

**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 **July 13, 2021, at 7:30 p.m.** to hear the following matters:

**Z610 7 Sintsink Drive East, Port Washington**, NY, 11050, S-4, B-39, L-61 in Zone E-1. Applicant, Serra Alimentari LLC seeks: (1) A special permit pursuant to section 155-24 (A) (10) to establish a Restaurant or other food and beverage establishment that is either dependent upon marine uses in the C-1 Zone or nondependent, except for drive-ups, drive-ins and drive-throughs, excluding separate, freestanding cocktail lounges or bars. (2) A variance from 155-45 (E) which provides that in all commercial and industrial districts, off street parking spaces shall be provided in accordance with 155-46. The Village of Manorhaven Code requires 8 parking spaces and the proposed plans provide 0. (3) A variance from section 155-45 (J) which provides that in commercial or industrial districts, each off-street parking area shall have dimensions of not less than 10 feet by 20 feet, with access drives or aisles, in usable shape and condition, not less than 20 feet. The proposed plans provide no off street parking area, access drives or aisles. (4) A variance from 155-46 (1) which provides that with respect to off street parking, there shall be one parking space for each 300 sq. ft. of gross floor area. The facility is 2320 sq. ft. and will require 8 parking spaces. The proposed plans provide 0 parking spaces (5) A variance from 155-53(C) (1) which provides that with respect to permitted signs and regulations, each business establishment shall be permitted a maximum of two signs. Permitted signs may be wall, ground, window, or awning. Only one of these permitted signs may be a ground sign. The combined total area of all signs shall not exceed an area of one-foot times the width of the storefront of the building and shall not be larger than 16 square feet in the C-1, C-2, C-3, and E-1 Zoning Districts. The proposed plans include a sign on front of building in compliance with Village of Manorhaven Code but the second 6 foot by 7 foot wall sign of 42 square feet requires a variance.

**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 a variance: (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 Executive Session from 7 p.m. until 7:30 p.m. with the hearing commencing immediately thereafter. **Zoom or virtual conference will not be available as this meeting will be open to in-person attendance at Village Hall, 33 Manorhaven Blvd Port Washington NY 11050.**

Alex Kovacevic  
Deputy Clerk/Acting Secretary to the Board of Zoning Appeals  
Dated: June 28, 2021  
Manorhaven, New York.