

AGENDA
ZONING BOARD OF APPEALS
May 15, 2024
7:00 PM

ADJOURNED PENDING RESUBMISSION

1. 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'.**

RETURNING APPLICATIONS

2. 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.**
3. 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.**

NEW APPLICATION

4. Application of **Mr. James Serafino, 5 Knolls Lane, Manhasset, NY 11030** also known as Section 3, Block 64 Lot 5 for variance of **§119-1(A), 119-2(A), 119-2(C), 240-6(F), 240-6(G), 240-7(C), 240-7(I)(1)(a), 240-7(I)(1)(b)** of the Code of the Village of Flower Hill. **The applicant seeks to construct a detached garage, retaining walls, swimming pool, patio with outdoor kitchen, pergola, fire pit, dog run, driveway modification with driveway piers and gates where:**
 - a. **The proposed gates act as a front yard fence and as such are not permitted.**
 - b. **The proposed height of the front yard retaining wall is 3' at the highest point when the maximum height permitted is 2'.**
 - c. **The proposed height of the retaining wall in the side yard adjacent to the garage is 8' at its highest point where the maximum permitted is 4'.**
 - d. **The proposed area of paving in the front yard is 5,325 sf or 36% when the maximum permitted is 4,374.3 sf or 30%.**
 - e. **The proposed driveway width is 37'- 6" where the maximum permitted is 16'.**
 - f. **The proposed side yard set back for the dog run is 6' – 2.5" when the minimum permitted is 10'.**
 - g. **The proposed garage height is 22' – 9" when 12' is the maximum permitted.**

5. Application of **Mr. Alexander Abayev, 7 Ridge Drive East, Roslyn, NY 11576** also known as Section 6, Block 5318, Lot 12 for variances of **§201-4; 240-6(F), 240-6(G), 240-13©, 240-13(l)1(a) and 240-13(l)1(c)** of the Code of the Village of Flower Hill. **The applicant seeks to construct a swimming pool, patio, pergola and widened driveway where:**
- a. **The proposed swimming pool area is 1,086 sf or 36.7% where the maximum permitted is 739.75 or 25%.**
 - b. **The proposed driveway expansion increases the front yard paving to 1,020 sf or 35.1% where 871.5 or 30% is the maximum permitted.**
 - c. **The proposed driveway width is 20'10" where the maximum permitted is 16'.**
 - d. **The maximum lot coverage proposed is 3,714sf or 37.4% where the maximum permitted is 2,982sf or 30%.**
 - e. **The western side yard patio setback is 4'3" at its closest point where the minimum setback permitted is 8'.**
 - f. **The minimum rear yard setback of the patio is 7'3" where the minimum permitted is 10'.**