

**LEGAL NOTICE
PUBLIC HEARING
INC. VILLAGE OF MANORHAVEN**

PLEASE TAKE NOTICE that the Board of Zoning Appeals of the Inc. Village of Manorhaven will hold a public hearing in the Village Hall, 33 Manorhaven Boulevard, Port Washington, New York in said Village on **June 11, 2019 at 6:30 p.m.** to hear the following matters:

Z-589 - 5A Sintsink Drive East, Port Washington, NY 11050, S-4 B-39 L- 32 in Zone E1. (**Continued consideration, public comment closed**) Applicant, Henderson Ave. Corp/ William Ventura, seeks to convert an existing building into two separate occupancies with one being a kennel and the other being office space with a low hazard storage area, and specifically seeks: (1) a determination and interpretation from the Board of Zoning Appeals that a variance is not required in order to maintain a kennel and low hazard storage accessory to office space in the E-1 Residential Zone, or, in the alternative, a use variance allowing for the same; and (2) a variance of section 155 – 46 of the Village Code under which 11 off-street parking spaces are required and the applicant proposes to include no off-street parking spaces.

Z-592 - 55 Kirkwood Road, Port Washington, NY, 11050, S-4, B-42, L-151 in Zone R-1. (**For decision**) Applicant, Isaac Zarabi, seeks a variance: (1) from section 155 – 13.1 (L) of the Village Code in order to construct a two – family house with only two parking spaces when under the Village Code three on-site parking spaces are required for occupant use; (2) from section 155 – 30 (F) of the Village Code in order to include paved area in the front yard of the subject property covering 57.19% of the front yard when the Village Code provides that the maximum paved area in the front yard shall not exceed 50% in a residential zone; (3) from section 155 – 35 of the Village code in order to construct two emergency escape and rescue opening window wells which will project into the required side yard by 3.36 feet when the same are not permitted to encroach into required yards; and (3) from section 155-6 in order to allow for a separate dwelling unit in a cellar when said section does not allow a principal use in a cellar.

Z- 595 - 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 yard's 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.

PLEASE TAKE NOTICE, the applications and accompanying exhibits are on file and may be inspected at the Village Office during normal business hours between 8:30 AM and 4:00 PM Monday through Friday. If anyone needs special accommodations for a disability, such person is asked to contact the Village Clerk at least 5 days before the scheduled hearing. Unless public comment and public hearing has previously been closed, all parties and interests will be given an opportunity to be heard with respect to each matter.

PLEASE TAKE FURTHER NOTICE that the Board may enter into Executive Session at the start of the meeting for a period of approximately ten to fifteen minutes with the hearings commencing immediately thereafter.

SHARON NATALIE ABRAMSKI, RMC, CMC Village Clerk-Treasurer/Secretary to the BZA
Dated: May 24, 2019
Manorhaven, New York