

ZONING BOARD OF APPEALS

March 16, 2016

7:30 PM

APPROVAL OF WRITTEN DECISIONS

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(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 where the maximum height permitted is 12' and the proposed ridge height is 20'-2" with a chimney height of 23'-0". Application for an amendment to relocate pool house approximately 6 feet south of approved location.**
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. Tak Cheong, 87 Port Washington Blvd., Roslyn, NY 11576** also known as Section 6, Block 32 Lot 7 on the Nassau County Land & Tax Map for **variances of §240-9(C) & 240-7(A)(b)** 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.**
4. Application of **Mr. Christopher Scott, 95 Drake Lane, Manhasset, NY 11030** also known as Section 5, Block 152, Lot 69 on the Nassau County Land & Tax Map for **variances of §240-7(B), 240-7(C) & 240-6(G)** of the Code of the Village of Flower Hill. **Applicant proposes to construct a new two story, one family dwelling in an R-1 zone where the minimum lot size is one acre (43,560 sq. ft.) and .7955 acre (34,560 sq. ft.) is proposed; the maximum Floor Area Ratio permitted is 5,717.25 sq. ft. and 5,952.7 sq. ft. is proposed; the maximum width of a curb cut permitted is 16' and 20' is proposed.**
5. Application of **Mr. & Mrs. Joseph Romano, 465 Manhasset Woods Road, Manhasset, NY 11030** also known as Section 3, Block 167, Lot 646 on the Nassau County Land & Tax Map for **variances of §240-7(I)(1) & 240-7(I)(1)(b)** of the Code of the Village of Flower Hill. **Applicant proposes to construct an accessory structure (detached 2 car garage) in a side yard in an R-1 zoning district when such structures must be located in a rear yard; the accessory structure has a proposed height in excess of the permitted 12'.**

ADJOURNED CASES

1. Application of **Mr. & Mrs. Andrew Sami, 6 East High Road, Port Washington, NY 11050** also known as Section 6, Block 21, Lot 211 on the Nassau County Land & Tax Map for **variance of §240-9(C)** 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.

2. Application of **Mr. & Mrs. Giannopoulos, 86 Dartmouth Road, Manhasset, NY 11030** also known as Section 3, Block 134, Lot 23 on the Nassau County Land & Tax Map for **variance of §240-6(L)** of the Code of the Village of Flower Hill. **Applicant proposes to construct additions to a two story, one family dwelling in an R-5 zoning district where the maximum Floor Area Ratio permitted is 4,200 sq. ft. and 4,697.9 sq. ft. is proposed.**
3. Application of **Mr. Lou Tiglias, dba Elona Development LLC, 1023 Northern Blvd., Roslyn, NY 11576** also known as Section 6, Block B5, Lot 459, 463 on the Nassau County Land & Tax Map for **variances of 240-15(D)(2)(b), 240-6(A)(2), 240-15(D)(2)(c), 240-15(D)(2)(a), 240-15(E)(8) & 240-15(E)(3)** of the Code of the Village of Flower Hill. **Applicant proposes to construct a new 2 story retail building in an C-1 zone within the required western 20' side yard setback without the required 5' landscaping buffer; accessory parking is proposed in the required rear yard setback without the required 5' landscaping buffer; accessory parking and paving is proposed in the required 20' front set back; accessory parking spaces of less than 10' x 20' are proposed.**

NEW CASES

1. Application of **Mr. & Mrs. Edward Feldman, 77 Country Club Drive, Port Washington, NY 11050** also known as Section 6, Block 53-13, Lot 514 on the Nassau County Land & Tax Map for **variance of §240-9(1)(a)** of the Code of the Village of Flower Hill. **Applicant seeks to maintain an existing planter box (accessory structure) within the side yard setback, where 10' is required and 8.2' is provided.**
2. Application of **Mr. Christopher Scott, 95 Drake Lane, Manhasset, NY 11030** also known as Section 5, Block 152, Lot 69 on the Nassau County Land & Tax Map for **variances of §240-7(I)(1)** of the Code of the Village of Flower Hill. **Applicant proposes to construct an accessory detached two car garage in an R-1 zoning district where the maximum height permitted is 12' and 15'-7" is proposed; and the maximum Floor Area Ratio permitted is 5,717.25 sq. ft. and 5,952.7 sq. ft. is proposed.**
3. Application of **Mr. & Mrs. Konstandinos Vorillas, 272 Crabapple Road, Manhasset, NY 11030** also known as Section 3, Block 207 Lot 6 on the Nassau County Land & Tax Map for **variance of §240-9(1)(a)** of the Code of the Village of Flower Hill. **Applicant seeks to construct a new one family dwelling where the maximum floor area ratio permitted is 4,200 sq. ft. and 5,327.39 sq. ft. is proposed.**
4. Application of **Mr. Michael Cohen, dba 1045 Northern Blvd. Associates, 1045 Northern Blvd., Roslyn, NY 11576** also known as Section 6, Block B5, Lot 429 on the Nassau County Land & Tax Map for **variances of 240-15(D)(2)(b), 240-15(D)(2)(c), 240-15(D)(2)(d) and 240-6(N)** of the Code of the Village of Flower Hill. **Applicant proposes` to construct a 2 story retail building with accessory parking in the C-1 zoning district where the minimum setback from a side property line must be 20' and only 10' is proposed at the southwest corner and less than 3' at parking spaces; the minimum setback from a rear property line is 35' and less than 3' is proposed at parking spaces; insufficient rear yard planting buffer strip with 6' high wall or fence is proposed; and the minimum setback from the property line is 4' And 0" to less than 1' is proposed.**