

**INC. VILLAGE OF MANORHAVEN  
BOARD OF ZONING APPEALS  
September 9, 2025 at 6:30 p.m.**

**Adult Activities Center – 80 Manorhaven Blvd Port Washington**

**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE:**

**ATTENDANCE:**

**APPLICATIONS BEFORE THE BOARD:**

**Z659 – 42 Mohegan Avenue:** Port Washington NY 11050 S-4, B-88- L-57 & 58. The applicant, D&B Asset II Group LLC seeks the following variances to convert a single-family home into a two family residence. 155-13.1.G – No building shall exceed two stories or 26 feet in height, measured from the established street grade. Proposed – 29.42 feet height. 155-13.1.L – Each two family dwelling unit shall have at least three on-site parking spaces for occupant use. Proposed – 2 parking spaces provided on-site with 1 parking provided partially off site and outside of property. 155-45.K – Curb cuts in Residential Districts. Only one curb cut is allowed in new construction. Proposed: 2 curb cuts provided.

**APPLICANT COMMENTS:**

**PUBLIC COMMENT:**

**Z660 – 42 Linwood Road North:** Port Washington NY 11050 S-4, B-42- L-104. The applicant, Juniper Estates LLC seeks the following variances to construct a new two family residence. 155-13.1 J – The maximum lot building coverage for a two-family dwelling shall be 25%. Building coverage shall include the principal building, including attached or detached porches and decks extending more than two feet above average finished grade and attached or detached garages and all other accessory uses. Proposed: 30.6% lot coverage. 155-45 K (2) – Curb Cuts in Residential Districts. Only one curb cut is allowed in new construction. Proposed: 2 curb cuts provided. 155-30 (F) – The maximum paved area shall not exceed 50% in a residential zone. Proposed: 61.3% provided.

**APPLICANT COMMENTS:**

**PUBLIC COMMENT:**

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

Alex Kovacevic  
Village Deputy Clerk-Treasurer  
Dated: September 4, 2025