

**INC. VILLAGE OF MANORHAVEN
BOARD OF ZONING APPEALS
October 13, 2026 at 6:30 p.m. – MINUTES**

CALL TO ORDER: 6:31 p.m.

PLEDGE OF ALLEGIANCE: Led by board members

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

APPLICATIONS BEFORE THE BOARD:

Z673 6 Norwood Road: Port Washington NY 11050 S-4, B-63- L- 395. The applicant, Ozkan Toraman seeks the following variances to construct a 2nd story addition with interior renovation on a single family home. 155-13.1 D – On an interior lot, the minimum front yard setback shall be 20 feet. Proposed: 11.52 feet to the portico. 155-13.1 E – On and interior lot, the minimum side yard setback shall be six feet. Proposed: 5.88 feet on the second floor addition. 155-13.1 F – The minimum rear yard setback shall be 20 feet. Proposed: 19.33 feet on second floor addition. 155-13.1 J - The maximum lot building coverage for a one-family dwelling shall be 28%. 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: 32.09% lot building coverage. 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: 60.28% total building lot coverage.

APPLICANT COMMENTS:

Todd O’Connell, representing said application, reviewed the proposed plan.

Vincent Costa made a motion to enter into an executive session to seek legal counsel; seconded by Joseph Zimbardi; unanimously carried at 6:37 p.m.

Vincent Costa made a motion to close the executive session and re-enter the public hearing; seconded by Mandy Li; unanimously carried at 6:58 p.m.

PUBLIC COMMENT:

Sherry Denn, resident, favors application. Further noted that these types of applications were beneficial to the community.

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, Joseph Zimbardi – Aye, Vincent Costa – Aye, Michael Meehan – Aye. ‘

Roll call vote taken to approve or deny said application; If approved, conditions include 1)Rear yard setback to be revised to 18.33 feet. Aye’ approving said application and ‘Nay’ denying application. Results were as follows: Mandy Li – Aye, Joseph Zimbardi – Aye, Vincent Costa – Aye, Michael Meehan – Aye.

Z674 1 Orchard Beach Road: Port Washington NY 11050 S-4, B-H- L- 118 The applicant, Bartlett Co. seeks the following variances to construct a new two-family residence. 155-13.1 C – The minimum lot depth shall be 100 feet. Existing: 72.35 feet. 155-13.1 F – The minimum rear yard setback shall be 20 feet. Proposed: 10 feet to the rear of building and 6.3 feet to the rear stairs. 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: 29.3% lot coverage.

APPLICANT COMMENTS:

Paul Russo, architect representing the application, reviewed the proposed plan, variances, and prior fire.

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

Vincent Costa made a motion to close the executive session and re-enter the public hearing; seconded by Mandy Li; unanimously carried at 7:20 p.m.

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: Mandy Li – 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 – Aye, Joseph Zimbardi – Aye, Vincent Costa – Aye, Michael Meehan – Aye.

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:

Paul Russo, architect representing the application, reviewed the proposed plan and requested variances. Discussed the changes made in comparison to the previously denied application of 3 Corchaug Avenue.

Joseph Zimbardi asked if rear yard setback could be revised.

Michael Meehan asked if rear yard setback could be revised to be more favorable for noise pollution in reference to AC units.

Paul Russo asked for a quick recess to discuss potential rear yard concession with applicant.

PUBLIC COMMENT:

Sherry Denn, resident, questioned if the application included ADA compliant access dynamics.

Kyungsook Kim, owner of property, noted that application did not warrant ADA compliant accessibility.

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, 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 – Aye, Joseph Zimbardi – Aye, Vincent Costa – Aye, Michael Meehan – Aye.

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

Alex Kovacevic
Village Deputy Clerk-Treasurer
Dated: October 14, 2026