

AGENDA
ZONING BOARD OF APPEALS
August 21, 2024

DECISION

1. Application of 9 Country Club Drive, Port Washington, NY 11050, also known as Section 6, Block 21, Lot 220 for a 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 Alexander Abayev, 7 Ridge Drive East, Roslyn, NY 11576, also known as Section 6, Block 5318, Lot 12, for six variances of the Code of the Village of Flower Hill:

§240-4: The proposed pool area is 910 s.f. or 30.8%, while the maximum permitted pool area is 739.75 s.f. or 25%.

§240-6., F: The proposed driveway expansion increases the paving in the front yard to a total of 1,020 s.f. or 35.1%, while the maximum permitted paving in the front yard is 871.5 s.f. or 30%.

§240-6., G: The proposed driveway widening has a width of 20'10", while the maximum permitted width is 16 feet.

§240-13., C: The proposed site improvements increase lot coverage to 3,478 s.f. or 34.7%, while the maximum permitted lot coverage is 2,982 s.f. or 30%.

§240-6., I., 1 (a): The proposed side yard setback of the patio on the west side of the property is 8'7" at its closest point, while the minimum required side yard setback is 8 feet.

§240-13. I., 1., (c): The proposed rear yard setback of the patio is 9'11" as its closest point, while the minimum required rear yard setback is 10 feet.

RETURNING APPLICATION

3. Application of James Serafino, 5 Knolls Lane, Manhasset, NY 11030 also known as Section 3, Block 64 Lot 5 for three variances of the Code of the Village of Flower Hill:

§119-2, C.: The proposed height of the retaining walls in the side yard adjacent to the proposed garage is 8 feet at its highest point, while the maximum permitted height is 4 feet.

§240-7., C: The proposed lot coverage is 7,205 s.f. or 16.5%, while the maximum permitted lot coverage is 6,534 s.f. or 15%.

§240-7., I., (1), (b): The proposed height of the detached garage is 22'9", while the maximum permitted height is 12 feet.

NEW APPLICATION

4. Application of James Petrakis, 125 Northwoods Road, Manhasset, NY 11030 also known as Section 3, Block 190 Lot 77 for three variances of the Code of the Village of Flower Hill:

§240-6 (G): To maintain a curb cut of 21 feet wide at the edge of road and at the property line, while the maximum permitted width is 16 feet with a small corner curb radius of no more than 16 feet with small corner curb radius of no more than 18 inches on each side.

§240-10, I(1)(c): To maintain an existing patio located 9.2 feet from the rear property line, while the minimum required rear yard setback is 10 feet.

§240-10, I(1)(c): To maintain an existing waterfall located 6.5 feet from the rear property line, while the minimum required rear yard setback is 10 feet.

5. Application of Robert and Prospina Pomponio, 525 Manhasset Woods Road, Manhasset, NY 11030 also known as Section 3, Block 167 Lot 91 for two variances of the Code of the Village of Flower Hill:

§240-7, F: The proposed width of the side yard is 44.0 feet, while the minimum required aggregate of the side yards is 60 feet.

§240-6, G: The proposed curb cut at the property line is 18.0 feet and it flares out to 28.0 feet at the street line, while the maximum width of a curb cut is 16 feet with a flare out of 18 inches maximum on each side allowing for a maximum width at the street of 19 feet.