

**INC. VILLAGE OF MANORHAVEN
BOARD OF ZONING
33 Manorhaven Blvd. Port Washington, 11050
March 12, 2019 at 7 p.m. - AGENDA**

Call to Order:

Pledge of Allegiance:

Attendance:

REQUESTS FOR ADJOURNMENTS:

ADJOURNED UNTIL FURTHER NOTICE:

Z-575 4 Manhasset Avenue, Port Washington, NY, 11050, S-4, B-82, L-1 in Zone R-1. Applicant seeks a variance from section 155 – 12(D)(1) of the Village Code to maintain a daycare center/school in a residential zone. The proposed work is to change the current Occupancy from Group F (factory) to Group E (educational).

REQUEST FOR ADJOURNMENT TO APRIL 16:

Z587 – 55 Sintsink Drive West, Port Washington, NY 11050, Section 4, Block L, Lots 6,7, Residential Zone R-1: Applicant seeks variances of the Village Code as follows: (1) a variance of section 155 – 13.1 (J) of the Village Code which provides that the maximum lot building coverage for a one-family dwelling shall be 28% with the proposed building lot coverage to exceed that amount; (2) a variance of section 155 – 13.1(F) of the Village Code which provides that the minimum rear yard setback shall be 20 feet with the proposed setback to be less than the permitted amount; (3) a variance of section 155 – 13.1(K) of the Village Code 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 with the proposed total to be in excess of 50% of the area of the lot.

REQUEST FOR ADJOURNMENT TO APRIL 16:

Z-589 5A Sintsink Drive East, Port Washington, NY 11050, S-4 B-39 L- 32 in Zone E1. Applicant Henderson Ave. Corp/ William Ventura seeks to convert an existing building into two separate occupancies with one being a kennel and the other being office space with a low hazard storage area, and specifically seeks: (1) a special use permit pursuant to section 155 – 20 of the Village Code in order to maintain a kennel and low hazard storage accessory to office space in the E-1 Residential Zone where the same is not a permitted use; and (2) a variance of section 155 – 46 of the Village Code under which 11 off-street parking spaces are required and the applicant proposes to include no off-street parking spaces. Needs to re-notice.

APPLICATIONS BEFORE THE BOARD:

Z-590 10 Dunes Lane, Port Washington, NY, 11050, S-4, B-103, L-27 in zone R-1. Applicant seeks a variance from section 155 – 13.1(J) of the Village Code to construct a two-family dwelling where the proposed building would have a lot coverage of 29.59% when the maximum permitted under the Village Code is 25%.

Board/Applicant Comments:

PUBLIC COMMENT:

Z-592 55 Kirkwood Road, Port Washington, NY, 11050, S-4, B-42, L-151 in zone R-1. Applicant seeks a variance: (1) from section 155 – 13.1 (L) of the Village Code in order to construct a two-family house with only two parking spaces when under the Village Code three on-site parking spaces are required for occupant use; (2) from Section 155 – 30 (F) of the Village Code in order to include paved area in the front yard of the subject property covering 57.19% of the front yard when the Village Code provides that the maximum paved area in the front yard shall not exceed 50% in a residential zone; and (3) from section 155 – 35 of the Village code in order to construct two emergency escape and rescue opening window wells which will project into the required side yard by 3.36 feet when the same are not permitted to encroach into required yards.

Board/Applicant Comments:

PUBLIC COMMENT:

Z-593 166 Shore Road, Port Washington, NY, 11050, S-4, B-H, L-29 in Zone C-3. Applicant seeks a special use permit from the Board of Zoning Appeals pursuant to section 155 – 20 A (1) of the Village Code in order to construct a restaurant or other eating facility; and applicant also seeks a variance of section 155 – 46 of the Village Code under which five off-street parking spaces are required and applicant proposes to include two of-street parking spaces.

Board/Applicant Comments:

PUBLIC COMMENT:

EXECUTIVE SESSION:

ADJOURNMENT:

SHARON NATALIE ABRAMSKI, RMC, CMC
Village Clerk-Treasurer, Secretary to the BZA
Dated: March 12, 2019