

**INC. VILLAGE OF MANORHAVEN  
BOARD OF ZONING  
33 Manorhaven Blvd. Port Washington, 11050  
October 16, 2019 at 6:30 p.m. - AGENDA**

**Call to Order:**

**Pledge of Allegiance:**

**Attendance:**

**EXECUTIVE SESSION:**

**Z-598- 21 Juniper Road, Port Washington**, NY, 11050, S-4, B-45, L-70, 71, 72 in Zone R-1. Applicant, 21 Juniper LLC, Moritz Maroof, seeks variances: (1) from Section 155 – 13.1(F) of the Village Code which requires a 20 foot rear yard setback in order to allow: emergency escape and rescue window wells that encroach into the required rear yard setback by 3 feet 8 inches, and to permit the installation of air conditioning condensers that encroach into the required rear yard setback by 3 feet 6 inches; (2) from section 15-13.1(G) to construct a building with height of 27 feet where no building shall exceed 26 feet in height from the established grade; (3) from section 155 – 13.1(J) to construct a two-family dwelling resulting in building lot coverage of 30.21% when the maximum building lot coverage permitted for a two-family dwelling is 25%; and (4) from section 155-13.1(K) to construct a building with total lot coverage of 50.15% where total building lot coverage shall not exceed 50% of the area of the lot.

**Board/Applicant Comments:**

**Public Comment:**

**Z-599 – 2 Cornwall Lane, Port Washington**, NY 11050, S-4, B-103, L 62 in Zone R1. Applicant, Raymond Lim, seeks the following variances on a one story rear addition: (1) from Section 155-13.1E of the Village Code, seeking an east side yard of 6.33 feet, a west side yard of 5.583 feet and an aggregate of 11.91 feet from the legal minimum side yard setback of 6 feet with a minimum aggregate of 14 feet. (2) from Section 155-13.1 (J) of the Village Code, seeking 32.42%, where the stated the maximum lot coverage for a two-family dwelling shall be 25%; (3) from Section 155-35 of the Village Code, seeking an emergency/rescue window well opening projecting into the east side yard by 3 feet, where emergency escape and rescue opening window wells which encroach into side yards are not permitted.

**Board/Applicant Comments:**

**Public Comment:**

**Z- 595 - 59 Orchard Beach Boulevard, Port Washington**, NY, 11050, S-4, B-59, L-636 in Zone R-4. (**Continued hearing**) Applicant, Pond Ridge Homes, seeks a variance: (1) from Section 155 – 16 (B) of the Village Code in order to construct a building with a building area of 45.02% of the lot area where the maximum permitted is 35%; (2) from section 155 – 35 (A) of the Village Code in order to maintain the eaves that project into the side yards by 42 inches when cornices, eaves, and gutters cannot project more than 24 inches into side yards; and (3) from section 155 – 35 (E) of the Village Code in order to maintain an open side entry stair leading to the second floor under both the left and right side of the building when the Code does not permit entry stairs on the side of the structure leading to a second-story, either open or enclosed, covered or uncovered.

**Board/Applicant Comments:**

**Public Comment:**

**ADJOURNMENT:**

**\* The next BZA Meeting is: November 19, 2019 at 6:30 p.m.**

SHARON NATALIE ABRAMSKI, RMC, CMC  
Village Clerk-Treasurer, Secretary to the BZA  
Dated: October 16, 2019