

AGENDA
ZONING BOARD OF APPEALS
February 19, 2025

DECISIONS

1. Application of Frank M. Bright, 4 Ridge Drive West, Roslyn, NY 11576, also known as Section 6, Block 5318, Lot 2, for three variances of the Code of the Village of Flower Hill:

§119-1, A.: The existing fence that varies from 4 ½ to 6 feet in height is located in the front yard of the existing residence and portions are in the Village right-of-way, while the installed fence is not permitted in any area of the front yard.

§119-1, C.: The existing fence located in the side yard of the residence is 6 feet high, while the maximum permitted height of a fence is 5 feet.

§240-13., I. (1): The existing patio is located in the front yard with a front yard of the residence, while a patio must be located in the rear yard.

2. Application of Ginera Sehic, 17 Knollwood Road, Roslyn, NY 11576, also known as Section 6, Block 36, Lot 105 for five variances of the Code of the Village of Flower Hill:

§240-13, I., (1), (c): The proposed rear yard setback for the patio at the closest point is 3', while the minimum rear yard setback for the patio is 10 feet.

§240-13, C.: The proposed lot coverage is 2,378.6 square feet or 30.09%, while the maximum permitted lot coverage is 2,371.49 square feet or 30%.

NEW APPLICATIONS

1. Application of Frank Giannuzzi, 35 Woodhill Lane, Manhasset, NY 11030, also known as Section 3, Block 193, Lot 81, for one variance of the Code of the Village of Flower Hill:

§240-7, F: The proposed aggregate side yard setback for the second-floor addition is 55.3 feet, while the minimum required aggregate side yard setback is 60 feet.

RETURNING APPLICATIONS

1. 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.