

**INC. VILLAGE OF MANORHAVEN  
BOARD OF ZONING APPEALS  
August 9, 2022 at 6:30 p.m. – AGENDA**

**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE:**

**ATTENDANCE:**

**APPLICATIONS BEFORE THE BOARD:**

**Matter of 23A Kirkwood Road**, Port Washington, NY 11050, S-4, B-44, L-267, 375, 377, in Zoning District R-1 the applicant requests variances from: (1) section 155-13.1 (G) Residential District R-1 which provides that no building shall exceed two stories or 26 feet in height measured from established street grade and the applicant proposes a building with a height of 34 feet as measured from the street grade; (2) 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%, and the proposed building lot coverage is 29%; (3) section 155-35 Appurtenance Construction in that the applicant proposes to maintain one rear stoop and four air conditioners encroaching into the minimum rear yard setback of 20 feet by having setbacks of 17' for the stoops, 16' for the air conditioners and such items are not permitted appurtenance encroachments of the Village Code into minimum rear yards.

**BOARD/APPLICANT COMMENTS:**

**PUBLIC COMMENT:**

**Matter of 23B Kirkwood Road**, Port Washington, NY 11050, S-4, B-44, L-164, in Zoning District R-1 the applicant requests variances from: (1) section 155-13.1 (G) Residential District R-1 which provides that no building shall exceed two stories or 26 feet in height measured from established street grade and the applicant proposes a building with a height of 34 feet as measured from the street grade; (2) 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%, and the proposed building lot coverage is 29%; (3) section 155-35 Appurtenance Construction in that the applicant proposes to maintain one rear stoop and four air conditioners encroaching into the minimum rear yard setback of 20 feet by having setbacks of 17' for the stoops, 16' for the air conditioners and such items are not permitted appurtenance encroachments of the Village Code into minimum rear yards.

**BOARD/APPLICANT COMMENTS:**

**PUBLIC COMMENT:**

**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 1-20, 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:**

**ADJOURNMENT:**

**The next BZA Meeting is Tuesday, September 13th at 6:30 p.m.**

Alex Kovacevic  
Village Deputy Clerk-Treasurer, Acting Secretary to the BZA  
Dated: August 3, 2022