

**INC. VILLAGE OF MANORHAVEN
BOARD OF ZONING - AGENDA
September 17, 2019 at 6:30 p.m.**

Call to Order:

Pledge of Allegiance:

Attendance:

EXECUTIVE SESSION:

- To seek the advice of Counsel

APPLICATIONS BEFORE THE BOARD:

Z595 - 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:

-The following parties had the opportunity to put their comments on the record at the May 14, 2019 hearing:
Aboody, Alice; Balcourt, Barry; Helfont, Richard; Katzav, Avik; Mahon, Malachy; Pagano, Gary; Parrachi, Michel; Prohaska, Amy; Teitel, Allan; and Thermos, Barbara.

Z597 – 43/45 Orchard Beach Boulevard, Port Washington, NY, 11050, S-4, B-59, L-640, 642 in Zone C-1. **(Continued hearing)** Applicant, Christopher Fillas, seeks a variance: (1) from Section 155 – 18C(2)c of the Village Code in order to allow accessory use of existing building over surface water where accessory uses shall not be permitted over surface waters and shall be located inland, away from the water to maximum extent practicable, so as to provide space immediately abutting the water for water-dependent uses; (2) from Section 155 – 18C(3)a of the Village Code for a special use permit for proposed restaurant where accessory uses allowed under this subsection shall be permitted only by special permit to be issued by the Board of Appeals; and (3) from Section 155 – 46 of the Village Code in order to provide no off-street parking spaces where the minimum number of off-street parking spaces required is 44.

Public Comment:

Z598 - 21 Juniper Road, Port Washington, NY, 11050, S-4, B45, L-70 – 72 in Zone R1. Applicant, **(Continued hearing) 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:

ADJOURNMENT:

*** The next BZA Meeting is: October 16, 2019 at 6:30 p.m.**

SHARON NATALIE ABRAMSKI, RMC, CMC

Village Clerk-Treasurer, Secretary to the BZA

Dated: September 17, 2019