

**AGENDA**  
**ZONING BOARD OF APPEALS**  
**January 18, 2023**  
**7:00 PM**

**APPROVAL OF WRITTEN DECISION**

1. 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'.**
  
2. 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'.**

**RETURNING APPLICATION**

3. **Request for extension to complete condition of approval - 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'.**

**NEW APPLICATIONS**

1. Application of **Lester Petracca, 25 Bonnie Heights Road, Manhasset, NY 11030** also known as Section 3, Block 139-01, Lots 253 A & B, for variances of **§240-7(l)(1)(a) and (c)** of the Code of the Village of Flower Hill. **The applicant seeks to maintain an existing shed where the side yard setback is 2.7' and the required minimum is 20' and the rear yard setback is 0.1' and the required minimum is 10'.**
  
2. Application of **C. Beil, 85 Drake Lane, Manhasset, NY 11030** also known as Section 5, Block 153, Lot 70, for variance of **§119-1(a)** of the Code of the Village of Flower Hill. **The applicant seeks to construct a 4' fence in a front yard where no fences are permitted.**