

**INC. VILLAGE OF MANORHAVEN
BOARD OF ZONING AGENDA
November 19, 2018 – 6:30 p.m.
33 Manorhaven Blvd. Port Washington, 11050**

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 the 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 a building lot coverage of 27.87%.

Board/Applicant Comments:

PUBLIC COMMENT:

Z585 – 15 Firwood Road, Port Washington, NY 11050, Section 4, Block 68, Lot 72-73 in Zone R1. Putnam Developers, Inc. as the 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 a building lot coverage of 28.02%.

Z586 – 17 Firwood Road, Port Washington, NY 11050, Section 4, Block 68, Lot 74-75 in Zone R1. Putnam Developers, Inc. as the 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 a building lot coverage of 28.02%.

Board/Applicant Comments:

PUBLIC COMMENT:

EXECUTIVE SESSION:

Z587 – 55 Sintsink Drive West, Port Washington, NY 11050, Section 4, Block L, Lots 6 & 7 in Zone R1. Applicant Brooke Balterman wishes to legalize two-story high deck erected without a permit. The applicant seeks the following variances of the Village Code: 1. 155-13.1 (J) The maximum lot building coverage for a one-family dwelling shall be 28%. Building coverage shall include the principal building, including attached or detached porches and decks extending more than two feet above average finished grade and attached or detached garages and all other accessory uses. Proposed: At least 30.27%-- which calculation includes the building (829.195 ft²) and deck (411.81 ft²) but does not include stairs because dimensions were not provided. Stairs two feet above grade must be included in final area calculation. 2. A possible variance from section 155-13.1(F) which requires that the minimum rear yard setback shall be 20 feet. Plans given do not specify whether the rear stairs to deck encroach onto the required rear yard setback. 3. A possible variance from section 155-13.1 (K) which provides that 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. It

appears the property exceeds the 50% building lot threshold, but an exact figure cannot be determined as the area of the driveway and concrete walk has not been specified on the plans submitted.

Board/Applicant Comments:

PUBLIC COMMENT:

ADJOURNMENT:

SHARON NATALIE ABRAMSKI, RMC, CMC
Village Clerk-Treasurer, Secretary to the BZA
Dated: November 19, 2018
Manorhaven, New York