

**INC. VILLAGE OF MANORHAVEN
BOARD OF ZONING
March 8, 2022 at 7:00 p.m. – AGENDA**

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ATTENDANCE:

EXECUTIVE SESSION: 6:30 – 7:00pm

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 a determination that variances from the Village Code are not required relative to construction of the structure at the subject premises, or alternatively seeks either 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, or seeks to allow for the subject structure to be constructed with only the building area variance as described above.

BOARD/APPLICANT COMMENTS:

Z614 – 13 Dunes Lane Port Washington, NY 11050, S-4, B-F- L-962, in Zoning District R-1, the applicant requests variances from: (1) section 155-13.1 (J) Residential District R-1 which provides that the maximum allowed building lot coverage for a two-family dwelling shall be 25% while the proposed building lot coverage is 29 %.

BOARD/APPLICANT COMMENTS:

PUBLIC COMMENT

Z616 28 Kirkwood Road, Port Washington, NY 11050 S-4, B-45, L-137 in the R-1 Residential Zone, the applicant seeks variances from: (1) Section 155-13.1(J) of the Village Code to construct a two-family dwelling where the building lot coverage will be 29.8% when the maximum allowed building lot coverage is 25%,and from (2) Section 155-35 of the Village Code in order to construct two rear stairwells to the basement and four air-conditioners located 16.4 feet from the rear yard lot line when the minimum rear yard setback is 20 feet.

BOARD/APPLICANT COMMENTS:

PUBLIC COMMENT

(Z613) Matter of 30 Sagamore Hill Drive, Port Washington, NY, 11050, S-4, B-83, Lots 81-20, and 55-64, the applicant seeks to construct a self-storage facility in the E-1 Zoning District and requests: (1) a variance from section 155-24 (C) (2) in order to construct a building of 3 stories and 35.81' in height when the maximum height permitted under the Code is 2 stories and 26'; (2) a variance from section 155-46 in order to construct a building with premises providing 10 parking spaces including 2 handicap spaces when the Code requires 161 parking spaces; (3) a variance from section 155-34(A) in order to construct a building with a flat roof where there is no ridge and where there is no proposed ceiling below the roofline, when the Village Code requires that there be an 18" average air space between the ceiling beams and roof beams; (4) a variance from section 155-30 (D) of the Village Code in order to construct/place a transformer in the front yard of the subject property when the placement of a structure in the front yard is prohibited; and (5) a special use permit pursuant to section 155-24(A)(7) of the Village Code in order to construct a self-storage facility within the E-1 District, for which such a special use permit may be requested as long as the storage of combustible materials is prohibited and trucks serving the facility shall have a gross weight (GWT) of no greater than 20 tons.

BOARD/APPLICANT COMMENTS:

PUBLIC COMMENT

Z615 – 166 Shore Road, Port Washington, NY 11050, S-4, B-H, L-29, in Zoning District C-3, the applicant requests variances and or special use permits under: (1) a variance from section 155-45J Parking and loading space which requires that in commercial or industrial districts, each off-street parking area shall have an area of not less than 10 feet by 20 feet, with access drives or aisles, in usable shape and condition, not less than 20 feet, and the applicant proposes to include parking spaces of 9' x 20'; (2) a variance from section 155-46 Off street parking requirements which section requires a minimum of 6 parking spots and the applicant proposes to provide 2 parking spots; (3) a variance from section 155-17 E Commercial districts which requires that the minimum lot area shall be 4,000 square feet, except for attached row stores for retail trade, which must have a minimum lot area of 2,000 square feet and the existing lot is 3881.05 square feet, where minimum of 4000 square feet is required; (4) section 155-20A (1) Commercial Retail and Sales Stores (C-3) District which provides that Restaurants and other eating facilities, in this Zoning District require a special use permit from the Board of Zoning and Appeals; (5) section 155-20.1 C (2) Business Overlay District (BOLD) under which a special use permit is required for mixed use live/work apartments, and the proposed plans show an apartment located on the second floor, in a BOLD District, thus requiring a special use permit.

BOARD/APPLICANT COMMENTS:

PUBLIC COMMENT

ADJOURNMENT:

The next BZA Meeting is Tuesday, April 12th at 7:00 p.m.

Alex Kovacevic
Village Deputy Clerk-Treasurer, Acting Secretary to the BZA
Dated: March 1, 2022