

**AGENDA**  
**ZONING BOARD OF APPEALS**  
January 19, 2022  
7:00 PM

Join Zoom Meeting  
<https://us02web.zoom.us/j/89391004852?pwd=Rm9vOWNmNHZ3THltSjZycG9veGZodz09>

+1 929 436 2866 US (New York)  
Meeting ID: 893 9100 4852  
Passcode: 100035

**APPROVAL OF WRITTEN DECISION**

Application of **Mr. Li Yu Lin, 110 Crabapple Road, Manhasset, NY 11030** also known as Section 3, Block 195, Lot 510 for a variance of **§240-8(C)** of the Code of the Village of Flower Hill. **The applicant seeks to increase the Floor Area Ratio to 10,593.96 s.f. with an FAR of .48 where the maximum permitted is 5,068.05 with an FAR of 0.23.**

Application of **Mr. Gregory Struck, 35 Birchdale Lane, Port Washington, NY 11050** also known as Section 6, Block 55, Lot 119 for variances of **§§240-6(F); 240-10(C) and (I)(1)(a) and (b)** of the Code of the Village of Flower Hill. **The applicant seeks to enlarge a driveway where the proposed front yard paving is 1,861.8 sf (34.68%) and the maximum permitted is 1,610.46 sf (30%); and construct a patio, swimming pool, pavilion, outdoor kitchen and maintain a patio where the proposed lot coverage is 3,971.0 sf (25.62%) and the maximum permitted is 3,875.04 sf (25%). The proposed swimming pool has a side yard setback of 5.2' on the north side where 10' is the minimum permitted. The proposed spa has a side yard setback of 5' on the north side where the minimum permitted is 10'. The proposed pool patio has a side yard setback of 5.2' on the north side and 8.8' on the west side where the minimum permitted is 10'. The proposed pavilion has a side yard setback of 5' on the westside where the minimum permitted is 10'. The existing patio has a side yard setback of 5' on the westside where the minimum permitted is 10'. The proposed pavilion has a height of 15' where the maximum permitted is 12'.**

Application of **Mr. Arthur Isakov, 10 Peachtree Lane, Roslyn, NY 11576** also known as Section 6, Block 5318, Lot 18 for a variance of **§240-6(N) and (G) and §119-2(A) and (C)** of the Code of the Village of Flower Hill. **The applicant seeks to maintain an existing driveway with a width of 27.9', flaring out to 29.3' where the maximum permitted width of a curb cut is 16', flaring out to no more than 17.5'; replace an existing retaining wall along the west property line in the same area where the wall is .5' from the property line and the minimum setback required is 4'; the proposed wall is in a front yard with a height of 5' where 2' is the maximum permitted and the side yard height is 5' at the highest point where 4' is the maximum permitted.**

**RETURNING APPLICATIONS**

Application of **Mr. Thomas Schwan, 137 Dogwood Lane, Manhasset, NY 11030** also known as Section 3, Block 141, Lot 37 for a variance of **§240-6(N) and §119-2(A)** of the Code of the Village of Flower Hill. **The applicant seeks to maintain an existing retaining wall where the setback is 0.6' at the east property line and 0' and the north and south property lines where the minimum permitted is 4'; and the retaining yard height in the front yard is 3.67' at its highest point where the maximum permitted is 2'.**

Application of **Mr. James Serafino, 5 Knolls Lane, Manhasset, NY 11030** also known as Section 3, Block 64, Lot 5 for variances of **§§119-2(B), 240-7(C), 240-7(I)(1)(a) and (b)** of the Code of the Village of Flower Hill. **The applicant seeks to construct a detached garage, retaining walls, deck, pool with patio, patio with BBQ and pergola where the garage retaining wall height is proposed at 9.17' at its highest point and the pool patio wall is 8' at its highest point when the maximum permitted is 4'; the proposed lot coverage is 7,364.71 (16.9%) when the maximum permitted is 6,534 (15%); the garage sky plane exposure is 2.8 on the north side where the maximum permitted is 1; the side**

yard set back for the garage is 10' where the minimum required is 20'; the garage height is 22'9" where the maximum permitted is 12'.