

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

**APPROVAL OF WRITTEN DECISION**

1. Application of **George Gipp, 160 Mason Drive, Manhasset, NY 11030** also known as Section 3, Block 6601, Lot 2 for variances of **§201-4; 240-6(N); and 240-12(l)(1)(a), (b) and (c)** of the Code of the Village of Flower Hill. **The applicant seeks to construct a patio, pavilion with outdoor kitchen and a retaining wall in a rear yard with an existing swimming pool where: (1) the proposed construction will decrease the unoccupied area of the rear yard, increasing the rear yard coverage to 28.83% where the maximum permitted is 25%; (2) the retaining wall has a rear setback of 3.5' where the minimum required is 4'; (3) the rear yard setback of the pavilion (accessory structure) is 8' where the minimum permitted is 10'; (4) the side yard setback for the pavilion is 7' where 8' is the minimum permitted; (5) the rear yard setback for the patio (accessory structure) is 4.5' where the minimum required is 10'; (6) The maximum height of the pavilion is 13'1" where the maximum permitted is 12'.**

**RETURNING APPLICATION**

2. Application of **Country Club Drive LLC, 19 Country Club Drive, Port Washington, NY 11050** also known as Section 6, Block 21, Lot 226 for variances of **§240-9(C) and (D)** of the Code of the Village of Flower Hill. **The applicant seeks to construct a two-story, single-family dwelling where the proposed front yard set-back is 40' where the required minimum is 54' - 7" and the proposed floor area ratio is 3,941.06 s.f. (0.2516) where the maximum permitted is 3,760.56 (0.24).**

**NEW APPLICATIONS**

3. Application of **Stuart Hayim, 104 Woodhill Lane, Manhasset, NY 11030** also known as Section 3, Block 194, Lot 7 for variances of **§240-8 (l)(1)(a) and (c)** of the Code of the Village of Flower Hill. **The applicant seeks to legalize and maintain (1) a concrete block shed where the side-yard set-back is 6.5' and the required minimum is 15'; (2) a pond with waterfall where the side-yard set-back is 9.4' and the required minimum is 15'; (3) a PVC shed where the side-yard set-back is 5.8' where the required minimum is 15' and the rear-yard set-back is 3.8 and the required minimum is 10'; (4) four (4) CAC units in the side yard where the set-back is 8.3' and 15' is required; (5) a waterfall with a side-yard set-back of 6.5' where the required minimum is 15'; (6) pool equipment with a side-yard set-back of 14.2' where the required minimum is 15'; (7) a generator with a side-yard set-back of 13.9' where the required minimum is 15'.**
4. Application of **Arthur Isakov, 110 Peachtree Lane, Roslyn, NY 11576** also known as Section 6, Block 5318, Lot 18 for variances of **§240-96(N)** of the Code of the Village of Flower Hill. **The applicant seeks to maintain an existing retaining wall where the eastern side yard setback is 1.9' and the rear yard setback is 2.1' when the minimum permitted is 4'.**