

**AGENDA
ZONING BOARD OF APPEALS
APRIL 19, 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(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.**

RETURNING APPLICATIONS

3. Application of **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(l)(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.**

NEW APPLICATIONS

4. Application of **Peter Chen, 309 Crabapple Road, Manhasset, NY 11030** also known as Section 3, Block 191, Lot 21 for variances of **§240-11(C)** of the Code of the Village of Flower Hill. **The applicant seeks to construct a new one family dwelling where the proposed floor area ratio is 0.342 or 4,278 s.f. when the maximum permitted is 0.32 or 4,000 s.f.**
5. Application of **Arthur Iaskov, 10 Peachtree Lane, Roslyn, NY 11576** also known as Section 6, Block 5318, Lot 18 for variance of **§240-13(C)** of the Code of the Village of Flower Hill. **The applicant seeks to construct a roofed over patio and outdoor kitchen where the lot coverage proposed is 3,120.61 s.f. or 31.61% where the maximum permitted is 2,962.08 s.f. or 30%.**
6. Application of **Brian Sigman, 10 Chanticleare Drive, Manhasset, NY 11030** also known as Section 5, Block 155, Lot 28 for variances of **§240-7(l)(1)(a) & (c)** of the Code of the Village of Flower Hill. **The applicant seeks to install a pool heater with a side rear setback of 1 foot and a rear yard setback of 8 feet where the minimum permitted are 20 feet and 10 feet respectively.**
7. Application of **Euro Tech Development Corp., 79 Farmview Road, Port Washinton, NY 11050** also known as Section 6, Block 57, Lot 79 for variances of **§119-1(A) & (B)** of the Code of the Village of Flower Hill. **The applicant seeks to erect a fence in a front yard on The Spur where front yard fences are prohibited.**