

**INC. VILLAGE OF MANORHAVEN  
BOARD OF ZONING APPEALS  
January 27, 2026 at 6:30 p.m. – AGENDA**

**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE:**

**ATTENDANCE:**

**APPLICATIONS BEFORE THE BOARD:**

**Z648) - 53 Hickory Road:** Port Washington NY 11050 S-4, B-52, Lot 54. The applicant, Mario Sichani seeks a time extension of a previous approval rendered November 12<sup>th</sup>, 2024 to commence construction.

**APPLICANT COMMENTS:**

**PUBLIC COMMENT:**

**Z665 – 74 Edgewood Road:** Port Washington NY 11050 S-4, B-26- L-3,4. The applicant, Red Rock Homes LLC seeks the following variances to construct a new two-family residence. 155-13.1F – The minimum rear yard set back shall be 20 feet. Proposed rear yard setback is 16 feet 4 inches to ac units. 155-13.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: With the cantilever of the second floor is approximately 34.4% lot average. 155-13.1 K – The total of building lot coverage and the area occupied by structures, terraces, paved yard areas, paved driveways and any other impermeable surface shall not exceed 50% of the area of the lot. Proposed: Total building lot coverage with the cantilever of the second floor is approximately 50.4%. 155-30 F – Front yard maximum paved area shall not exceed 50% in a residential zone. Proposed: Calculation not provided.

**APPLICANT COMMENTS:**

**PUBLIC COMMENT:**

**Z666 – 3 Ford Place:** Port Washington NY 11050 S-4, B-26- L-1,2. The applicant, Red Rock Homes LLC seeks the following variances to construct a new two-family residence. 155-13.1F – The minimum rear yard set back shall be 20 feet. Proposed rear yard setback is 16 feet 4 inches to ac units. 155-13.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: With the cantilever of the second floor is approximately 33.6% lot average. 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: 33.6% lot average.

**APPLICANT COMMENTS:**

**PUBLIC COMMENT:**

**The next tentatively scheduled BZA Meeting is Tuesday, February 10th at 6:30 p.m.**

Alex Kovacevic  
Village Deputy Clerk-Treasurer  
Dated: January 12, 2025