

**INC. VILLAGE OF MANORHAVEN
BOARD OF ZONING
November 14, 2017 – 7:00 P.M.
AGENDA**

Call to Order:

Pledge of Allegiance:

Attendance:

Executive Session:

Z575 – 4 Manhasset Avenue, Port Washington, NY, Section 4, B-82, L-1 in Zone R-1. Applicant seeks a variance from section 155-12 (D) (1) to maintain a daycare center/school in a residential zone. The proposed work is to change the current Occupancy from Group F (factory) to Group E (educational).

Board/Applicant Comments:

Public Comment:

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 **a.** Seeking a variance from section 155-36 of the Village Code in order to erect a roof on an accessory structure with a proposed height of 28' and 1-7/16" where the maximum roof height permitted is 15'; and **b.** Seeking a special use permit to maintain a salt storage shed in zone E-1 of the Village where a salt storage shed is not listed as a permitted use in zone E-1 under section 155-24 of the Village Code; and **c.** Seeking to maintain a salt storage shed with a pre-fabricated fabric cover (roof) on the subject property located at 12 Manorhaven Boulevard, Port Washington, NY. The canopy size is 56.2" x 40", height is 28'.2". Total square footage to be covered by the canopy is 2,

Board/Applicant Comments:

Public Comment:

Z576– 76B Juniper Road, Port Washington, NY 11050, S-4 B-040 L-68-71, 169, 269 in Zone R-1. The applicant seeks: (1) a variance of section 155 – 13.1 (A) of the Village Code to maintain a lot having an area of approximately 2881.9 ft.² when the minimum lot permitted by the Code is 4000 ft.²; (2) a variance of section 155 – 13.1 (B) of the Village Code to maintain a lot of an irregular shape in which the lot width reduces to 6.235 at feet, when the minimum lot width permitted by the Code is 40 feet; (3) a variance of section 155 – 13.1 (E) of the Village Code to maintain a side yard setback on an interior lot of 6.35 feet for the south side yard, 0 feet for the north side yard, and 6.35 feet in the aggregate, when the minimum side yard setback on an interior lot required by the Code is 6 feet, with a minimum required aggregate of 14 feet; (4) a variance of section 155 – 13.1 (F) of the Village Code to maintain a rear yard setback of 10.66 feet when the minimum rear yard setback permitted by the Code is 20 feet; (5) a variance of section 155 – 13.1 (J) of the Village Code to maintain a property having an approximate area with a lot coverage of 49.93% when the maximum lot and building coverage permitted under the Code for a two-family dwelling is 25%; (6) a variance of section 155 – 13.1 (K) of the Village Code to maintain a total amount of building lot coverage in conjunction with the area occupied by structures, terraces, paved yard areas, paved driveway areas and any other impermeable surface of 52.75%, when the maximum area permitted to be covered under the Code is 50%; (7) a variance of section 155 – 13.1 (L) of the Village Code to permit there to be no parking spaces provided on the subject property when the Code requires that each a single family dwelling unit shall have at least 2 on-site parking spaces for occupant use, and each two-family dwelling unit shall have at least 3 on-site parking spaces for occupant use.

Board/Applicant Comments:

Public Comment:

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 27.87% 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 71.8% 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.

Board/Applicant Comments:

Public Comment:

Adjournment:

SHARON NATALIE ABRAMSKI, RMC, CMC
Village Clerk-Treasurer-Secretary to the BZA
Dated: November 14, 2017
Manorhaven, New York

