

AGENDA
ZONING BOARD OF APPEALS
April 19, 2017
7:00 PM

APPROVAL OF WRITTEN DECISION

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.**

REVIEW OF DECISION– QUESTION: IS REQUIRED LANDSCAPE SCREENING ADEQUATE, REVIEW OF ARC RECOMMENDATIONS

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 **Mr. Jason Maroof, 80 Chestnut Road, Manhasset, NY 11030** also known as Section 5, Block 152, Lot 41 on the Nassau County Land & Tax Map for **variance of §240-5 and 240-6(L)** of the Code of the Village of Flower Hill. **The applicant seeks to construct a new one family dwelling where the maximum permitted Floor Area is 3,600 sq. ft. and 4,177.5 sq. ft. is proposed.**

Application of **Ms. Kevie Murphy, 11 Elderfields Road, Manhasset, NY 11030** also known as Section 3, Block 13901, Lot 41 on the Nassau County Land & Tax Map for **variance of §240- 5, 240- 6(L), 240-7(F), 240-7(I)(b)** of the Code of the Village of Flower Hill. **The applicant seeks to construct a one story pool house in a rear yard where the permitted gross floor area is 7,187.5 sq. ft. and 8,751 sq. ft. is proposed; said pool house exceed the 12' maximum height for an accessory structure; and maintain a side yard of 49'9" where the minimum permitted is 60'**