

ZONING BOARD OF APPEALS

July 13, 2016

7:30 PM

APPROVAL OF WRITTEN DECISIONS

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 **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.**

ADJOURNED CASE

1. 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 CASES

1. Application of **Mr. & Mrs. Michael Mongelli, 10 Woodland Road, Roslyn, NY 11576** also known as Section 6, Block 79 Lot 11 on the Nassau County Land & Tax Map for a **variance of §240-10(C)** of the Code of the Village of Flower Hill. **Applicant proposes to construct a one story rear addition in an R-4 Zoning district where the maximum floor area ratio permitted is 4,410.96 or .28 and 4,463.43 or .28333 is proposed.**
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.**