

**INC. VILLAGE OF MANORHAVEN  
BOARD OF ZONING  
33 Manorhaven Blvd. Port Washington, 11050  
July 16, 2019 at 7 p.m. - AGENDA**

**Call to Order:**

**Pledge of Allegiance:**

**Attendance:**

**EXECUTIVE SESSION:**

**APPLICATIONS BEFORE THE BOARD:**

**Z- 597 – 43/45 Orchard Beach Boulevard, Port Washington,** NY, 11050, S-4, B-59, L-640, 642 in Zone C-1. 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.

**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:**

-The following parties had an 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.*

**ADJOURNMENT:**

**\* The next BZA Meeting is: August 13, 2019**

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