

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

**CALL TO ORDER:** 6:33 p.m.

**PLEDGE OF ALLEGIANCE:** Board members

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

**APPLICATIONS BEFORE THE BOARD:**

**Z661 – 20 Kirkwood Road:** Port Washington NY 11050 S-4, B-45- L-127. The applicant, 20 Kirkwood LLC seeks the following variances to construct a new two-family residence. 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: 29.9% lot coverage. 155-45 K (2) – Curb Cuts in Residential Districts. Only one curb cut is allowed in new construction. Proposed: 2 curb cuts provided.

**APPLICANT COMMENTS:**

Edward Butt, architect representing applicant, reviewed the proposed variance requests and discussed curb cut details.

Board members questioned lot coverage dynamics in reference to roof overhang calculation inclusion and discussed methods on how to streamline the proposed parking configuration.

**PUBLIC COMMENT:**

Christine Zahn, resident, commented that lot coverage and parking variance requests were excessive and a detriment to the community. Later thanked Board members for their efforts and service.

Sherri Denn, resident, asked how many bedrooms there were in the proposed application. Further commented that tenants in new developments were not using existing driveway.

John Orr, resident, questioned why there was no easel provided so that the public and the Board could have a clear understanding of the proposed plan.

Edward Watt made a motion to enter into an executive session to seek legal counsel; seconded by Dominick Masiello; unanimously carried at 7:01 p.m.

Vincent Costa made a motion to close the executive session and re-enter the public hearing; seconded by Dominick Masiello; unanimously carried at 7:26 p.m. No action taken in executive session.

Board members discussed a parking specification alteration to the plan and expressed interest in rendering a decision and SEQRA resolution for said matter.

*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.*

*Edward Watt made a motion to render a decision on said matter, seconded by Dean Panullo; unanimously carried.*

*Roll call vote taken to approve or deny said application; ‘Aye’ approving said application and ‘Nay’ denying application. Conditions if approved as follows: 1) Both curb cuts to be reduced from 13ft.6 inches to 11ft.6 inches resulting in a total 24-foot aggregate. 2) Extend two parking pads two feet to the east of property. Results were as follows: Vincent Costa – Aye, Dean Panullo – Aye, Dominick Masiello – Aye, Edward Watt – Aye, Michael Meehan – Aye.*

*Edward Watt made a motion to adjourn and close the meeting; seconded by Vincent Costa; unanimously carried at 7:37 p.m.*

**The next tentatively scheduled BZA Meeting is Monday, November 10th at 6:30 p.m.**

**(Tuesday, November 11<sup>th</sup> – Village Hall closed in observance of Veterans Day)**

Alex Kovacevic  
Village Deputy Clerk-Treasurer  
Dated: October 15, 2025