

AGENDA
ZONING BOARD OF APPEALS
February 21, 2024
7:00 PM

APPROVAL OF WRITTEN DECISIONS

1. 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.**
2. Application of **Mr. Peter Rosenberg, 40 Hewlett Lane, Port Washington, NY 11050** also known as Section 6, Block 5309, Lot 189, for variance of **§240-6(N)** of the Code of the Village of Flower Hill. **The applicant seeks to construct a retaining wall in the eastern side yard of the property with a setback of 2' where 4' is the minimum permitted.**

RETURNING APPLICATIONS

3. Application of **Mr. Lou Durante, 29 Ridge Drive East, Roslyn, NY 11576**, 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.**
4. Application of **Ms. Georgia Tsoumas-Moutopoulos, 37 Ridge Drive East., Roslyn, NY 11576** also known as Section 6, Block 5322, Lot 24 for variance of **§240-6(N)** of the Code of the Village of Flower Hill. **The applicant seeks to maintain a retaining wall built on the property line and extending .5' onto the neighboring property where a setback of 4' is required.**

NEW APPLICATIONS

1. Application of **Mr. & Mrs. Louis Mancini, 138 Dogwood Lane, Manhasset, NY 11030** also known as Section 3, Block 207 Lot 31 for variance of **§240-11(I)(1)** of the Code of the Village of Flower Hill. **The applicant seeks to maintain a patio in a side yard where no patios are permitted in side yards.**
2. Application of **Mr. Jin Huang, 400 Stonytown Road, Manhasset, NY 11030** also known as Section 3, Block 64 Lot 286 for variance of **§119-1(A) & (C)** of the Code of the Village of Flower Hill. **The applicant seeks to construct gates in a front yard varying in height from 5'9" to 7' when no fences are permitted in a front yard and permitted fences may not exceed a height of 5'.**