

**INC. VILLAGE OF MANORHAVEN  
BOARD OF ZONING AGENDA  
November 13, 2018 – 6:30 p.m.  
Port Jewish Center, 20 Manorhaven Blvd. Port Washington, 11050**

**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE:**

**ATTENDANCE:**

**EXECUTIVE SESSION:**

**MATTERS BEFORE THE BOARD:**

**In the Matter of 48, 50, 52, 54 & 56 Ashwood Road Properties: Z568, Z569, Z570, Z571, Z572,** a request is before the Zoning Board by Ressa Family LLC for an extension of time to August 13, 2019 to commence substantial construction of the houses and improvements pursuant to the approved Zoning Board variance decisions of February 13, 2018.

**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 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. Alternatively, the applicant seeks variances from the following sections of the Village Code: (1) section 155-13.1(E) under which the minimum side yard set-back permitted is six feet, and 5.7 feet is requested; (2) section 155-13.1(J) which provides that the maximum building lot coverage for a two-family dwelling is 25% and 31.72% is requested; (3) section 155-13.1(K) under which the maximum area covered by building lot coverage and the area occupied by structures, terraces, paved yard areas, paved driveways and any other impermeable surface is 50% and the proposed coverage is approximately 66.85%; (4) 155-13.1(L) under which each two family dwelling unit must have at least three on-site parking spaces for occupant use and where two of the three available parking spaces on the property are undersized, being approximately 9 feet in width; (5) 155-30(F) under which the maximum paved area in a front yard is 50% and the paved area here is 80.90%.

**APPLICATIONS BEFORE THE BOARD:**

**Z582 – 22 Sagamore Hill Drive, Port Washington, NY,** 11050, S-4 B-39 L- 1-10, 56-58 in Zone E1. **Continued hearing on amended drawings submitted to the Zoning Board.** Applicant Secatoag 20-26, LLC proposes to construct one (1) mixed-use building seeking: **1.** a special use permit seeking mixed-use development in the E-1 zoning district in accordance with Section 155 – 24 (A)(22) of the Village Code; **2.** a variance for Section 155 – 24 (C)(2) - buildings shall not exceed 26 feet and two stories in height, as measured from the established street grade adjoining the property. **Proposed:** Building is 34.958 feet high. This does not include the elevator bulkhead or rooftop access stairs which adds an additional 10.5 feet to the building height for a total of 45.45 feet above the established street grade; **3.** a variance for Section 155-24 (C)(3) - building height shall not be less than 1 1/2 stories notwithstanding the above, a one-story building is permitted, provided that there is a parapet of at least 2 1/2 feet all around the building or gable. **Proposed:** The commercial/ retail portion of the building is one story with no parapet; **4.** a variance for Section 155-24 (C)(6) - the minimum front yard setback shall be 20 feet. **Proposed:** Sagamore Hill Drive is the principal frontage of the lot with a setback of 5 feet. **5.** A variance for 155-34 (A) – in all cases where flat roof construction is used and there is no ridge, there shall be an average air space of 18 inches between the ceiling beams and roof beams. **Proposed:** There is no 18 inch space between the ceiling beams and roof beams. They appear to be the same framing member as seen on the section provided on page A-3.0; **6.** A variance for Section 155-38 - buildings of wood-frame or

metal-skin construction shall be prohibited in any commercial or industrial district. Proposed: Construction method is not specified; 7. A variance of Section 155-45 (J) - in commercial or industrial districts, each off-street parking area shall have an area of not less than 10 feet by 20 feet, with access drives or aisles, in usable shape and condition, not less than 20 feet. Proposed: Parking spots vary in size and do not conform to the minimum required dimensions; 8. a variance of Section 155-46 (off-street parking requirements) - 83 off-street parking spaces are required. Proposed: 33 off-street parking spaces are provided.

**Board/Applicant Comments:**

**PUBLIC COMMENT:**

**ADJOURNMENT:**

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