

**INC. VILLAGE OF MANORHAVEN  
BOARD OF ZONING  
October 16, 2018 – 7:00 p.m. - AGENDA**

**Call to Order:**

**Pledge of Allegiance:**

**Attendance:**

**APPLICATIONS BEFORE THE BOARD:**

**Z583** – 41 Dunwood Road, Port Washington, NY 11050, Section 4, Block 78, Lot 62 -64 in Zone R1. Manhasset Ave. Inc., as applicant seeks: 1. 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 building lot coverage of 27.87%.

**Board/Applicant Comments:**

**PUBLIC COMMENT:**

**Z584** – 68 Sagamore Hill Drive, Port Washington, NY 11050, S-4 B-L L-606 in Zone R-1. Port Park Properties, LLC, as applicant seeks: 1. 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 building lot coverage of 28.1%, and 2. Seeking a variance of section 155 – 13.1 (G) of the Village Code, no building to exceed 26 feet in height from the established street grade to a proposed height of 28 feet above the established street grade.

**Board/Applicant Comments:**

**PUBLIC COMMENT:**

**MATTER BEFORE THE BOARD:**

In the Matter of 49 Graywood Road, S-4, B81, L157, appeal by owner Pamela DeFranco from a Denial Letter issued to her with respect to a request for a renewed Certificate of Occupancy in conjunction with a Village Letter issued in lieu of a Certificate of Occupancy dated March 24, 1977. The applicant asks that the Board of Zoning Appeals interpret the Code to permit claimed pre-existing conditions of the home on the date of purchase.

**EXECUTIVE SESSION:**

**ADJOURNMENT:**

SHARON NATALIE ABRAMSKI, RMC, CMC  
Village Clerk-Treasurer, Secretary to the BZA  
Dated: October 16, 2018  
Manorhaven, New York