dwelling: 155-13.1 F – The minimum rear yard setback shall be 20 feet. Proposed is 13.5 feet to the AC Units. 155-13.1 G – No building shall exceed two stories or 26 feet in height, measured from the established street grade. Proposed is 29.83 feet height. 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 is 33.6%. 155-45 K (2) – Curb cuts in Residential Districts. Only one curb cut is allowed in new construction. Proposed is 2 curb cuts provided.

**APPLICANT COMMENTS:**

Kevin Boroumand, applicant, reviewed recently submitted revision, addressed staircase and basement dynamics. Further responded to questions from the Board regarding parking spaces and lot coverage.

Board members posed questions for the applicant regarding off street parking availability, lot coverage, and rear yard setback specifications.

Kevin Boroumand stated that as per the latest revision, the variance under code 155-13.1 F would not be needed as the updated drawing shows a 20.1 foot rear yard setback.

**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: Vincent Costa – Aye, Dean Panullo – Aye, Dominick Masiello – Aye, Edward Watt – Aye, Michael Meehan – Aye.*

*Roll call vote taken to approve or deny said application; ‘Aye’ approving said application and ‘Nay’ denying application. Noted: Variance 155-13.1 F regarding rear yard setback no longer needed as per amended plans. Results were as follows: Vincent Costa – Aye, Dean Panullo – Aye, Dominick Masiello – Aye, Edward Watt – Nay, Michael Meehan – Aye.*

**(Z657) 6 Manorhaven Blvd:** Port Washington NY 11050 S-4, B-H, Lot 108. The applicant, 6 Manorhaven LLC seeks the following variances to construct a Two-Story Extension with an Interior Renovation: 155-17 – No building shall be erected to a height in excess of 26 feet or two stories, as measured from the established street grade. Proposed: 29.29 feet. 155-17 E – The minimum lot area shall be 4,000 square feet. Proposed: 3,000 square feet existing non-conforming. 155-17 F – The minimum lot width of the lot shall be 40 feet. Proposed: 30 feet existing non-conforming. 155-45 E – In all commercial districts, off street parking spaces shall be provided in accordance with 155-46. Proposed: No parking calculation provided. 155-45 G – No part of the parking area shall be used for the storage or abandonment of any article or material. 155-45 H – Parking areas shall be marked with arrows showing flow of traffic, and individual parking spaces. 155-45 I – In a commercial or industrial districts, the entire parking space area, except entrances and exits, shall be screened from the outside view by landscaping property borders. 155-45 J – In commercial or industrial districts, each of-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.

#### **APPLICANT COMMENTS:**

Edward Butt, architect representing the applicant, reviewed plan, parking specifications and proposed interior renovations. Further expressed that variances 155-45 E, G, H, I, J did not apply to application.

Board members questioned parking availability in comparison to interior space, proposed rooftop space posing a potential concern regarding capacity, and fire escape routes in respect to a second means of egress. A discussion was held in regard to a fire escape that may be added to any future revisions.

Rebecca Goldberg posed a question regarding the cover sheet in reference to parking specifications.

#### **PUBLIC COMMENT:**

Augie DeFeo, of 150 Shore Road, noted that the right of way in the rear of the building has no blacktop which may pose drainage issues for surrounding properties.

*Vincent Costa made a motion to enter into executive session to seek legal counsel; seconded by Dominick Masiello; unanimously carried at 7:13 p.m.*

*Vincent Costa made a motion to close the executive session and re-enter the public session; seconded by Dean Panullo; unanimously carried at 7:34 p.m. No action taken by Board in executive session.*

Michael Meehan recommended that the applicant communicate with the Village Engineer to clarify any concerns and revise previously addressed items.

*Dean Panullo made a motion to adjourn Z657 to the next available meeting date; seconded by Vincent Costa; unanimously carried.*

*Vincent Costa made a motion to close the meeting; seconded by Dean Panullo; unanimously carried at 7:47 p.m.*

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

Alex Kovacevic  
Village Deputy Clerk-Treasurer, Board of Zoning and Appeals Coordinator  
Dated: June 11, 2025