

ZONING BOARD OF APPEALS

June 8, 2016

7:30 PM

APPROVAL OF WRITTEN DECISIONS 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.**

1. 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.**
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. 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.**
4. 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.**
5. 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.
6. Application of **Mr. & Mrs. Andrew Mallios, 199 Rockwood Road Manhasset, NY 11030** also known as Section 3, Block 135 Lot 4 on the Nassau County Land & Tax Map for **variance of §240-6(L)** of the Code of the Village of Flower Hill. **The applicant seeks to construct additions and alteration in a dwelling located in the R-5 zone where the maximum Floor Area Ratio permitted is 5,060 sq. ft. and 5,393 sq. ft. is proposed.**

7.

8. ADJOURNED CASES

1. 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.**

2. 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.**

NEW CASE

Application of **Max Frankel, 16 Bayberry Ridge Roslyn, NY 11576** also known as Section 6, Block B3 Lot 7 on the Nassau County Land & Tax Map for **variances of §240-13(D) & 240-13(F)** of the Code of the Village of Flower Hill. **Applicant proposes to construct one and two story additions on a corner property with insufficient front set-back in an R-7 zoning district where the minimum permitted is 31.36' and 25.4' is proposed; the one story addition exceeds the minimum side yard set-back where 8' is the minimum allowed and 6.30' is proposed.**