

**INC. VILLAGE OF MANORHAVEN
LEGAL NOTICE
BZA 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 **Wednesday July 22, 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.

Z603- 66 Graywood Road, Port Washington, NY , 11050, S-4, B-80, L-27. Applicant, 66 Graywood Road, LLC seeks variances of : (1) section 155-13.1(F) of the Village Code to allow for a rear yard setback of 16 feet when 20 feet is required; (2) section 155-13.1(G) of the Village Code to allow for a building to have a height at the ridge of 28 feet above the established street grade when 26 feet is permitted; and (3) section 155-13.1(J) of the Village Code to allow for lot building coverage of 27.87 % where 25% is permitted.

Z604-15 Dunes Lane, Port Washington, NY, 11050, S-4, B-F, L-961. Applicant, Red Rock Homes, LLC, seeks a variance of section 155-13.1(J) of the Village Code to allow for lot building coverage of 28.92% where 25% is permitted.

PLEASE TAKE FURTHER NOTICE that the Board will enter into Executive Session from 6:30 p.m. to 7 p.m. 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: July 10, 2020
Manorhaven, New York