

**INC. VILLAGE OF MANORHAVEN
BOARD OF ZONING MEETING
JULY 18, 2017 – 7:00 P.M.
AGENDA**

Call to Order:

Pledge of Allegiance:

Attendance:

Applications Before the Board:

1. Z575- 4 Manhasset Avenue, Port Washington, NY, Section 4, Block 82, Lot 1 in Zone R-1. Applicant seeks a variance from section 155-12 (D) (1) to maintain a daycare center/school in a residential zone. The proposed work is to change the current Occupancy from Group F (factory) to Group E (educational).

2. Z573 – (Continued Hearing) 5 Secatoag Avenue, Port Washington, NY 11050, S-4 B-83 L-27, 28, 29 & 225 in Zone E1. Peter Meyer, owner of said property seeks: (1) a special permit from the Board of Zoning and Appeals pursuant to section 155-24 A (22) of the Village Code for a mixed use in residence zone E-1; (2) a variance of section 155-24 A (22)(a)[2] of the Village Code under which the minimum size of a two bedroom dwelling is 1,100 square feet and where two units are proposed having an area of 962 square feet (Unit “A”) and 955 square feet (Unit “B”); (3) a variance of section 155-24 A (1)(d) under which the number of parking spaces required is 7 and 6 are proposed; (4) a variance of section 155-45 J of the Village Code under which each off-street parking area is required to be 10 x 20 feet and where 8.66 x 20 feet is proposed; (5) a further variance of section 155-45 J under which a driveway is required to be of 20 feet and where 13.05 feet is proposed; and (6) a variance of section 155-24 C(6) of the Village Code under which the minimum front yard setback permitted is 26 feet and where 4.6 feet is proposed.

Public Comment:

3. Z572 – 56 Ashwood Road, Manorhaven, NY, S-4 B-75 L- 40, 39, P/O 38 in Zone R1. Applicant seeks to construct a new two-family dwelling and requests variances of (1) section 155-13.1(D) of the Village Code under which the permitted front yard setback on the subject property is 31.9 feet and where a setback of 15 feet is proposed; and (2) section 155-13.1(J) of the Village Code under which the total building lot coverage permitted is 25% and where 28% is proposed.

Public Comment:

4. Z568 – 48 Ashwood Road, Manorhaven, NY, S-4 B-75 L- p/o 31, 224, 225 in Zone R1. Applicant seeks to construct a new two-family dwelling and requests variances of (1) section 155-13.1(D) of the Village Code under which the permitted front yard setback on the subject property is 31.9 feet and where a setback of 15 feet is proposed; and (2) section 155-13.1(E) under which the permitted side yard setback is 6 feet and 5 feet is proposed; (3) section 155-13.1(J) of the Village Code under which the total building lot coverage permitted is 25% and where 27.87% is proposed; and (4) 155-13.1(K) under which 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 where 71.8% is proposed.

Public Comment:

5. Z569 – 50 Ashwood Road, Manorhaven, NY, S-4 B-75 L- p/o 31, 32, 33 in Zone R1. Applicant seeks to construct a new two-family dwelling and requests variances of (1) section 155-13.1(D) of the Village Code under which the permitted front yard setback on the subject property is 31.9 feet and where a setback of 15 feet is proposed; (2) section 155-13.1(J) of the Village Code under which the total building lot coverage permitted is 25% and where 28% is proposed.

Public Comment:

6. Z570 – 52 Ashwood Road, Manorhaven, NY, S-4 B-75 L- p/o 33, 34, 35, and 36 in Zone R1. Applicant seeks to construct a new two-family dwelling and requests variances of (1) section 155-13.1(D) of the Village Code under which the permitted front yard setback on the subject property is 31.9 feet and where a setback of 15 feet is proposed; (2) section 155-13.1(J) of the Village Code under which the total building lot coverage permitted is 25% and where 28% is proposed.

Public Comment:

7. Z571 – 54 Ashwood Road, Manorhaven, NY, S-4 B-75 L- p/o 36, 37 and 38 in Zone R1. Applicant seeks to construct a new two-family dwelling and requests variances of (1) section 155-13.1(D) of the Village Code under which the permitted front yard setback on the subject property is 31.9 feet and where a setback of 15 feet is proposed; (2) section 155-13.1(J) of the Village Code under which the total building lot coverage permitted is 25% and where 28% is proposed.

Public Comment:

Adjournment:

SHARON NATALIE ABRAMSKI, RMC, CMC
Village Clerk-Treasurer-Secretary to the BZA
Dated: July 18, 2017
Manorhaven, New York