

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

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ATTENDANCE:

FEBRUARY MINUTES:

APPLICATIONS BEFORE THE BOARD:

(Z628) 3 Manorhaven Blvd: Port Washington NY, 11050 S-4, B-74, Lot 69-71. The applicant, Leyla Koksai, 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:

(Z603) 66 Graywood Road: Port Washington NY, 11050 S-4, 80, Lot 27. The applicant, 66 Graywood LLC, seeks the following variances to construct a new two-family home. As per Section 29-8 of the Village Code, an application disapproved by the Architectural Review Board can be appealed to the Board of Zoning and Appeals. The following items describe the previously approved and current as-built conditions that exist on site. Approved roof: Owens Corning – Estate Grey Color. As-Built: Cambridge – Charcoal color. Approved windows: Pella white double hung with grids in upper sash. As-Built: Andersen black casements with grids. Approved Siding: Alside 4-inch exposure lap in Cape Cod Gray. As Built: Alside 4-inch exposure lap in white. Approved Stone: 1” Natural Westchester Stone veneer on home and risers of steps – color Gray. As Built: Cultured stone – color Country Echo. Approved Exposed Foundation: Shall be finished in stucco and color to match stone on house (ARB condition). As Built: Natural Stone MSI brand – Alaska Gray Color. Approved Gutter and Leaders: White aluminum. As-Built: Black aluminum. Approved Fences: PVC fences to be off white/tan. As-Built: Proposed fences not installed on sides, in rear, surrounding condenser with gate (ARB condition) or dividing rear yards with gate (ARB condition). Approved Front Door: White front door (ARB condition). As Built: Black front door. Approved Front Railing: White PVC rails to be used at stairs. As-Built: Black iron railings. Approved Landscape Plan: Specific tree and shrubs located in front yard. “Stepping stones” at specified locations. As-Built: No tree or shrubs located in front yard. “Stepping stones” at alternate locations.

BOARD/APPLICANT COMMENTS:

PUBLIC COMMENT:

(Z629) 91 Edgewood Road: Port Washington NY, 11050 S-4, B-27, Lot 32-34. The applicant, Port Park Properties, LLC, seeks the following variances to construct a new two-family dwelling. 155-13.1 F – The minimum rear yard setback shall be 20 feet. Proposed: 17.166 feet to egress wells, 12.83 feet to rear steps. 155-13.1 G – No building shall exceed two stories or 26 feet in height, measured from the established street grade. Proposed: Building height is 27.25 feet from the established street grade. 155-13.1 J – The maximum lot building coverage for a two-family dwelling shall be 25%. Proposed: Lot building coverage of 31.9%.

BOARD/APPLICANT COMMENTS:

PUBLIC COMMENT:

(Z631) 59 Edgewood Road: Port Washington NY, 11050 S-4, B-79, Lots 52-54. The applicant, Anthony Mercogliano, seeks the following variances to construct a new two-family house. 155-13.1 F – The minimum rear yard setback shall be 20 feet. Proposed: 12 feet to rear steps, 15.9 feet to both the window wells and condensers. 155-13.1 G – No building shall exceed two stories of 26 feet in height, measured from the established street grade. Proposed: Building height is 28.33 feet from the established street grade. 155-13.1 J – The maximum lot building coverage for a two-family dwelling shall be 25%. Proposed: Lot building coverage of 31.75%. 155-45 K (2) – For any construction on an interior lot of a new one-family or two-family dwelling, including the conversion of an existing one-family dwelling to a two-family dwelling, only one curb cut shall be permitted. Such curb cut shall be limited to 16 feet in width. Proposed: Two 8-foot curb cuts.

BOARD/APPLICANT COMMENTS:

PUBLIC COMMENT:

ADJOURNMENT:

The next scheduled BZA Meeting is Tuesday, April 11th at 6:30 p.m.

Alex Kovacevic
Village Deputy Clerk-Treasurer, Secretary to the BZA
Dated: March 10, 2023