

**INC. VILLAGE OF MANORHAVEN
LEGAL NOTICE - PUBLIC HEARING**

PLEASE TAKE NOTICE that the Board of Zoning Appeals of the Inc. Village of Manorhaven will hold a public hearing in the Village Hall, 33 Manorhaven Boulevard, Port Washington, New York in said Village on **June 30, 2020 at 6:30 p.m.** to hear the following matters:

Z595 - 59 Orchard Beach Boulevard, Port Washington, NY, 11050, S-4, B-59, L-636 in Zone R4. (Continued hearing) Applicant, Pond Ridge Homes, seeks the following variances: (1) Section 155 – 16 (B) of the Village Code in order to construct a building with a building area of 45.02% of the lot area where the maximum permitted is 35%; (2) Section 155 – 35 (A) of the Village Code in order to maintain the eaves that project into the side yards by 42 inches when cornices, eaves, and gutters cannot project more than 24 inches into side yards; and (3) Section 155 – 35 (E) of the Village Code in order to maintain an open side entry stair leading to the second floor under both the left and right side of the building when the Code does not permit entry stairs on the side of the structure leading to a second-story, either open or enclosed, covered or uncovered.

Z600 -87 Sands Point Road, Port Washington, NY, 11050, S-4- , B-75, L- 76,77,78 in Zone R2. Applicant, Jing Xie for Ledimar Nika, owner, seeks variances: (1) Section 155-14(B) which provides that the minimum lot width shall be 40 feet and the proposed lot width is 39.84 feet wide. (2) Section 155-14(E) which provides that on an interior lot, the minimum side yard setback shall be six feet, with a minimum aggregate of 14 feet and the applicant proposes to construct a lower level deck and new egress stairs on the south side which encroach into the side yard up to property line. (3) Section 155-30(F) which provides that the maximum paved area in front yard shall not exceed 50% in a residential zone and the applicant proposes that the percentage of paved area in the front yard will be 95.5.

Z601 – 83 Sands Point Road, Port Washington, NY, 11050, S-4, B-75, L0-81, 82 in Zone R2. Applicant, Jing Xie for Sokol Nika, owner, seeks variances as follows: (1) Section 155-14(J) which provides that the maximum lot building coverage for a two-family dwelling shall be 25%, and the proposed (existing house, terraces and structures) calculates to 34.09% lot building coverage. This increases to 37.14% with the addition of the proposed egress platform, stairs and HVAC condenser platform. (2) Section 155-14(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 and the proposed total building lot coverage is 56.59%. (3) Section 155-14(M) which provides that no structure or accessory use may be located in the front yard and the applicant proposes to locate new basement egress stairs in the front yard. (4) Section 155-14(N) which provides that no structure or accessory use, other than a detached garage, as permitted, and the parking of vehicles (but not commercial vehicles), may be located in a required side yard setback and the applicant proposes to construct a new basement egress platform encroaches into south side yard to a distance 5 inches from the property line. Additionally, as per the supplied survey, the existing HVAC condensers located on the north side encroach completely into the side yard to a point where the property line bisects the northernmost condensing unit. The condenser platform which is proposed to be maintained encroaches into the side yard up to the north property line. (5) Section 155-30(F) which provides that the maximum paved area in front yard shall not exceed 50% in a residential zone while the applicant proposes that the percentage of paved area in front yard will be 94.9%.

Z602 – 59 Hickory Road, Port Washington, NY, 11050, S-4, B52, L-47, 48, 49 in Zone R1. Applicant AJS Group Inc., Michael Boroumand, seeks variances as follows on a new two family home as follows: (1) Section 155-13.1 (G) No building shall exceed two stories or 26 feet in height, proposed is 27.92 feet; (2) Section 155-13.I (J) – Maximum lot building coverage for a two family dwelling is 25%, proposed is 27.87%; (3) Section 155-41, walls over 4 feet may be erected subject to a special use permit from the Zoning Board, proposed fences in the side yards from the rear of the building to the rear lot line are six feet in height whereas the maximum is five feet per Section 65-6B of the Village Code. NOTE: Original relief granted under Z579 for Section 155-13.I (J) and Section 155-41 expired with no construction within a year from the original determination.

PLEASE TAKE FURTHER NOTICE that the Board may enter into Executive Session at the start of the meeting for a period of approximately fifteen minutes with the hearings commencing immediately thereafter. **This meeting will not be open to the public, but can be accessed via ZOOM teleconference.**

Login details will be available on the Village website: <http://manorhaven.org/clerksdesk.html>

SHARON NATALIE ABRAMSKI, RMC, CMC
Village Clerk-Treasurer/Secretary to the Board of Zoning Appeals
Dated: June 15, 2020
Manorhaven, New York