

**INC. VILLAGE OF MANORHAVEN  
BOARD OF ZONING  
September 17, 2018 – 7:00 p.m. - AGENDA**

**Call to Order:**

**Pledge of Allegiance:**

**Attendance:**

**APPLICATIONS BEFORE THE BOARD:**

**Z581 – 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: 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%

**Board/Applicant Comments:**

**PUBLIC COMMENT:**

**Z582 – 22 Sagamore Hill Drive, Port Washington, NY, 11050**, S-4 B-39 L- 1-10, 56-58 in Zone E1. Applicant Secatoag 20-26, LLC proposes to construct 2 mixed-use buildings having 9 residential units and 2 commercial units per building, and seeks: (1) a special use permit seeking mixed-use development in the E-1 zoning district in accord with section 155 – 24 (A)(22) of the Village Code; (2) seeks a variance or permit to allow for residential access through a nonresidential use when pursuant to the Village Code section 155 – 24 (A)(22)(c) the residential and nonresidential uses in a mixed use building shall have separate means of access except that the Board may, at its discretion approve the use of a common lobby or plaza; (3) seeks a variance of section 155 – 24 (C)(2) under which buildings shall not exceed 26 feet and 2 stories in height as measured from the established street grade adjoining the property in order to construct a building of 52.083 feet in height, not including the elevator bulkhead which adds an additional 4 feet to the building height; (4) seeks a variance of section 155 – 24(C)(6) in order to allow for minimum front yard setbacks of less than the required 20 feet, with a 10 foot front yard setback requested a front yard setback for the “West” building, and a 5 foot front yard setback at the “North” building; (5) seeks a variance of section 155 – 34 (A) of the Village Code which requires that in all cases where flat roof construction is used and there is no ridge, that there shall be an average airspace of 18 inches between the ceiling beams and roof beams to instead allow that there will be no 18 inch space as required with the ceiling beams and roof beams being the same portion of the proposed structure; (6) seeks a variance of section 155 – 36 (A) of the Village Code which requires that accessory structures shall not exceed 15 feet in height and instead proposes to construct a gazebo with no specified height; (7) seeks a variance of section 155 – 38 of the Village code which prohibits buildings of wood frame or metal-skin construction in any commercial or industrial district to instead propose the construction of a building where no construction method is specified; (8) seeks a variance of section 155 – 45 (I) of the Village Code which requires that in a commercial or industrial district, the entire parking space area, except entrances and exits, shall be screened from outside view by landscaping property borders to instead propose no landscaping screening in the provided site plan; (9) seeks a variance of section 155 – 45 (J) of the Village Code which requires that in commercial or industrial districts each off-street parking area shall have an area of not less than 10’ x 20’, with access drives or aisles, in usable shape and condition of not less than 20 feet, to instead propose parking spots with varying sizes and out of conformance with the required dimensions; (10) seeks a variance of section 155 – 46 of the Village Code which requires 104 off-street parking spaces to instead allow for 40 off-street parking spaces.

**Board/Applicant Comments:**

**PUBLIC COMMENT:**

**ADJOURNMENT:**

SHARON NATALIE ABRAMSKI, RMC, CMC  
Village Clerk-Treasurer, Secretary to the BZA  
Dated: September 17, 2018  
Manorhaven, New York