

AGENDA
ZONING BOARD OF APPEALS
July 20, 2022
7:00 PM

APPROVAL OF WRITTEN DECISIONS

1. 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(l)(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'.**
2. Application of **Mr. Robert Landau, 12 Hewlett Lane, Port Washington, NY 11050** also known as Section 6, Block 5304, Lot 213 for variance of **§240-9(l)(1)(c)** of the Code of the Village of Flower Hill. **The applicant seeks to maintain (1) existing firepit located 6.1' from rear property line where the minimum permitted is 10'; (2) existing patio around fore pit 0.0' from the rear property line where the minimum permitted is 10'; (3) existing rear patio 7.7' from the rear property line where the minimum permitted is 10'; (4) existing hot tub 9.6' rear property line where the minimum permitted is 10'; (5) existing paving around hot tub 7.7' rear property line where the minimum permitted is 10'.**
3. Application of **Mr. Michael Tang, 59 Ridge Drive East, Roslyn, NY 11576** also known as Section 6, Block 5322, Lot 35 for variance of **§240-6(F)** of the Code of the Village of Flower Hill. **The applicant seeks to maintain front yard paving of 38.44% or 2,076.42 sq. ft. where the maximum permitted is 30% or 1,620.48 s.f.**
4. Application of **Ms. Debra Cafasso, 370 Manhasset Woods Rd. Manhasset, NY 11030** also known as Section 3, Block 13901, Lot 42 for variance of **§240 Attachment 1. Appendix A & 240-7(I) of the Code of the Village of Flower Hill.** **The applicant seeks to construct a covered patio with a gross floor area of 7,481.33 s.f. (FAR 0.172) where the maximum permitted is 7,187.4 s.f. (FAR 0.165) and the structure is located in a side yard when accessory structures are only permitted in a rear yard.**
5. Application of **Dr. & Mrs. Andrew Sami, 6 East High Rd., Port Washington, NY 11050** also known as Section 6, Block 21, Lot 211 for variance of **§240-9(C)** of the Code of the Village of Flower Hill. **The applicant seeks to erect a shed which increases the lot coverage to 4,155 s.f. (26.81%) where the maximum permitted is 3,099.4 (20%).**
6. Application of **Dr. Jesse Loman, 1 Hunters La., Roslyn, NY 11576** also known as Section 6, Block B5, Lot 26 for variance of **§119-1(A)** of the Code of the Village of Flower Hill. **The applicant seeks to install a 4' fence in a front yard where the Code prohibits front yard fences.**

RETURNING APPLICATION

7. Application of **Mr. Fintan Murray, 52 Sycamore Rd., Roslyn, NY 11576** also known as Section 6, Block 5314, Lot 172 for variance of **§240-6(F), (G) & (N)** of the Code of the Village of Flower Hill. **The applicant seeks to maintain a driveway and front yard paving where of 2,194 s.f. (46.8%) where the maximum permitted is 1,407 s.f. (30%); the driveway is 21' in width at the property line and 21.98' at the street where the maximum permitted is 16' with a flare out of up to 18" on each side; the driveway is 1.8' from the side property line at its closest point where 4' is the minimum permitted.**

NEW APPLICATIONS

8. Application of **Fenella Kim, 7 Crabtree Lane, Roslyn, NY 11576** also known as Section 6, Block 5316, Lot 16 for variance of **§240-13(I)(1)(a)** of the Code of the Village of Flower Hill. **The applicant seeks to maintain a patio with a 4.1' side yard setback where the required minimum is 8'.**
9. Application of **Ms. Sharon Pena, 76 Oak Tree Lane. Manhasset, NY 11030** also known as Section 3, Block 192, Lot 7 for variance of **§240 Attachment 1. Appendix A & 240-7(I)** of the Code of the Village of Flower Hill. **The applicant seeks to construct a sports court with a 5' rear and side setback where the minimum setback for both is 6'.**
10. Application of **Mr. Claudio Lumermann, 31 Knollwood Rad, Roslyn, NY 11576** known as Section 6, Block B5, Lot 339 for variance of **§240-13(I)(1)(a)** of the Code of the Village of Flower Hill. **The applicant seeks to maintain an existing patio, barbecue and shed where the side yard setback for the patio is 4.9' where the required minimum is 8'; where the side yard set-back for the barbecue is 7.5' where the required minimum is 8'; and the side and rear yard setbacks for the shed are 0' and 5.2' where the required minimums are 8' and 10' respectively.**
11. Application of **Mr. Jamie Ruggerio 155 Walnut Lane, Manhasset, NY11030** known as Section 3, Block 195, Lots 44 A&B for variance of **§240-6(L)(!) & 240-10(I)(1)(a)** of the Code of the Village of Flower Hill. **The applicant seeks to construct an outdoor roofed structure with a bathroom and a storage room increasing the gross floor area to 5,484 s.f. where 5,060 s.f. is the maximum permitted; and a patio with a side yard set-back of 6' from the easterly property line where 10' is the minimum permitted.**
12. Application of **Ms. Gail Marchbein, 125 Country Club Drive, Port Washington, NY 11050** also known as Section 6, Block 57, Lot 74 for variance of **§240-9(E)** the Code of the Village of Flower Hill. **The applicant seeks to construct a one-story addition where the rear yard set-back is 22'8" and the required minimum is 25'.**