

**ZONING BOARD OF APPEALS
VILLAGE OF NORTH HAVEN**

AGENDA

Tuesday, April 9, 2024

Mark Poitras, Chairperson
Scott Brooks
Steve Hatfield
Steve Cox

Michael D'Angelo
Michael Daly, Alternate Member
Scott Middleton, Village Attorney

1. Open Meeting/Welcome Members and Guests
2. Approval of the March 12, 2024 transcript
3. Correspondence
4. Applications

ZBA# 423A Jason & Caroline Craig – the property is located at 6 W Harbor Dr., North Haven, NY, SCTM#: 901/6-5-23. The applicant seeks relief for an as-built swimming pool 40 feet from the front property line. Section 163-18A requires the minimum distance from the street to be 90 feet in an R-1 district. The subject premises is bounded by S Harbor Drive, W Harbor Drive, Conroy and Tice.

ZBA# 424A 45 Bay View Court LLC – the property is located at 45 Bay View Court, North Haven, NY, SCTM# 901-4-5-7. The applicant seeks relief for an as-built addition & alteration that pierces the allowable primary FAR by 201 square feet and the total allowable FAR by 135 square feet. Section 163-13 of the Village Code allows a maximum of 5,813 square feet for the primary structure and a total allowable FAR of 6,685 square feet. The subject premises is bounded by Bay View Court, Gruenstein, John P Picone Jr 2011 Qualified Personal Residence, and West Bands Association Inc.

ZBA# 425A 11 South Harbor LLC – the property is located at 11 South Harbor Drive, North Haven, NY, SCTM# 901-6-5-20. The applicant proposes a new primary dwelling located 45' and 50' from the front property line. Section 163-17A of the Village Code requires the front yard to be 75' in an R-1 district. The applicant proposes 20.03% lot coverage. Section 163-13A of the Village Code allows the maximum lot coverage in an R-1 district to be 15%. The subject premises is bounded S Harbor Drive, Habacker, Golesic-Blackwell and Sloan.

5. Other Matters

- Next meeting of the Zoning Board of Appeals will be Tuesday, May 14, 2024.

6. Adjournment