

AGENDA

ZONING BOARD OF APPEALS

May 9, 2018

7:00 PM

APPROVAL OF WRITTEN DECISION

Application of **Two Middle Neck Realty d/b/a Bryant & Cooper Restaurant, 2 Middleneck Road, Roslyn, NY 11576** also known as Section 6, Block B5, Lots 114, 215 on the Nassau County Land & Tax Map for **variances of §240-5 & 240-15(D)(2)(a), (D)(2)(b),(E)(1) and (E)(3)** of the Code of the Village of Flower Hill. **The applicant proposes to maintain driveway curbcuts in excess of the allowed 14 feet; maintain a planted front yard of 5 feet where 20 feet is the minimum required; maintain side yards of 3.5 and 5 feet without the required 5 foot planted buffer area where the minimum required is 20 feet; maintain parking spaces measuring 8 x 18 feet where the minimum required is 10 x 20 feet; create handicapped parking by reducing the number of available parking spaces from 38 to 37 on site and maintain 9 spaces at an adjacent property (BOT decision 3/7/11) where the minimum number of spaces required is 83.**

NEW

1. Application of **Johnny Batelic, 74 Crabapple Road, Manhasset, NY 11030** also known as Section 3, Block 196, Lot 10 on the Nassau County Land & Tax Map for **variances of §119-1(A), 240-8(I) and 240-8(J)** of the Code of the Village of Flower Hill. **The applicant proposes to construct a swimming pool, patio and fence on a corner property where the fence, pool and patio are located in a front yard, which is not permitted.**
2. Application of **Mr. & Mrs. George Brewster, 62 Northwoods Road, Manhasset, NY 11030** also known as Section 3, Block 140, Lot 46 on the Nassau County Land & Tax Map for **variance of §240-11(I)** of the Code of the Village of Flower Hill. **The applicant proposes to install a generator in a side yard where the minimum required setback is 10' and 6' is proposed.**