

**INC. VILLAGE OF MANORHAVEN  
BOARD OF ZONING  
33 Manorhaven Blvd. Port Washington, 11050  
May 14, 2019 at 6:30 p.m. - AGENDA**

**Call to Order:**

**Pledge of Allegiance:**

**Attendance:**

**APPLICATIONS BEFORE THE BOARD:**

**Z596 – 12 Dunes Lane, Port Washington, NY 11050**, S-4, B-103, L-39, in Zone R1. Applicants, Donald & Patricia DeBari, seek: (1) a special use permit pursuant to Chapter 155-13.1 P(2) to maintain an existing above ground swimming pool on the property, and (2) a variance from Chapter 155-42 (B), which requires that a pool and related nonslip decks, fences and machinery shall be at least 10 feet from side and rear property lines. Applicants’ pool is currently approximately 6 feet from the property line.

**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, Isaac Zarabi, , 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:**

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

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 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.

Board/Applicant Comments:

PUBLIC COMMENT:

**ADJOURNMENT:**

SHARON NATALIE ABRAMSKI, RMC, CMC

Village Clerk-Treasurer, Secretary to the BZA

Dated: May 14, 2019