

**AGENDA**  
**ZONING BOARD OF APPEALS**  
**May 17, 2023**  
**7:00 PM**

**APPROVAL OF WRITTEN DECISION**

1. 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%.**

**MODIFICATION OF PREVIOUSLY GRANTED DECISION**

2. Re-Hearing on Application of **Mr. Robert Landau, 12 Hewlett Lane, Port Washington, NY 11050** also known as Section 6, Block 5304, Lot 213 for modification of variance of **§240-9(I)(1)(c)** of the Code of the Village of Flower Hill. **The applicant seeks to maintain an existing patio around a fire pit 8.1' from the rear property line where the minimum permitted is 10', when the Board previously issued a decision with a condition that the patio be moved.**

**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(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 **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 **Brian Sigman, 10 Chanticleare Drive, Manhasset, NY 11030** also known as Section 5, Block 155, Lot 28 for variances of **§240-7(I)(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.**
6. 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.**