

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

Call to Order:

Pledge of Allegiance:

Attendance:

EXECUTIVE SESSION:

APPLICATIONS BEFORE THE BOARD:

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) Section 155-14(B) which provides that the minimum lot width shall be 40 feet and the proposed lot width is 39.84 feet wide. (2) Section 155-14(E) which provides that on an interior lot, the minimum side yard setback shall be six feet, with a minimum aggregate of 14 feet and the applicant proposes to construct a lower level deck and new egress stairs on the south side which encroach into the side yard up to property line. (3) Section 155-30(F) which provides that the maximum paved area in front yard shall not exceed 50% in a residential zone and the applicant proposes that the percentage of paved area in the front yard will be 95.5.

Board/Applicant Comments:

Public Comment:

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 as follows: (1) Section 155-14(J) which provides that the maximum lot building coverage for a two-family dwelling shall be 25%, and the proposed (existing house, terraces and structures) calculates to 34.09% lot building coverage. This increases to 37.14% with the addition of the proposed egress platform, stairs and HVAC condenser platform. (2) Section 155-14(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 and the proposed total building lot coverage is 56.59%. (3) Section 155-14(M) which provides that no structure or accessory use may be located in the front yard and the applicant proposes to locate new basement egress stairs in the front yard. (4) Section 155-14(N) which provides that no structure or accessory use, other than a detached garage, as permitted, and the parking of vehicles (but not commercial vehicles), may be located in a required side yard setback and the applicant proposes to construct a new basement egress platform encroaches into south side yard to a distance 5 inches from the property line. Additionally, as per the supplied survey, the existing HVAC condensers located on the north side encroach completely into the side yard to a point where the property line bisects the northernmost condensing unit. The condenser platform which is proposed to be maintained encroaches into the side yard up to the north property line. (5) Section 155-30(F) which provides that the maximum paved area in front yard shall not exceed 50% in a residential zone while the applicant proposes that the percentage of paved area in front yard will be 94.9%.

Board/Applicant Comments:

Public Comment:

Z595 - 59 Orchard Beach Boulevard, Port Washington, NY, 11050, S-4, B-59, L-636 in Zone R4. (Continued hearing) Applicant, Pond Ridge Homes, seeks a variance: (1) 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) 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) 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 March 10, 2020 at 6:30 p.m.**

SHARON NATALIE ABRAMSKI, RMC, CMC

Village Clerk-Treasurer, Secretary to the BZA

Dated: February 6, 2020