

**INC. VILLAGE OF MANORHAVEN  
BOARD OF ZONING AND APPEALS  
March 10, 2026 at 6:30 p.m. – AGENDA**

**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE:**

**ATTENDANCE:**

**APPLICATIONS BEFORE THE BOARD:**

**Z667 – 27 Linwood Road South** : Port Washington NY 11050 S-4, B-64- L-15, 16, 214 & 217. The applicant, Mail Coach Inn LLC seeks the following variances to construct a first and second floor renovation to an existing single-family building. 155-13.1 C – The minimum lot depth shall be 100 feet. Existing: 75 feet depth. 155-13.1- D On an interior lot, the minimum front yard setback shall be 20 feet. Proposed: 18 feet 4 inches front yard. 155-13.1 E – On an interior lot, the minimum side yard setback shall be six feet, with a minimum aggregate of 14 feet. Proposed: 2.8 feet provided. 155-30 F – Front yard maximum paved area shall not exceed 50% in a residential zone. Proposed: 76.1% provided. Existing is 70.2%.

**APPLICANT COMMENTS:**

**PUBLIC COMMENT:**

**Z668 – 24 Hickory Road**: Port Washington NY 11050 S-4, B-67- L-32,33. The applicant, Strathmore Developers Group LLC seeks the following variances to construct a new 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: 3 stories and 31 feet 8 inches in height. 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: 29.9% 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.

**APPLICANT COMMENTS:**

**PUBLIC COMMENT:**

**Z669 10 Oldwood Road**: Port Washington NY 11050 S-4, B-62- L- 251, 351, 451. The applicant, Manhasset Bay Developers LLC seeks the following variances to construct a new two-family residence. 155-13.1 C – The minimum lot depth shall be 100 feet. Existing: 75 feet depth. 155-13.1 F – The minimum rear yard setback shall be 20 feet. Proposed: 16 feet 4 inches to ac units. 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: 29.9% 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.

**APPLICANT COMMENTS:**

**PUBLIC COMMENT:**

Alex Kovacevic  
Village Deputy Clerk-Treasurer  
Dated: February 25, 2026