

**AGENDA**  
**ZONING BOARD OF APPEALS**  
**December 13, 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. 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.**
6. 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.**
7. 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.)**

**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. Application of **Mr. Lou Durante, 29 Ridge Drive East**, also known as Section 6, Block 5322, Lot 4, for variances of **§240-6(F) and (G)** of the Code of the Village of Flower Hill. **The applicant seeks to legalize an expanded driveway where the area of paving in a front yard is 850.3 s.f. (35.18%) when the maximum permitted is 724.95 s.f. (30%); and the existing curb cut is 28.8 feet in width where the maximum permitted is 16 feet with a corner radius on each side of no more than 18 inches at the gutter line.**
10. Application of **Mr. Mario Savocchi, 325 Stonytown Road**, also known as Section 5, Block 152, Lot 63, for variances of **§240-7(I)(1), 240-6(G) and (N)** of the Code of the Village of Flower Hill. **The applicant seeks to construct a swimming pool, m patio and modify the existing driveway where the proposed pool and patio are located in a side yard when no accessory structures are permitted in side yards; the proposed driveway curb cut is 22' where 16' is the maximum permitted and the proposed driveway is located on the property line where driveways are required to be 4' from the property line.**
11. Application of **Mr. John Constantakis, 112 Reni Road**, also known as Section 5, Block 156, Lot 9, for a variance of **§240-8(I)(1)(a)** of the Code of the Village of Flower Hill. **The applicant seeks to maintain a patio with a side yard setback of 8.6' where the minimum permitted is 15'.**
12. Application of **Mr. Michael Klarman, 16 Wood Valley Lane**, also known as Section 6, Block 78, Lot 5, for a variance of **§240-6(C)** of the Code of the Village of Flower Hill. **The applicant seeks to construct additions and alteration where the floor area total is 5,031 sq. ft and 4,500 sq. ft. is the maximum permitted.**