

**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 **Tuesday, December 8, 2020 at 7 p.m.** to hear the following matter:

**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.

**PLEASE TAKE FURTHER NOTICE** that the Board will enter into Executive Session from 7 p.m. until 7:15 p.m. with the hearing commencing immediately thereafter. **This meeting will not be open to the public, but can be accessed via ZOOM teleconference.** The applicant and representative will be permitted to appear in-person. Login details will be available on the Village website: <http://manorhaven.org/clerksdesk.html>

Alex Kovacevic  
Deputy Clerk/ Acting Secretary to the Board of Zoning Appeals  
Dated: November 24, 2020  
Manorhaven, New York