

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

APPROVAL OF WRITTEN DECISIONS

1. **MODIFICATION OF PREVIOUSLY GRANTED DECISION.** 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 ft. from the rear property line where the minimum permitted is 10 ft., when the Board previously issued a decision with a condition that the patio be moved.**
2. 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.**
3. 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.**
4. 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.**
5. 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 ft. and 10 ft. is required.**
6. Application of **Nicole Moudis, 27 Northwoods Road, Manhasset, NY 11030** also known as Section 3, Block 13904, Lot 87, for variance of **§240-6(L)(1)** of the Code of the Village of Flower Hill. **The applicant seeks to construct an office over the existing garage where the floor area ratio is 4,794.23 s.f. and the maximum permitted is 4,500 s.f.**
7. Application of **Mr. Ilon Wu, 33 Birchdale Lane, Port Washington, NY 11050** also known as Section 6, Block 55, Lot 117, for variance of **§240-9(F)** of the Code of the Village of Flower Hill. **The applicant seeks to construct a roof over a cellar entrance where the side yard setback is proposed at 8'6" and the minimum required is 10 ft.**

RETURNING APPLICATIONS

8. Application of **Mr. & Mrs. Paul Parziale, 7 Maple Drive, Port Washington, NY 11050** also known as Section 6, Block 55, Lot 123, for variance of **§119-1(A)** of the Code of the Village of Flower Hill. **The applicant seeks to construct a 4-foot fence on a front yard eastern property line where such fences are not permitted.**

NEW APPLICATIONS

9. Amended application of **Mr. & Mrs. Michael Weiss, 58 Hewlett Lane, Port Washington, NY 11050** also known as Section 6, Block 58, Lot 114A for an appeal of the determination of the Building Superintendent that variances of **§§ 240-6L, 240-9(E), 240-9(I)(1)(c) and 249-9(C)** is not required. **The applicant seeks to construct a two-story, single-family dwelling where the Building Superintendent has determined that the proposed lot coverage is 5,225 s.f.**

(25.77%) where the maximum permitted is 4,055.6 sf (20%); proposed floor area 7,107.3 s.f. where the maximum permitted is 5,060 s.f. proposed rear yard setback is 10.1 ft. where the maximum permitted is 25 ft., the proposed rear yard patio setback is 0.0 ft. where the minimum required is 10 ft.

10. Application of **JMP Investments LLC, 124 Walnut Lane, Manhasset, NY 11050** also known as Section 3, Block 190, Lot 119, for variances of **§§240-10(C), 240-10(I)(1), 119-1(A)** of the Code of the Village of Flower Hill. **The applicant seeks to construct a swimming pool, fence and pool equipment where the proposed lot coverage is 25.58% (4,863 s.f.) where the maximum permitted is 25% (4,751.98 s.f.); the proposed swimming pool with a 16.4' setback on Dogwood Lane is located in a front yard, when pools are not permitted in a front yard; a proposed fence with a 10' setback is located in a front yard on Dogwood Lane, when fences are not permitted in a front yard; the proposed pool equipment with a 48' setback, is located in a front yard when structures are not permitted in a front yard.**
11. Application of **Mr. Eduard Aronov, 72 Knollwood Road W.**, also known as Section 6, Block B4, Lot 31, for variance of **§240-13(C)** of the Code of the Village of Flower Hill. **The applicant seeks to construct a swimming pool, patio and pool equipment where the proposed lot coverage is 32.5% (3,638.99 s.f.) when the maximum permitted is 30% (3,234.53 s.f.)**