

LEGAL NOTICE
INCORPORATED VILLAGE
OF MANORHAVEN

NOTICE IS HEREBY GIVEN that the Board of Zoning Appeals will hold a public meeting on Tuesday, September 17, 2013, at 7:00 p.m., at the Manorhaven Village Hall, 33 Manorhaven Boulevard, Port Washington, New York 11050 for the following application to be heard:

- 1) That Edward D'Agostino owner of the My Spectrum Center School located at 11 Sintsink Drive East, Manorhaven, New York has made application to the Village of Manorhaven's Board of Zoning Appeals pursuant to New York State Village Law §7-712(a) and Village of Manorhaven Code §155-60(D)(3) to extend the durational limit of the Decision of the BZA issued on October 14, 2009 and conditional approval granted by the Board of Trustees on April 29, 2010, to open and operate the Spectrum School. This is not required to be treated as a new application and therefore, a formal hearing is not necessary.
- 2) That Carlos Sarmiento with a residence at 63 Inwood Road, Port Washington, New York 11050 has made application to the Village of: Manorhaven Board of Zoning Appeals for variances from Chapter 155, *et seq.*, of the Village's zoning code to install a new rear patio and new rear (back) stoop made of concrete, at the property located at 63 Inwood Road, Port Washington, New York and located in the R-1 zone, as follows:

§155-13.1(J). Existing: The maximum lot building coverage for a two family dwelling shall be 25%
Proposed: New lot building coverage would be 28.9%

§155-13.1(K) Existing: The total existing building lot coverage including structures and other impermeable surface(s) shall not exceed 50% of the area of the lot.
Proposed: Total proposed building lot coverage would be 59.9%.
- 3) That Ressa-Cibants with an office at 15 South Bayles Avenue, Port Washington, New York has made application to the Village of Manorhaven Board of Zoning Appeals for variances from Chapter 155, *et seq.*, of the Village's zoning code for variances for the construction of a new two (2) family dwelling located at 57 Inwood Road, Port Washington, New York 11050, located in the R-1 zone, as follows:

§155-13.1(G) Existing: No building shall exceed two stories or 26 feet in height measured from the established street grade.
Proposed: Three (3) stories and 33 feet in height.

§155-13.1(J) Existing: The maximum lot building coverage for a two family dwelling shall be 25%;
Proposed: Total proposed building lot coverage would be 29.9%.
- 4) That 59 Orchard Boulevard Partners, LLC with an office located at 525 7th Avenue, New York, New York has made application to the Village of Manorhaven Board of Zoning Appeals for a variance from Chapter 155, *et seq.*, of the Village's zoning code for variances for the construction of a new three (3) story, three unit condominium to be located at 59 Orchard Beach Blvd., Port Washington, New York 11050, located in the R-4 zone, as follows:

§155-16.B(1) Existing: No apartment house shall be more than two stories in height
Proposed: The proposed structure is three (3) stories in height.

BY ORDER OF THE BOARD OF ZONING APPEALS

LIZ GAYNOR
Village Administrator/ Secretary to the BZA

Dated: Manorhaven, New York
August 26, 2013