

**AGENDA**  
**ZONING BOARD OF APPEALS**  
**April 17 2024**  
**7:00 PM**

**APPROVAL OF WRITTEN DECISIONS**

1. 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.**
2. Application of **Pinewood 5 LLC, 51 Pinewood Road, Manhasset, NY 11030** also known as Section 3, Block 199 Lot 17 for variances of **§240-6(G) and (N)** of the Code of the Village of Flower Hill. **The applicant seeks to maintain an existing curb cut of 17'3" with a flare out totaling 20'6" where the maximum permitted is 16' with a flare out totaling 19' and a retaining wall in the rear and side yard setbacks of 0.45' at the closest point on the north side and 0.8' on the south where all retaining walls are required to have a 4' minimum setback.**
3. Application of **Mr. Eduard Aranov, 72 Knollwood Road West., Roslyn, NY 11576** also known as Section 6, Block B4, Lot 31 for variance of **§240-6(N)** of the Code of the Village of Flower Hill. **The applicant seeks to construct a retaining wall with a setback of 0'0" from the rear property line where all retaining walls are required to have a 4' minimum setback**

**RETURNING APPLICATION**

4. 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.**

**NEW APPLICATION**

1. Application of **Mr. Joseph Furelli 9 Country Club Drive, Port Washington, NY 11050** also known as Section 6, Block 21 Lot 220 for variance of **§119-1(A)** of the Code of the Village of Flower Hill. **The applicant seeks to construct driveway gates in a front yard when such gates act as a fence, which is prohibited in a front yard.**
2. Application of **Ms. Christine Hogan, 79 Dartmouth Road, Manhasset, NY 11030** also known as Section 3, Block 143 Lot 27 for variances of **§240-11(C) and (F)** of the Code of the Village of Flower Hill. **The applicant seeks to construct one and two story additions where the proposed sky plane exposure is 6.2 where the maximum permitted is 2.0, the proposed vertical encroachment into the required sky plane exposure is 14'-4" and the proposed horizontal encroachment is 8'; the proposed side yard setback is 5' with an aggregate of 15.9' where the minimum required is 10' with an aggregate of 30'.**