

PUBLIC HEARING

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that a public hearing of the Zoning Board of Appeals of the Village of Flower Hill will be held on the 15th day of May, 2024 at 7:00 PM, at Village Hall, 1 Bonnie Heights Rd., Manhasset, NY 11030.

1. 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.**
2. 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(I)(1)(a) and 240-13(I)(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'.**

Persons who may suffer from a disability which would prevent them from participating in said hearing should notify Ronnie Shatzkamer, Village Clerk, at (516) 627-5000 in sufficient time to permit such arrangements to be made to enable such persons to participate in said hearing.

By Order of the Zoning Board of Appeals  
Michael Sahn, Chairperson  
Ronnie Shatzkamer, Village Administrator  
Flower Hill, New York  
Dated: May 8, 2024