

**AGENDA**  
**ZONING BOARD OF APPEALS**  
**January 11, 2017**  
**7:30 PM**

**APPROVAL OF WRITTEN DECISION**

Application of **Anthony Faglione, 2 Elderfields Road Manhasset, NY 11030** also known as Section 3, Block 139-04 Lot 94 on the Nassau County Land & Tax Map for **variances of §240-7(I(1))** of the Code of the Village of Flower Hill. **The applicant seeks to construct accessory structures (pool & patio) in a side yard of a corner lot in an R-1 zone; and accessory structures (pergola, gas fire pit, patio) in a front yard where such structures must be located in a rear yard.**

**APPROVAL OF REVISED DECISIONS**

Application of **The Vincent Smith School, 322 Port Washington Blvd., Port Washington, NY 11050** also known as Section 5, Block 166 Lots 24,25,35,37,39 & 52 on the Nassau County Land & Tax Map for a **sub-division and variance of §240-10(H)** of the Code of the Village of Flower Hill. **Applicant was granted street frontage of 25' where the required frontage is 100'.**

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 was granted a 4' fence, and driveway gate sloping upward from 5' to 5'6" at center on the front property line; eight (8) 5'6" stone driveway piers and 4' 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.**

**ADJOURNED FROM 12/14/16**

Application of **John Fazio, 9 East High Road Port Washington, NY 11050** also known as Section 6, Block 53-04 Lot 94 on the Nassau County Land & Tax Map for **variances of §240-9(C) and (E)** of the Code of the Village of Flower Hill. **The applicant seeks to construct a garage addition & raised patio in an R-3 zoning district where the maximum Floor Area Ratio permitted is 4,376.69 sq. ft. or 24% and 4,614.44 sq. ft. or 25.3% is proposed; and where the minimum rear setback from the property line is 25' and 14.66' and 18.1' are proposed.**

**NEW CASE**

Application of **Elderfields LLC, 170 Elderfields Road, Manhasset, NY 11030** also known as Section 3, Block 197 Lot 9 on the Nassau County Land & Tax Map for **variances of §240-7(C) and (G)** of the Code of the Village of Flower Hill. **The applicant seeks to construct a new one family dwelling in an R-1 zone where the maximum permitted square footage is 8,070 s.f. and 8,880 s.f. is proposed; and the maximum permitted height is 30' and 36.25 is proposed.**