

**AGENDA  
ZONING BOARD OF APPEALS  
November 10, 2021  
7:00 PM**

**APPROVAL OF WRITTEN DECISION**

Application of **Mr. Kyle Driscoll, 38 Old Pine Drive, Manhasset, NY 11030** also known as Section 3, Block 6602, Lot 55 for a variance of **§240-12(C)** of the Code of the Village of Flower Hill. **The applicant seeks to construct an addition where the floor area ratio is 3,992.51 s.f. where the maximum permitted by Code is 3,882.49 or 0.36.**

**RETURNING APPLICATIONS**

Application of **Mr. & Mrs. Robert Tornello, 7 Overhill Lane, Roslyn, NY 11576** also known as Section 6, Block 53-15, Lot 10 for a variance of **§§240-13(I)(1)(a), 240-6(N), 240-6(F)** of the Code of the Village of Flower Hill. **The applicant seeks to maintain a shed with a side yard setback of 2.2' where the minimum required is 10'; a driveway with an eastern side yard setback of 0.3' and a northern side setback of 3' where the minimum required is 4'; and a front yard paved area of 37.3% where the maximum permitted is 30%.**

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.**

**NEW CASES**

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 **Dr. & Mrs. Andrew Sami, 6 East High Road, Port Washington, NY 11050** also known as Section 6, Block 21, Lot 211 for a variance of **§§119-2(C) and 240-9(C)** of the Code of the Village of Flower Hill. **The applicant seeks to construct a swimming pool, patio and extend the height of a retaining wall where the proposed retaining wall height is 7' at its high point and the proposed lot coverage is 4,059sf (26.19%) where the maximum permitted is 3,099.4 sf (20%).**

**PREVIOUS VARIANCE GRANTED**

4-13-16 Previous variance to construct a second story addition having a floor area ratio of .28% (approximately 4,341 square feet) where the maximum floor area ratio permitted is .24% (3719.28 sq. ft.) granted.

Application of **Mrs. Diana Akhnoukh, 12 Center Drive, Roslyn, NY 11576** also known as Section 6, Block 5321, Lot 12 for a variance of **§§240-6(N), 240-13(C) and (I)(1)(c)** of the Code of the Village of Flower Hill. **The applicant seeks to construct a retaining wall, patio, stairs, outdoor kitchen and firepit where the proposed retaining wall setback is 0' (property line) and the minimum required is 4'; proposed lot coverage is 2,440 sf (31.28%) where the maximum permitted is 2,340 (30%); the proposed patio rear setback is 1' where the minimum, required is 10'.**