

**ZONING BOARD OF APPEALS**

**January 20, 2016**

**7:30 PM**

**APPROVAL OF WRITTEN DECISIONS – ALL APPROVED AS WRITTEN**

1. Application of **Mr. David Chodosch, 25 Greenbriar Lane, Port Washington, NY 11050** also known as Section 6, Block 53-05, Lot 543 on the Nassau County Land & Tax Map for **variances of §201-4 & 240-9(I) (a)** of the Code of the Village of Flower Hill. **Applicant seeks to construct a swimming pool, patio, modular block wall and pool equipment in a rear yard where the maximum rear yard area for pool and appurtenances is 25% (1,343 sq. ft.) and the applicant proposes 31.3% (1,687 sq. ft.) and accessory structures in a rear yard are required to have a 10 foot set-back and the applicant proposes a set-back of 5 feet.**
2. Application of **Anthony Faglione, 2 Elderfields Road, Manhasset, NY 11030** also known as Section 3, Block 13904, Lot 94 on the Nassau County Land & Tax Map for **a variances of §240-6(E), 240-7(I)(1), 119-1(A)** of the Code of the Village of Flower Hill. **Applicant seeks to construct a swimming pool and patio in a side yard of a corner lot when accessory structures must be located in a rear yard; CAC and pool equipment in a front yard where such structures may not be located in a front yard; and a 5' high fence in the front yard (Dogwood La.) when no fences may be erected in a front yard.**
3. Revised application of **Mr. & Mrs. Eric Palatnik, 88 Country Club Drive, Port Washington, NY 11050** also known as Section 6, Block 53-6, Lot 506 on the Nassau County Land & Tax Map for **a variance of §240-9(I)(C)** of the Code of the Village of Flower Hill. **Applicant seeks to install a built-in natural gas generator in a rear yard where the required setback is 10' and 5' is proposed.**
4. Application of **Mr. & Mrs. Michael Strianese, 64 Elderfields Road, Manhasset, NY 11030** also known as Section 3, Block 139-04 Lot 106 on the Nassau County Land & Tax Map for **a variance of §240-7(I)(1)(b)** of the Code of the Village of Flower Hill. **Applicant seeks to construct an accessory structure (pool cabana) in a rear yard of an R-1 Zoning District where the maximum height allowed is 12' and 15' is proposed.**
5. Application of **Mr. & Mrs. Brar, 390 Dogwood Road, Manhasset, NY 11030** also known as Section 3, Block 1334 Lot 22 on the Nassau County Land & Tax Map for **variances of §240-6(L), 240-11(D) and 240-11(E)** of the Code of the Village of Flower Hill. **Applicant seeks to construct one story, two story and second story additions to an existing dwelling in an R-5 zone where the maximum Floor Area Ratio permitted is 5,060 sq.ft. and 5,1832.6 sq. ft. is proposed; the allowed minimum front yard set-back from the property line is 33'3-1/4" and 31.27' +/- and 33.27+/- is proposed; the proposed one story garage addition has insufficient rear yard set-back where the minimum allowed is 25' and 20'+/- and 21.5' +/- is proposed.**

6. Application of **Mr. Ralph Schlenker, 244 Northwoods Road, Manhasset, NY 11030** also known as Section 3, Block 207 Lot 17 on the Nassau County Land & Tax Map for a **variance of §240-6(L)** of the Code of the Village of Flower Hill. **Applicant seeks to construct a one story addition to an existing one family dwelling where the maximum Floor Area Ratio permitted is 4,200 sq. ft. and 4,296 sq. ft. is proposed.**

#### **MODIFICATION OF PREVIOUS APPROVAL – ADJOURNED TO 2/25/16**

1. Application of **Mr. Frank Caruso, 313 Port Washington Blvd., Port Washington, NY 11050**, also known as Section 6, Block 53, Lot 17 on the Nassau County Land & Tax Map for a **variance of §240-7(l)(1)(b)** of the Code of the Village of Flower Hill. **Applicant seeks to construct an accessory structure (pool cabana) in a rear yard where the maximum height permitted is 12' and the proposed ridge height is 20'-2" with a chimney height of 23'-0". Application for amendment to relocate pool house approximately 6 feet south from approved location.**

#### **NEW CASES**

1. Application of **Mr. Andrew Alin, 34 Greenbriar Lane, Port Washington, NY 11050** also known as Section 6, Block 53-13 Lot 629 on the Nassau County Land & Tax Map for a **variance of §240-9(C)** of the Code of the Village of Flower Hill. **Applicant seeks to construct a second story addition to an existing one family dwelling in the R-3 zone where the maximum Floor Area Ratio permitted is 24% or 4,860 sq. ft and 25.29% or 5,121.75 sq. ft. is proposed.**
2. Application of **Mr. James Lo, 25 Dogwood Lane, Manhasset, NY 11030** also known as Section 3, Block 190, Lot 12 on the Nassau County Land & Tax Map for **variances of §240-10(C), 240-10(D), 240-10(G)** of the Code of the Village of Flower Hill. **Applicant seeks to construct additions and alterations to an existing one family dwelling in the R-4 zone where the maximum Floor Area Ratio permitted is 28% or 4,532.3 sq. ft and 29.6% or 4,786 sq. ft. is proposed; the applicant shall indicate the proposed front yard set-back at the second story addition; the applicant shall indicate the existing grade elevation(s) to establish the height of the building which may not exceed 30'.**
3. Application of **Mr. Peter Chen, 319 Crabapple Lane, Manhasset, NY 11030** also known as Section 3, Block 192 Lot 22 on the Nassau County Land & Tax Map for **variances of §240-1 & 240-7(A)(b)** of the Code of the Village of Flower Hill. **Applicant seeks to construct a second story addition where the maximum floor area ratio permitted is .24% (3,719.28 sq. ft.) and .323% (5,009 sq. ft.) is proposed.**
4. Application of **Mr. Tak Cheong, 89 Port Washington Blvd., Port Washington, NY 11050** also known as Section 6, Block 32 Lot 7 on the Nassau County Land & Tax Map for **variances of §240-9(C)** of the Code of the Village of Flower Hill. **Applicant seeks a variance from the definition of a home office which does not include an acupuncture office; an accessory use by a professional office is restricted to above ground level use and applicant proposes to use the basement. -**