

**ZONING BOARD OF APPEALS
PLANNING BOARD
October 19, 2016
7:30 PM**

AGENDA

JOINT HEARING WITH PLANNING BOARD

1. Application of **The Vincent Smith School, 322 Port Washington Blvd., Port Washington, NY 11050** also known as Section 5, Block 166 Lots 24,25,35,37,39 & 52 on the Nassau County Land & Tax Map for a **sub-division and variance of §240-10(H)** of the Code of the Village of Flower Hill. **Applicant proposes to sub-divide a parcel located in the R-4 zone with a street frontage of 25' where the required frontage is 100'.**

BZA - APPROVAL OF WRITTEN DECISIONS

2. Application of **Mr. & Mrs. Angelo Reda, 86 Northwoods Road, Manhasset, NY 11030** also known as Section 3, Block 141 Lot 48 on the Nassau County Land & Tax Map for a **variance of §240-11(C)** of the Code of the Village of Flower Hill. **The applicant seeks to construct a one story, a two story and a second story addition to an existing one family dwelling in an R-5 zoning district where the maximum floor area ratio permitted is 4,000 sq. ft. or 32% and 4,324 sq. ft. or 34.8% is proposed.**
3. Application of **Mr. Jeremy Shao, 49 Elderfields Road, Manhasset, NY 11030** also known as Section 3, Block 139-01 Lot 69 on the Nassau County Land & Tax Map for a **variance of §240-7(F)** of the Code of the Village of Flower Hill. **The applicant seeks to install a built-in natural gas generator in a side yard in an R-1 zoning district where the required side yard set-back is 20' and 5' is proposed**
4. Application of **Albertson Oaks Corp, 18 Country Club Drive, Port Washington, NY 11050** also known as Section 6, Block 53-6 Lot 212 on the Nassau County Land & Tax Map for a **variance of §240-9(C)** of the Code of the Village of Flower Hill. **The applicant seeks to construct a two story, one family dwelling with an attached two car garage in an R-3 zoning district where the maximum floor area ratio permitted is 3,847 sq. ft. or 24% and 4,120 sq. ft or 25.7% is proposed.**
5. Application of **Mr. & Mrs. Gus Tsongas, 135 Mason Drive, Manhasset, NY 11030** also known as Section 3, Block 135, Lot 404 on the Nassau County Land & Tax Map for a **variance of §240-12(C)** of the Code of the Village of Flower Hill. **The applicant seeks to construct one**

and two story additions in an R-6 zoning district where the maximum floor area ratio permitted is 3,566.22 sq. ft. or 36% and 3,883 sq. ft. or 39% is proposed.

- 6.** Application of **Mr. Alexander Lu, 30 Oakwood Circle, Roslyn, NY 11576** also known as Section 6, Block 76, Lot 42 on the Nassau County Land & Tax Map for a **variance of §240-6(N) & 119-1(C)** of the Code of the Village of Flower Hill. **The applicant seeks to repair an existing retaining wall which is setback 0' from the property line and 4' is the required setback; and install a fence where the maximum height permitted is 5'-0" and 6'-0" is proposed.**

ADJOURNED CASE TO NOV. 9, 2016,

- 7.** Application of **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 **variance of §119-1(A)** of the Code of the Village of Flower Hill. **The applicant seeks to construct a 5' fence and driveway gate on the front property line; six (6) 5'6" stone driveway piers and two (2) 6'6" driveway piers and 4' 6" fences on both side property lines forward of the front wall of the main structure when no fences may be erected in a front yard.**