

**INC. VILLAGE OF MANORHAVEN  
BOARD OF ZONING APPEALS  
August 8, 2023 at 6:30 p.m. – AGENDA**

**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE:**

**ATTENDANCE:**

**APPLICATIONS BEFORE THE BOARD:**

**Z600 87 Sands Point Road:** Port Washington NY, 11050 S-4-75-76,77,78. The applicant, Ledimir Nika seeks an extension to a previously rendered approval for a conversion from a single to two family dwelling.

**BOARD/APPLICANT COMMENTS:**

**PUBLIC COMMENT:**

**Z601 83 Sands Point Road:** Port Washington NY, 11050 S-4-75-80, 81. The applicant, Sokol Nika seeks an extension to a previously rendered approval for a legalization of existing conditioned basement for use as bedrooms and addition of egress platform and stairs.

**BOARD/APPLICANT COMMENTS:**

**PUBLIC COMMENT:**

**(Z632) 156-158 and 160-164 Shore Road:** Port Washington NY, 11050 S-4, B-H, Lot 69-71. The applicant, Charles Cella Realty Ltd., seeks the following variances to install new curb cut and reconfigure parking lot. (1) 155-46 – Retail Stores and Shops – One (1) space for each 300 square feet of gross floor area in excess of 1,000 square feet. Proposed: Parking requirements have not been met. Required total of 24 parking spaces and only provided seven (7) parking spaces.

**BOARD/APPLICANT COMMENTS:**

**PUBLIC COMMENT:**

**ADJOURNMENT:**

**The next tentatively scheduled BZA Meeting is Tuesday, September 12th at 6:30 p.m.**

Alex Kovacevic  
Village Deputy Clerk-Treasurer, Secretary to the BZA  
Dated: August 7, 2023