

**INC. VILLAGE OF MANORHAVEN
BOARD OF ZONING AGENDA
December 11, 2018 – 6:30 p.m.
Port Washington Senior Center, 80 Manorhaven Blvd. Port Washington, 11050**

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. Applicant Secatoag 20-26, LLC proposes to construct one (1) mixed-use building seeking: **1.** a special use permit seeking mixed-use development in the E-1 zoning district in accordance with Section **155-24 (A)(22)** subject to certain provisions; **2.** a variance for Section **155 – 24 (C)(2)**, buildings not to exceed 26 feet and two stories in height, as measured from the established street grade adjoining the property. **Proposed:** Building is 35.66 feet and three stories high. This does not include the elevator bulkhead or rooftop access stairs which adds an additional 10.586 feet to the building height for a total of 46.246 feet above the established street grade. The building height exclusive of the elevator bulkhead and rooftop access stairs is incorrectly listed on Page A0.1 of the plans as 31.916 feet; **3.** a variance for **Section 155-24 (C)(6)** - the minimum front yard setback shall be 20 feet. **Proposed:** Sagamore Hill Drive is the principal frontage of the lot with a setback of 5 feet. **4.** A variance for Section **155-34 (A)** – in all cases where flat roof construction is used and there is no ridge, there shall be an average air space of 18 inches between the ceiling beams and roof beams. **Proposed:** There is no 18 inch space between the ceiling beams and roof beams. They appear to be the same framing member as seen on the section provided on page A-3.0. **5.** A variance for Section **155-38** - buildings of wood-frame or metal-skin construction shall be prohibited in any commercial or industrial district. **Proposed:** Construction method is not specified; **6.** A variance of Section **155-45 (J)** - in commercial or industrial districts, each off-street parking area shall have an area of not less than 10 feet by 20 feet, with access drives or aisles, in usable shape and condition, not less than 20 feet. **Proposed:** Parking spots vary in size and do not conform to the minimum required dimensions; **7.** a variance of Section **155-46** (off-street parking requirements) - 83 off-street parking spaces are required. **Proposed:** 33 off-street parking spaces are provided.

BOARD/APPLICANT COMMENTS:

PUBLIC COMMENT:

Z585 – 15 Firwood Road, Port Washington, NY 11050, Section 4, Block 68, Lot 72-73 in Zone R1. Putnam Developers, Inc. as the applicant seeks a variance of Section 155-13.1 (J) of the Village Code in order to exceed the maximum building lot coverage for a two-family dwelling. The maximum permitted under the Code is 25% and the applicant proposes a building lot coverage of 28%.

Z586 – 17 Firwood Road, Port Washington, NY 11050, Section 4, Block 68, Lot 74-75 in Zone R1. Putnam Developers, Inc. as the applicant seeks a variance of Section 155-13.1 (J) of the Village Code in order to exceed the maximum building lot coverage for a two-family dwelling. The maximum permitted under the Code is 25% and the applicant proposes a building lot coverage of 28%.

BOARD/APPLICANT COMMENTS:

PUBLIC COMMENT:

ADJOURNMENT:

SHARON NATALIE ABRAMSKI, RMC, CMC
Village Clerk-Treasurer, Secretary to the BZA
Dated: December 11, 2018
Manorhaven, New York