

**INC. VILLAGE OF MANORHAVEN
BOARD OF ZONING APPEALS
August 11, 2026 at 6:30 p.m. – MINUTES**

CALL TO ORDER: 6:34 P.M.

PLEDGE OF ALLEGIANCE: Alex Kovacevic

ATTENDANCE: *Mandy Li, Dean Panullo, Vincent Costa, Joseph Zimbardi, Michael Meehan, Village BZA Engineer - Rebecca Goldberg, Village BZA Attorney Thomas Larounis –*

APPLICATIONS BEFORE THE BOARD:

Z672 3 Corchaug Avenue: Port Washington NY 11050 S-4, B-58- L- 49. The applicant, Kyungsook Kim seeks the following variances to construct a new two-family residence. . 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: 29.5% lot coverage. 155-45K (2) – Curb cuts in residential districts. Only one curb cut is allowed in new construction. Proposed: 2 curb cuts provided.

APPLICANT COMMENTS:

Rui Gomes, architect representing the applicant, reviewed the driveway, curb cut, and parking dynamics. Further answered questions from the Board.

Kyungsook Kim, owner of property, read a statement regarding her husband's health condition and how the proposed application would improve living conditions.

PUBLIC COMMENT:

Sherry Denn, resident, asked if the proposed property would be owner occupied.

Vincent Costa made a motion to enter into an executive session to seek legal counsel; seconded by Dean Panullo; unanimously carried at 6:45 p.m.

Joseph Zimbardi made a motion to close the executive session to re-enter the public hearing; seconded by Mandy Li; unanimously carried at 7:03 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: Mandy Li – Aye, Dean Panullo – Aye, Joseph Zimbardi – Aye, Vincent Costa – Aye, Michael Meehan – Aye. ‘

Roll call vote taken to approve or deny said application; Aye' approving said application and 'Nay' denying application. Results were as follows: Mandy Li – Nay, Dean Panullo – Nay, Joseph Zimbardi – Nay, Vincent Costa – Nay, Michael Meehan – Nay.

Vincent Costa made a motion to adjourn and close the meeting; seconded by Joseph Zimbardi; unanimously carried at 7:07 pm.

Alex Kovacevic
Village Deputy Clerk-Treasurer
Dated: August 12, 2026