

**INC. VILLAGE OF MANORHAVEN  
BOARD OF ZONING APPEALS  
September 13, 2022 at 6:30 p.m. – AGENDA**

**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE:**

**ATTENDANCE:**

**APPLICATIONS BEFORE THE BOARD:**

**(Z612) 10 Sintsink Drive East:** Port Washington, NY 11050, S-4, B-L, Lots 212, 216 in Zoning District C-1 the applicant requests variances from: (1) section 155-35 (E) Entry stairs on the side of the structure leading to a second story, either opened or enclosed, covered or uncovered, are not permitted. Proposed: Enclosed entry stairs leading to a second floor on south side. (2) section 155-46 – Nine off-street parking spots are required. Proposed: No off-street parking spots are provided.

**BOARD/APPLICANT COMMENTS:**

**PUBLIC COMMENT:**

**(Z619) Matter of 65 Dunwood Road:** Port Washington, NY, 11050, S-4, B-78, Lots 41-42, 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%, and the proposed building lot coverage is 28.4%.

**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, October 11th at 6:30 p.m.**

Alex Kovacevic  
Village Deputy Clerk-Treasurer, Acting Secretary to the BZA  
Dated: September 7, 2022