

**INC. VILLAGE OF MANORHAVEN
BOARD OF ZONING
June 30, 2020 at 6:30 p.m. - AGENDA**

Call to Order:

Pledge of Allegiance:

Attendance:

EXECUTIVE SESSION: 6:30 p.m. to 7 p.m.

ADJOURNMENTS:

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 to adjourn until the next regularly scheduled meeting on Wednesday, July 22.

APPLICATIONS BEFORE THE BOARD:

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.

Board/Applicant Comments:

Public Comment:

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%.

Board/Applicant Comments:

Public Comment:

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%; **and a special**

use permit is sought as to (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.

Board/Applicant Comments:

Public Comment:

ADJOURNMENT:

*** The next BZA Meeting is Wednesday, July 22 at 6:30 p.m.**

SHARON NATALIE ABRAMSKI, RMC, CMC

Village Clerk-Treasurer, Secretary to the BZA

Dated: June 30, 2020