

AGENDA
ZONING BOARD OF APPEALS
June 14, 2017
7:00 PM

APPROVAL OF WRITTEN DECISIONS

Application of **Mr. Randall Rosenbaum, 1 Overhill Lane, Roslyn, NY 11576** also known as Section 6, Block 5315, Lot 2 on the Nassau County Land & Tax Map for a **variance of §240-5 and 119-1** of the Code of the Village of Flower Hill. **The applicant seeks to replace existing fence with a 6' fence where 5' is the maximum permitted.**

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 **Elona Development, 1023 Northern Blvd., Roslyn, NY 11576** also known as Section 6, Block B5, Lot 459 on the Nassau County Land & Tax Map for **variances of §240-5, 181-1, 181-8** of the Code of the Village of Flower Hill. **The applicant seeks to install five wall signs on a commercial building where only one is permitted**

ADJOURNED CASE

Application of **Mr. and Mrs. Ron Rabbie, 16 Hunters Lane, Roslyn, NY 11576** also known as Section 6, Block B4, Lot 22 on the Nassau County Land & Tax Map for a **variance of §240-5 and 240-13(C)** of the Code of the Village of Flower Hill. **The applicant seeks to install a swimming pool that will result in lot coverage of 5,340 sq. ft. where 4,149.21 sq. ft. is the maximum permitted**

NEW CASES

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 §240-5 and 240-6** of the Code of the Village of Flower Hill. **The applicant proposes to utilize a previously approved sub-basement storage area to use for automobile storage, increasing the FAR from the previously granted variance of 7,956 sq. ft. to 9,886 sq. ft. where the maximum permitted by code is 7,187 sq. ft.**

REVIEW OF DECISION

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.**