

AGENDA

ZONING BOARD OF APPEALS

June 13, 2018

7:00 PM

APPROVAL OR WRITTEN DECISION

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.**

ADJOURNED FROM MAY 9, 2018

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.**

NEW

1. Application of **Mr. & Mrs. Joseph Traina, 9 Knolls Lane, Manhasset, NY 11030** also known as Section 3, Block 64, Lot 259 on the Nassau County Land & Tax Map for **variance of §240-7** of the Code of the Village of Flower Hill. **The applicant proposes to construct a two story detached garage with a proposed floor area ratio of 7,496 s.f. (.170) where the maximum permitted is 7,290 s.f. (.165).**
2. Application of **Mr. Jordan Wand, 12 Bonnie Heights Road, Manhasset, NY 11030** also known as Section 3, Block 191, Lots 267, p/o 272, 278 on the Nassau County Land & Tax Map for **variances of §240-7(C), 240-6(N)** of the Code of the Village of Flower Hill. **The applicant has acquired a contiguous building lot from 400 Stonytown Rd. located to the rear of his property (north). He is seeking to construct a tennis court which requires a proposed lot line adjustment (to be sought from the Planning Board in a separate application). The proposed tennis court exceed the allowable lot coverage of 15%, 18.29% is sought and a variance is sought for the existing timber retaining walls which will be located on the rear of the property less than 4' from the property line, which is not permitted.**
3. Application of **Mr. & Mrs. Jordan Messinger, 9 Maple Drive, Port Washington, NY 11050** also known as Section 6, Block 55, Lot 126 on the Nassau County Land & Tax Map for **variance of §240-6(D)(1)** of the Code of the Village of Flower Hill. **The applicant proposes to construct a covered porch encroachment in a front yard where the maximum permitted encroachment is 5' and 8.01' is proposed; the minimum front yard setback permitted is 26.9 and 23.89 is proposed.**