

**INC. VILLAGE OF MANORHAVEN
BOARD OF ZONING APPEALS
February 14, 2023 at 6:30 p.m. – AGENDA**

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ATTENDANCE:

DRAFT MEETING MINUTES 1/10/23:

APPLICATIONS BEFORE THE BOARD:

(Z626) 46 Linwood Road: Port Washington NY, 11050 S-4, B-42, Lot 11. The applicant, Irontree LLC, seeks the following variances to construct a new two-family dwelling. 155-35 – Appurtenance Construction: The required rear yard setback shall be 20 feet. The proposed rear basement stairs at 16’1 ¼” are a non-permitted encroachment into the 20 feet required rear yard setback by 3.9 feet. 155-13.1 J – The maximum building lot coverage for a two-family dwelling shall be 25% or 1050 square feet for this 4200 square feet property. The proposed plan requires 1432 square feet or 34.1% of lot coverage.

BOARD/APPLICANT COMMENTS:

PUBLIC COMMENT:

(Z627) 48 Linwood Road: Port Washington NY, 11050 S-4, B-42, Lot 11. The applicant, Irontree LLC, seeks the following variances to construct a new two-family dwelling. 155-35 – Appurtenance Construction: The required rear yard setback shall be 20 feet. The proposed rear basement stairs at 16’1 ¼” are a non-permitted encroachment into the 20 feet required rear yard setback by 2.9 feet. 155-13.1 J – The maximum building lot coverage for a two-family dwelling shall be 25% or 1050 square feet for this 4200 square feet property. The proposed plan requires 1432 square feet or 34.1% of lot coverage.

BOARD/APPLICANT COMMENTS:

PUBLIC COMMENT:

(Z628) 3 Manorhaven Blvd: Port Washington NY, 11050 S-4, B-74, Lot 69-71. The applicant, Leyla Koksall, seeks the following variances to perform an alteration to convert an existing commercial space to a café. 155-20 - Restaurants in the C-3 district require a special use permit issued by the Board of Zoning and Appeals. The proposed restaurant requires a special use permit. 155-46 – The minimum number of off-street parking spaces required is 13. Proposed: Existing off-street parking spaces allotted to this address in the common parking lot shared by the three tenants at this location has not been demonstrated.

BOARD/APPLICANT COMMENTS:

PUBLIC COMMENT:

ADJOURNMENT:

The next scheduled BZA Meeting is Tuesday, February 15th and Tuesday March 14th at 6:30 p.m.

Alex Kovacevic
Village Deputy Clerk-Treasurer, Secretary to the BZA
Dated: January 31, 2023