

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

Call to Order:

Pledge of Allegiance:

Attendance:

REQUEST TO SUSPEND:

Z587 – 55 Sintsink Drive West, Port Washington, NY 11050 Section 4, Block L, Lots 6,7, Residential Zone R-1: Applicant seeks variances of the Village Code as follows: (1) from section 155-13.1 (J) which provides that the maximum lot building coverage for a one-family dwelling shall be 28%. Building coverage shall include the principal building, including attached or detached porches and decks extending more than two feet above average finished grade and attached or detached garages and all other accessory uses. Proposed: Building lot coverage provided is 37.79%.; (2) from section 155-13.1 (F) which provides that the minimum rear yard setback shall be 20 feet. Proposed: Rear yard setback is 17.9 feet; (3) from section 155-13.1 (K) which provides that 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. Proposed: Total building lot coverage provided is 56.12%.

Z593 - 166 Shore Road, Port Washington, NY, 11050, S-4, B-H, L-29 in Zone C-3. Applicant seeks a special use permit from the Board of Zoning Appeals pursuant to Section 155 – 20 A (1) of the Village Code in order to construct a restaurant or other eating facility; and Applicant also seeks a variance of Section 155 – 46 of the Village Code under which five off-street parking spaces are required and Applicant proposes to include two off-street parking spaces..

REQUEST FOR ADJOURNMENT TO MAY 14:

Z- 595 - 59 Orchard Beach Boulevard, Port Washington, NY, 11050, S-4, B-59, L-636 in Zone R-4. Applicant 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 yard's 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.

APPLICATIONS BEFORE THE BOARD:

Z-594 - 16 Dunes Lane, Port Washington, NY 11050 in Zone R-1. Applicant seeks a variance of section 155—13.1(N) of the Village Code to maintain an accessory structure in a required side yard.

Board/Applicant Comments:

PUBLIC COMMENT:

Z-589 - 5A Sintsink Drive East, Port Washington, NY 11050, S-4 B-39 L- 32 in Zone E1. Applicant Henderson Ave. Corp/ William Ventura seeks to convert an existing building into two separate occupancies with one being a kennel and the other being office space with a low hazard storage area, and specifically seeks: (1) a determination and interpretation from the Board of Zoning Appeals that a variance is not required in order to maintain a kennel and low hazard storage accessory to office space in the E-1 Residential Zone, or, in the alternative, a use variance allowing for the same; and (2) a variance of section 155 – 46 of the Village Code under which 11 off-street parking spaces are required and the applicant proposes to include no off-street parking spaces.

Board/Applicant Comments:

PUBLIC COMMENT:

Z-592 - 55 Kirkwood Road, Port Washington, NY, 11050, S-4, B-42, L-151 in Zone R-1. Applicant seeks a variance: (1) from section 155 – 13.1 (L) of the Village Code in order to construct a two – family house with only two parking spaces when under the Village Code three on-site parking spaces are required for occupant use; (2) from section 155 – 30 (F) of the Village Code in order to include paved area in the front yard of the subject property covering 57.19% of the front yard when the Village Code provides that the maximum paved area in the front yard shall not exceed 50% in a residential zone; (3) from section 155 – 35 of the Village code in order to construct two emergency escape and rescue opening window wells which will project into the required side yard by 3.36 feet when the same are not permitted to encroach into required yards; and (3) from section 155-6 in order to allow for a separate dwelling unit in a cellar when said section does not allow a principal use in a cellar.

Board/Applicant Comments:

PUBLIC COMMENT:

EXECUTIVE SESSION:

ADJOURNMENT:

SHARON NATALIE ABRAMSKI, RMC, CMC

Village Clerk-Treasurer, Secretary to the BZA

Dated: April 16, 2019