

**INC. VILLAGE OF MANORHAVEN  
BOARD OF ZONING APPEALS  
April 14, 2026 at 6:30 p.m. – MINUTES**

**CALL TO ORDER:** 6:31 p.m.

**PLEDGE OF ALLEGIANCE:** Ken Kraft

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

**APPLICATIONS BEFORE THE BOARD:**

**Z-652 30 Sagamore Hill Drive:** Port Washington NY 11050 S-4, B-83, Lot 1. The applicant, Red Rock Homes LLC seeks an extension of prior approval.

**APPLICANT COMMENTS:**

Philip Butler, attorney representing the matter, discussed the reason for the delay in construction.

Michael Boroumand, applicant, reviewed additional reasons as to why the previously approved project was delayed.

**PUBLIC COMMENT:**

Ken Kraft, resident, read statement into the record labeled “Article 78: It’s the Same Old Song.”

Christine Zahn, resident, commended Ken Kraft’s statement, opposes the proposed extension, and feels that the matter was mishandled.

Thomas Plominski, resident, opposes application. \*

Christian Hommerich, resident, opposes the extension and feels that there should be good cause for delay.

Sherry Denn, resident, opposes the extension. Feels that the applicant has not shown a true hardship and that developers are aware of the process and take advantage of the system.

Dominick Masiello posed a question to Counsel for clarification on code.

*Vincent Costa made a motion to render a decision on said extension, with an extension length of 12 months; seconded by Dean Panullo; unanimously carried.*

*Roll call vote taken to approve or deny said 12-month 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.*

**Z669 10 Oldwood Road:** Port Washington NY 11050 S-4, B-62- L- 251, 351, 451. The applicant, Manhasset Bay Developers LLC seeks the following variances to construct a new two-family residence. 155-13.1 C – The minimum lot depth shall be 100 feet. Existing: 75 feet depth. 155-13.1 F – The minimum rear yard setback shall be 20 feet. Proposed: 16 feet 4 inches to ac units. 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:**

Judy Simonic, attorney representing the applicant, discussed the elimination of requested variances.

Paul Russo, architect representing the applicant, commented that the application is zoning compliant.

**PUBLIC COMMENT:**

Elise Ledda, resident, commented that she is in favor of the concessions made by the applicant, however, will need to recuse herself from the voting process once the matter is heard before the Planning Board.

*Vincent Costa made a motion to enter into an executive session to seek legal counsel; seconded by Brendan Zahner; unanimously carried at 7:04 p.m.*

*Vincent Costa made a motion to close the executive session and re-renter to public hearing; seconded by Dominick Masiello; unanimously carried at 7:09 p.m. No action taken in executive session.*

*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. Condition if approved includes only one variance being granted as per the revised plan which would require the approval of: 155-13.1 C – The minimum lot depth shall be 100 feet. Existing: 75 feet depth. Results were as follows: Vincent Costa – Aye, Dean Panullo – Aye, Dominick Masiello – Aye, Brendan Zahner – Aye, Michael Meehan – Aye.*

*Vincent Costa made a motion to adjourn and close the meeting; seconded by Dominick Masiello; unanimously carried at 7:10 p.m.*

**The next tentatively scheduled BZA Meeting is Tuesday, May 12th at 6:30 p.m.**

Alex Kovacevic  
Village Deputy Clerk-Treasurer  
Dated: April 21, 2026