Call to Order:
Pledge of Allegiance:
Attendance:

EXECUTIVE SESSION: 6:30 p.m. to 7 p.m.

REQUEST FOR EXTENSION:

Z582 – 22 Sagamore Hill Drive /22 Secatoag Avenue, Port Washington, NY, 11050; the applicant seeks an extension of time to complete construction.

APPLICATIONS BEFORE THE BOARD:

Z595 - 59 Orchard Beach Boulevard, Port Washington, NY, 11050, S-4, B-59, L-636 in Zone R4. (Continued hearing) Applicant, Pond Ridge Homes, seeks the following variances: (1) Section 155 – 16 (B) of the Village Code in order to construct a building with a building area of 45.02% of the lot area where the maximum permitted is 35%; (2) Section 155 – 35 (A) of the Village Code in order to maintain the eaves that project into the side yards by 42 inches when cornices, eaves, and gutters cannot project more than 24 inches into side yards; and (3) Section 155 – 35 (E) of the Village Code in order to maintain an open side entry stair leading to the second floor under both the left and right side of the building when the Code does not permit entry stairs on the side of the structure leading to a second-story, either open or enclosed, covered or uncovered.

NOTE: Public comment was closed on 6/30/20 and the Decision has been reserved. Written comment must be submitted prior to 7/22/20 meeting to the BZA Secretary.

Board/Applicant Comments:
Public Comment:

Z600 -87 Sands Point Road, Port Washington, NY, 11050, S-4- , B-75, L- 76,77,78 in Zone R2. Applicant, Jing Xie for Ledimar Nika, owner, seeks variances: (1) Section 155-14(B) which provides that the minimum lot width shall be 40 feet and the proposed lot width is 39.84 feet wide. (2) Section 155-14(E) which provides that on an interior lot, the minimum side yard setback shall be six feet, with a minimum aggregate of 14 feet and the applicant proposes to construct a lower level deck and new egress stairs on the south side which encroach into the side yard up to property line. (3) Section 155-30(F) which provides that the maximum paved area in front yard shall not exceed 50% in a residential zone and the applicant proposes that the percentage of paved area in the front yard will be 95.5.

Board/Applicant Comments:
Public Comment:

Z603- 66 Graywood Road, Port Washington, NY, 11050, S-4, B-80, L-27. Applicant, 66 Graywood Road, LLC seeks variances of: (1) section 155-13.1(F) of the Village Code to allow for a rear yard setback of 16 feet when 20 feet is required; (2) section 155-13.1(G) of the Village Code to allow for a building to have a height at the ridge of 28 feet above the established street grade when 26 feet is permitted; and (3) section 155-13.1(J) of the Village Code to allow for lot building coverage of 27.87 % where 25% is permitted.

Board/Applicant Comments:
Public Comment:

**Board/Applicant Comments:**

**Public Comment:**

**ADJOURNMENT:**

* The next BZA Meeting is Wednesday, August 18, 2020 at 6:30 p.m.

SHARON NATALIE ABRAMSKI, RMC, CMC
Village Clerk-Treasurer, Secretary to the BZA
Dated: July 22, 2020