

**INC. VILLAGE OF MANORHAVEN
BOARD OF ZONING
January 14, 2020 at 6:30 p.m. - AGENDA**

Call to Order:

Pledge of Allegiance:

Attendance:

EXTENSIONS:

Z568, Z569, Z570, Z571, Z572 – 48, 50, 52, 54 and 56 Ashwood Road, Port Washington, NY, 11050; the applicant seeks an extension of time to complete construction.

Z582 – 22 Sagamore Hill Drive /22 Secatoag Avenue, Port Washington, NY, 11050; the applicant seeks an extension of time to complete construction.

Z588 – 2 Manorhaven Boulevard, Port Washington, NY, 11050; the applicant seeks an extension of time to complete construction.

EXECUTIVE SESSION:

APPLICATIONS BEFORE THE BOARD:

Z601 – 83 Sands Point Road, Port Washington, NY, 11050, S-4, B-75, L0-81, 82 in Zone R2. Applicant, Jing Xie for Sokol Nika, owner, seeks variances: (1) from Section 155-14 (I) whereas on a two-family lot of less than 5,000 sq. feet in area, at least one of the units shall have not more than two bedrooms and proposed is one three bedroom unit and one four bedroom unit; (2) from Section 155-14 (J) whereas maximum lot coverage shall be 25% and the proposed is 32.74% with the addition of a basement egress and stairs; (3) from Section 155-14 (K) whereas total lot coverage shall not exceed 50% and the proposed is approximately 53.33%; (4) from Section 155-14 (M) whereas no accessory use or structure may be located in the front yard and proposed has new basement egress in the front yard.; (5) from Section 155-14 (N) whereas no structure other than a detached garage may be located in a required side yard setback and the proposed has existing HVAC condensers and the proposed has a new egress platform that encroaches into the side yard setback; (6) from Section 155-30 (F) whereas the maximum paved front-yard area shall not exceed 50% and the proposed appears to be 91.27%

Board/Applicant Comments:

Public Comment:

Z600 -87 Sands Point Road, Port Washington, NY, 11050, S-4- , B-75, L- 76,77,78 in Zone R2. Applicant, Jing Xie for Ledimar Nika, owner, seeks variances: (1) from Section 155-14 (B) of the Village Code whereas the minimum lot width shall be 40 feet and the proposed lot shall be 39.84 feet; (2) from Section 155-14 (E), whereas the minimum side yard setback shall be six feet with a minimum aggregate of fourteen feet and the proposed seeks a lower deck which would encroach into the side yard area; (3) from Section 155-14 (L) whereas each single family unit shall have at least two-on-site parking spaces and each two-family dwelling shall have at least three onsite parking spaces, and the proposed shows no on-site parking spaces which conform to the Village definition of “parking spaces;” (4) from Section 155-14 (O) whereas permitted uses shall be limited to play equipment, private auto garages, etc., and above ground decks exceeding no higher than two feet above the finished grade and proposed is an

existing shed not included in the above section of the Code, in the rear yard bisected by the property line; (5) from Section 155-30 (F) whereas the maximum paved area in the front yard shall not exceed 50% and the proposed appears to exceed 50%.

Board/Applicant Comments:

Public Comment:

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:

ADJOURNMENT:

*** The next BZA Meeting is February 6, 2020 at 6:30 p.m.**

SHARON NATALIE ABRAMSKI, RMC, CMC
Village Clerk-Treasurer, Secretary to the BZA
Dated: January 14, 2020