

**INC. VILLAGE OF MANORHAVEN  
BOARD OF ZONING MEETING  
AUGUST 8, 2017 – 7:00 P.M.  
AGENDA**

**Call to Order:**

**Pledge of Allegiance:**

**Attendance:**

**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).

**Public Comment:**

**2. Z573 – 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**, Port Washington, 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**, Port Washington, 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**, Port Washington, 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**, Port Washington, 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**, Port Washington, 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: August 8, 2017  
Manorhaven, New York