

**INC. VILLAGE OF MANORHAVEN
BOARD OF ZONING
January 16, 2018 – 7:00 P.M. - AGENDA**

Call to Order:

Pledge of Allegiance:

Attendance:

OPENING COMMENTS:

- Z567 – 12 Manorhaven Blvd., Port Washington, NY, known on the Nassau County Land and Tax Map as Section 4, Block H, Lot 70. The applicant, Manorhaven Blvd. 12, LLC. is postponed to February 13, 2018.

- Z575 – 4 Manhasset Avenue, Port Washington, NY, Section 4, B-82, L-1 in Zone R-1 is postponed to February 13, 2018.

- Z576 – 76B Juniper Road, Port Washington, NY 11050, S-4 B-040 L-68-71, 169, 269 in Zone R-1 is postponed to February 13, 2018.

EXECUTIVE SESSION:

APPLICATIONS BEFORE THE BOARD:

Board/Applicant Comments:

Z568 – 48 Ashwood Road, Port Washington, S-4 B-75 L-p/o 31, 224, 225 in Zone R1. Applicant seeks to construct a new two-family dwelling and requests variances of (1) section 155-13.1(D) of the Village Code under which the permitted front yard setback on the subject property is 31.9 feet and where a setback of 15 feet is proposed; and (2) section 155-13.1(E) under which the permitted side yard setback is 6 feet and 5 feet is proposed; (3) section 155-13.1(J) of the Village Code under which the total building lot coverage permitted is 25% and where **29.79%** is proposed; and (4) 155-13.1(K) under which 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 and where **75.3%** is proposed

Z569–50 Ashwood Road, Port Washington, NY, S-4 B-75 L-p/o 31, 32, 33 in Zone R1. Applicant seeks to construct a new two-family dwelling and requests variances of (1) section 155-13.1(D) of the Village Code under which the permitted front yard setback on the subject property is 31.9 feet and where a setback of 15 feet is proposed; (2) section 155-13.1(J) of the Village Code under which the total building lot coverage permitted is 25% and where 28% is proposed.

Z570 –52 Ashwood Road, Port Washington, NY, S-4 B-75 L-p/o 33, 34, 35, and 36 in Zone R1. Applicant seeks to construct a new two-family dwelling and requests variances of (1) section 155-13.1(D) of the Village Code under which the permitted front yard setback on the subject property is 31.9 feet and where a setback of 15 feet is proposed; (2) Section 155-13.1(J) of the Village Code under which the total building lot coverage permitted is 25% and where 28% is proposed.

Z571 – 54 Ashwood Road, Port Washington, NY, S-4 B-75 L-p/o 36, 37 and 38 in Zone R1. Applicant seeks to construct a new two-family dwelling and requests variances of (1) section 155-13.1(D) of the Village Code under which the permitted front yard setback on the subject property is 31.9 feet and where a setback of 15 feet is proposed; (2) Section 155-13.1(J) of the Village Code under which the total building lot coverage permitted is 25% and where 28% is proposed.

Z572 – 56 Ashwood Road, Port Washington, NY, S-4 B-75 L-40, 39, P/O 38 in Zone R1. Applicant seeks to construct a new two-family dwelling and requests variances of (1) section 155-13.1(D) of the Village Code under which the permitted front yard setback on the subject property is 31.9 feet and where a setback of 15 feet is proposed; and (2) Section 155-13.1(J) of the Village Code under which the total building lot coverage permitted is 25% and where 28% is proposed.

Public Comment:

Adjournment:

SHARON NATALIE ABRAMSKI, RMC, CMC

Village Clerk-Treasurer-Secretary to the BZA

Dated: January 16, 2018

Manorhaven, New York