

ZONING BOARD OF APPEALS

September 14, 2016

7:30 PM

APPROVAL OF WRITTEN DECISIONS

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.**

ADJOURNED CASE

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.**

Adjourned to 10/19/16

5. 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

6. 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.**

7. 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.**