

**AGENDA**  
**ZONING BOARD OF APPEALS**  
**September 18, 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%.

§240-13., 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%.

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

**RETURNING APPLICATION**

4. 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 aggregate 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 17.2 feet and it flares out to 24.5 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.

5. Application of Lou Durante, 29 Ridge Drive East, Roslyn, NY 11576, also known as Section 6, Block 5322, Lot4, for two variances of the Code of the Village of Flower Hill:

§240-6., F: The applicant seeks to maintain the existing paving in the front yard of 823.9 square feet or 34.09%, while the maximum permitted paving in the front yard is 724.95 square feet or 30%.

§240-6., G: The applicant seeks to maintain an existing curb cut 19.7 feet wide at the property line and narrows to 16.0 feet at the concrete gutter, while the maximum permitted curb cut width is 16 feet with a corner radius on each side of no more than 18 inches at the gutter line.