

**INC. VILLAGE OF MANORHAVEN
BOARD OF ZONING AGENDA
Port Washington Senior Center
80 Manorhaven Blvd. Port Washington, 11050
AGENDA - January 15, 2018 at 6:30 p.m.**

Call to Order:

Pledge of Allegiance:

Attendance:

EXECUTIVE SESSION:

APPLICATIONS BEFORE THE BOARD:

Z582 – 22 Sagamore Hill Drive, Port Washington, NY, 11050, S-4 B-39 L- 1-10, 56-58 in Zone E1. **Public hearing and public comment closed.** Applicant Secatoag 20-26, LLC proposes to construct one mixed-use building seeking: (1) a special use permit seeking mixed-use development in the E-1 zoning district in accord with section 155 – 24 (A)(22) of the Village Code; (2) seeks a variance of section 155 – 24 (C)(2) under which buildings shall not exceed 26 feet and 2 stories in height as measured from the established street grade adjoining the property in order to construct a building of 35.66 feet in height, and three stories high not including the elevator bulkhead which adds an additional 4 feet to the building height and rooftop access stairs; (3) seeks a variance of section 155 – 24(C)(6) in order to allow for minimum front yard setbacks of less than the required 20 feet, with a 5 foot proposed setback on Sagamore Hill Drive; (4) seeks a variance of section 155 – 34 (A) of the Village Code which requires that in all cases where flat roof construction is used and there is no ridge, that there shall be an average airspace of 18 inches between the ceiling beams and roof beams to instead allow that there will be no 18 inch space as required with the ceiling beams and roof beams being the same portion of the proposed structure; (5) seeks a variance of section 155 – 38 of the Village code which prohibits buildings of wood frame or metal-skin construction in any commercial or industrial district to instead propose the construction of a building where no construction method is specified; (6) seeks a variance of section 155 – 45 (J) of the Village Code which requires that in commercial or industrial districts each off-street parking area shall have an area of not less than 10' x 20', with access drives or aisles, in usable shape and condition of not less than 20 feet, to instead propose parking spots with varying sizes and out of conformance with the required dimensions; (7) seeks a variance of section 155 – 46 of the Village Code which requires 83 off-street parking spaces to instead allow for 33 off-street parking spaces.

Board/Applicant Comments:

Z588 – 2 Manorhaven Blvd, Port Washington, NY, 11050 Section 4, Block H, Lot 87, Residential Zone C-3: Applicant 2 Manorhaven LLC/ Cary Wolf requests a special use permit pursuant to section 155 – 20 (A)(7) of the Village Code in order to convert a 3 bay automotive repair garage to a convenience store.

Board/Applicant Comments:

PUBLIC COMMENT:

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%.

Board/Applicant Comments:

PUBLIC COMMENT:

ADJOURNMENT:

SHARON NATALIE ABRAMSKI, RMC, CMC
Village Clerk-Treasurer, Secretary to the BZA
Dated: January 15, 2019