

**AGENDA  
ZONING BOARD OF APPEALS**

**December 16, 2020  
7:00 PM**

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United States: +1 (669) 224-3412

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**APPROVAL OF WRITTEN DECISIONS**

Application of **Mr. Mario Gabrielli, 66 Fernwood Lane, Roslyn, NY 11576** also known as Section 6, Block 76, Lot 11 for variance of **§240-11(I)(1)(a)** of the Code of the Village of Flower Hill. **The applicant seeks install a gas generator in a side yard where the required setback is 10' and only 7' exists.**

Application of **Mr. & Mrs. Joseph Bzezinski, 77 Crabapple Road, Manhasset, NY 11030** also known as Section 3, Block 194, Lot 22 for variance of **§240-8(C)** of the Code of the Village of Flower Hill. **The applicant seeks to construct a one-story addition where the proposed lot coverage is 5,493 s.f. or 24.1% and the maximum permitted is 4,558 s.f. or 20%.**

Application of **Drs. Howard and Rikki Lane, 45 Greenbriar Lane, Port Washington, NY 11050** also known as Section 6, Block 5305, Lot 538 for variance of **§240-9(C)** of the Code of the Village of Flower Hill. **The applicant seeks to construct a swimming pool and spa in a rear yard where the proposed lot coverage is 4,208 s.f. or 21.9% and the maximum permitted is 3,835 s.f. or 20%.**

**NEW**

Application of **Mr. James Brewster, 8 Brookside Drive, Port Washington, NY 11050** also known as Section 6, Block 57, Lot 72 for variance of **§119-1(C)** of the Code of the Village of Flower Hill. **The applicant seeks to install a six (6) foot rear yard fence where the maximum permitted height is five (5) feet.**

Application of **Mr. & Mrs. Lawrence Keller, 5 Walnut Lane, Manhasset, NY 11030** also known as Section 3, Block 195, Lot 54 for variance of **§240-8(I)(1)(a)** of the Code of the Village of Flower Hill. **The applicant seeks to legalize an existing pool patio and pool equipment where the side yard setback is 12.1 feet and 10.0 feet respectively and the minimum required side yard setback is 15 feet.**

Application of **Mr. & Mrs. Andreas Vasilatos, 8 Old Pine Drive, Manhasset, NY 11030** also known as Section 3, Block 6602, Lot 401 for variance of **§240-12(I)(1)** of the Code of the Village of Flower Hill. **The applicant seeks to install a patio in a prohibited side yard at a corner property.**

Application of **Mr. Kevin Nasello, 102 Country Club Drive, Port Washington, NY 11050** also known as Section 6, Block 5306, Lot 536 for variance of **§§240-9(C)** and **201-3** of the Code of the Village of Flower Hill. **The applicant seeks to install a swimming pool in a rear yard where the proposed lot coverage is 5,596 s.f. or 32.48% and 3,446 s.f. or 20% is the maximum permitted; the proposed distance between the swimming pool and the main building is 8'2" and the minimum distance permitted is 10'.**