

**INC. VILLAGE OF MANORHAVEN
BOARD OF ZONING & APPEALS
January 27, 2026 at 6:30 p.m. – AGENDA**

CALL TO ORDER: 6:30 p.m.

PLEDGE OF ALLEGIANCE: Board of Zoning and Appeals

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

APPLICATIONS BEFORE THE BOARD:

Z648 - 53 Hickory Road: Port Washington NY 11050 S-4, B-52, Lot 54. The applicant, Mario Sichani seeks a time extension of a previous approval rendered November 12th, 2024, to commence construction.

APPLICANT COMMENTS:

Michael Sichani, representing the applicant, explained that the owner needed an extension of time to commence construction due to losing the original contractor.

PUBLIC COMMENT:

No public comment given.

Roll call vote taken to approve or deny said extension; ‘Aye’ approving said extension and ‘Nay’ denying extension. Results were as follows: Vincent Costa – Aye, Dean Panullo – Aye, Dominick Masiello – Aye, Brendan Zahner – Aye, Michael Meehan – Aye.

Z665 – 74 Edgewood Road: Port Washington NY 11050 S-4, B-26- L-3,4. The applicant, Red Rock Homes LLC seeks the following variances to construct a new two-family residence. 155-13.1F – The minimum rear yard setback shall be 20 feet. Proposed rear yard setback is 16 feet 4 inches to ac units. 155-13. 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: With the cantilever of the second floor is approximately 34.4% lot average. 155-13.1 K – 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. Proposed: Total building lot coverage with the cantilever of the second floor is approximately 50.4%. 155-30 F – Front yard

maximum paved area shall not exceed 50% in a residential zone. Proposed: Calculation not provided.

APPLICANT COMMENTS:

John Schimenti, architect representing the applicant, reviewed the proposed drawings and answered questions from the Board and Public. Further addressed various comments previously made by the Village Engineer.

Board members questioned if the proposed drawings were in compliance with fire code, bedroom dynamics, drainage details, and proposed scenarios to reduce the proposed lot coverage. Additionally questioned if a plan could be revised to be built to code.

PUBLIC COMMENT:

Steve Thompsen, resident, asked how material would be removed from the basement in relation to the water table. Further commented that existing water table did not present an acceptable depth for building proposed plan.

Robert O'Brien, resident, commented that profit should not be considered when deciding on said applications. Also felt that the existing Village utility infrastructure could not handle increased building activity.

Michael Meehan, Chairman, commented that the Board always makes concessions based on public opinion and any adverse effects on the community.

Christine Zahn, resident, feels that the builders have a right to build, however, shouldn't be allowed to build properties in excess of the code. Further expressed concern regarding excessive variances and builders taking advantage of the community. Additionally posed a question in relation to on and off-street parking.

Sherry Denn, resident, understands the need for development and is in favor of capitalism however feels that variances are excessive and that true hardships are not being presented in said application or similar applications.

John Orr, resident, commented that nobody is in favor of variances and feels that lot coverage increases are not needed. Additionally questioned parking dynamics of proposed application.

Mary Christine Thompsen, resident, expressed that lot percentages need to be reduced, variances are excessive and that the property is too small to accommodate such a request.

Chris Murphy, resident, asked the Board if residents gain anything with variances.

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, Brendan Zahner – Aye, Michael Meehan – Aye.

Roll call vote taken to approve or deny said application; 'Aye' approving said application and 'Nay' denying application. If approved, conditions include the approval for only the following said variances 155-13.1 F – rear yard setback and 155-13. J Lot coverage which is to be reduced to 32.0%: Results were as follows: Vincent Costa – Aye, Dean Panullo – Aye, Dominick Masiello – Nay, Brendan Zahner – Nay, Michael Meehan – Aye.

Z666 – 3 Ford Place: Port Washington NY 11050 S-4, B-26- L-1,2. The applicant, Red Rock Homes LLC seeks the following variances to construct a new two-family residence. 155-13.1F – The minimum rear yard setback shall be 20 feet. Proposed rear yard setback is 16 feet 4 inches to ac units. 155-13. 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: With the cantilever of the second floor is approximately 33.6% lot average. 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: 33.6% lot average.

APPLICANT COMMENTS:

John Schimenti, architect representing the applicant, reviewed the proposed drawings and answered questions from the Board and Public. Further addressed various comments previously made by the Village Engineer.

Brendan Zahner questioned the configuration of the proposed building.

PUBLIC COMMENT:

Sherry Denn, resident, expressed that no hardships are being presented and that the applications and similar applications pose a threat to the Village's utility infrastructure and local schools.

Sharon Rickett, resident, commented that the lot percentage of said application is excessive, and feels that renters don't care about the community.

Christine Zahn, resident, expressed that variances are not making the community better and that absentee landlords are not taking care of their properties. Referenced a broken window not fixed in an acceptable time at the property known as 22 Sagamore Hill Drive.

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, Brendan Zahner – Aye, Michael Meehan – Aye.

Roll call vote taken to approve or deny said application; 'Aye' approving said application and 'Nay' denying application. If approved, conditions include the approval for only the following said variances 155-13.1 F – rear yard setback and 155-13. J Lot coverage which is to be reduced to 32.0%: Results were as follows: Vincent Costa – Aye, Dean Panullo – Aye, Dominick Masiello – Nay, Brendan Zahner – Nay, Michael Meehan – Aye.

Vincent Costa made a motion to adjourn and close the meeting; seconded by Brendan Zahner; unanimously carried at 8:09 p.m.

Alex Kovacevic
Village Deputy Clerk-Treasurer
Dated: January 28, 2026