

AGENDA
ZONING BOARD OF APPEALS
March 8, 2017
7:30 PM

APPROVAL OF WRITTEN DECISION

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.**

APPROVAL OF REVISED DECISION

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'.**

ADJOURNED FROM 2/8/17

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.**

NEW CASES

Application of **Frank Cvecic, 175 Walnut Lane, Manhasset, NY 11030** also known as Section 3, Block 195 Lots 42A & B on the Nassau County Land & Tax Map for **variance of §240-6 (G)** of the Code of the Village of Flower Hill. **The applicant seeks to construct a second curb cut on a property in the R-4 zoning district with insufficient street frontage.**

Application of **Mr. & Mrs. Ryan Rizzo, 5 Pine Tree Lane, Manhasset, NY 11030** also known as Section 3, Block 196 Lot 18 on the Nassau County Land & Tax Map for **variance of §240-8(C)** of the Code of the Village of Flower Hill. **The applicant seeks to add finished attic space to ongoing new construction in an R-2 zoning district where the maximum floor area ratio permitted is 5,631.1 sq. ft. or .23% and 6,124.6 sq. ft. or .25% is sought.**