

**AGENDA
ZONING BOARD OF APPEALS
MARCH 15, 2023
7:00 PM**

APPROVAL OF WRITTEN DECISION

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(I)(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'.**

RETURNING APPLICATION

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.**

NEW APPLICATIONS

3. Application of **Mr. & Mrs. Eric Palatnik, 88 Country Club Drive, Port Washington, NY 11050** also known as Section 6, Block 5306, Lot 506, for variances of **§240-6(E) and 240-9(I)(1)(a) and (c)** of the Code of the Village of Flower Hill. **The applicant seeks to maintain an existing generator where the side yard setback is 1.7' and 10' is required and the rear yard setback is 9.4' and 10' is required.**
4. Application of **Arthur Isakov, 10 Peachtree Lane, Roslyn, NY 11576** also known as Section 6, Block 5318, Lot 18 for variances of **§240-13(C)** of the Code of the Village of Flower Hill. **The applicant seeks to construct an outdoor kitchen and roof over a patio where the lot coverage would be 3,270.3 s.f. or 33.12% where the maximum permitted is 2,962.08 s.f. or 30%.**