

**INC. VILLAGE OF MANORHAVEN  
BOARD OF ZONING  
December 12, 2017 – 7:00 P.M. - AGENDA**

**Call to Order:**

**Pledge of Allegiance:**

**Attendance:**

**Z575 – 4 Manhasset Avenue**, Port Washington, NY, Section 4, B-82, L-1 in Zone R-1.

**Z567 – 12 Manorhaven Blvd.**, Port Washington, NY, known on the Nassau County Land and Tax Map as Section 4, Block H, Lot 70.

**Z576– 76B Juniper Road**, Port Washington, NY 11050, S-4 B-040 L-68-71, 169, 269 in Zone R-1.

**Executive Session:**

**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. \* **NOTE: this is a correction**

**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: December 12, 2017  
Manorhaven, New York