

**INC. VILLAGE OF MANORHAVEN
BOARD OF ZONING
February 13, 2018 – 7:00 P.M.
AGENDA**

Call to Order:

Pledge of Allegiance:

Attendance:

OPENING COMMENTS:

- Z575 – 4 Manhasset Avenue, Port Washington, NY, Section 4, B-82, L-1 in Zone R-1 is postponed to March 13, 2018.

- Z576 – 76B Juniper Road, Port Washington, NY 11050, S-4 B-040 L-68-71, 169, 269 in Zone R-1 is postponed to March 13, 2018.

EXECUTIVE SESSION:

APPLICATIONS BEFORE THE BOARD:

Board/Applicant Comments – Z567:

Z567 – 12 Manorhaven Blvd., Port Washington, NY, known on the Nassau County Land and Tax Map as Section 4, Block H, Lot 70. The applicant, Manorhaven Blvd. 12, LLC, is **a.** Seeking a variance from section 155-36 of the Village Code in order to erect a roof on an accessory structure with a proposed height of 28' and 1-7/16" where the maximum roof height permitted is 15'; and **b.** Seeking a special use permit to maintain a salt storage shed in zone E-1 of the Village where a salt storage shed is not listed as a permitted use in zone E-1 under section 155-24 of the Village Code; and **c.** Seeking to maintain a salt storage shed with a pre-fabricated fabric cover (roof) on the subject property located at 12 Manorhaven Boulevard, Port Washington, NY. The canopy size is 56.2" x 40", height is 28'.2". Total square footage to be covered by the canopy is 2,248 square feet.

Public Comment:

Board/Applicant Comments Z568 – Z572:

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 **29.79%** 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 **75.3%** is proposed.

Z569–50 Ashwood Road, Port Washington, NY, S-4 B-75 L-p/o 31, 32, 33in 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.

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.

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.

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:

ADJOURNMENT:

SHARON NATALIE ABRAMSKI, RMC, CMC
Village Clerk-Treasurer-Secretary to the BZA
Dated: February 13, 2018
Manorhaven, New York