

## **ZONING BOARD OF APPEALS**

**April 13, 2016**

**7:30 PM**

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

1. 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.**
2. 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.**

### **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. 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**
4. 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.**
5. 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 and the minimum setback from a rear property line is 35' and less than 10' is proposed at parking spaces; insufficient rear yard planting buffer strip with 6' high wall or fence is proposed.**

#### **NEW CASES**

Application of **Mr. Johnny Batelic, 74 Crabapple Road, Manhasset, NY 11030** also known as Section 3, Block 107, Lot 196 on the Nassau County Land & Tax Map in the R-2 zoning district for a new variance of **240-156(L): The maximum Floor Area Ratio permitted is 7,187 sq. ft. and 8,794.06 sq. ft. is proposed.**

Application of **Mr. Arshad Bhutta 5 Waring Drive, Manhasset, NY 11030** also known as Section 5, Block 158, Lot 1 on the Nassau County Land & Tax Map in the R-2 zoning district for a new variance of **240-8(I)(1):** The applicant is seeking to locate an accessory shed in the front yard on a corner lot with three front yards, where the code only allows accessory structures in the rear yard.