

**AGENDA
ZONING BOARD OF APPEALS
February 16, 2022
7:00 PM**

Join Zoom Meeting

<https://us02web.zoom.us/j/88538328713?pwd=alRZQWpzSnVaTDNWMTFSdzhWcnAxdz09>

Meeting ID: 885 3832 8713

Passcode: 559419

1 (929) 436-2866

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. 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'.**

RETURNING APPLICATION

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(l)(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'.**