

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

**APPROVAL OF WRITTEN DECISION**

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'.**

**NEW APPLICATION**

Application of **Mr. William Lindemeier, 12 Peachtree Lane, Roslyn, NY 11753** also known as Section 6, Block 5318, Lot 19 for variances of **§240-6(N), §119-2(A), §240-13(I)(1)(a) and (c)** of the Code of the Village of Flower Hill. **The applicant seeks to maintain (1) existing rear yard retaining walls where the setback is 0.1' on the west side and 0' in the rear, (2) 1.3 on the east side and 0.3' in the rear, where 4' is the required minimum setback. (3) Maintain an existing front yard retaining wall 3' high at the apex where the maximum permitted is 2'. (4) Maintain a pool patio where the side yard setback is 5' and 8' is the minimum required. (5) Maintain pool equipment with a rear yard setback of 2.5' where the minimum required is 10'.**