

AGENDA
ZONING BOARD OF APPEALS
April 23, 2025

DECISIONS

1. Application of T.J. Costello, 48 Dogwood Lane, Manhasset, NY 11030, also known as Section 3, Block 207, Lot 22, for one variance of the Code of the Village of Flower Hill:

§240-11, F: The proposed aggregate side yard setback for the two-story addition and second floor addition is 26.98 feet, while the minimum required aggregate side yard setback is 30 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.

NEW APPLICATIONS

1. Application of Lisa and Ido Lustig, 101 Reni Road, Manhasset, NY 11030, also known as Section 5, Block 155, Lot 77, for the following variance of the Code of the Village of Flower Hill:

§240-6 (G): The driveway at the front property line is proposed to be widened from the existing 16 feet to 21 feet with a corner radius of 18 inches at each side at the street for a total of 24 feet, while the maximum permitted driveway width is 16 feet with a small corner curb radius of no more than 18 inches on each side at the street for a total of 19 feet.

2. Application of Zach and Lauren Moscot, 24 Bonnie Heights Road, Manhasset, NY 11030, also known as Section 3, Block 64, Lot 9, for the following variance of the Code of the Village of Flower Hill:

§119-1., A.: The proposed fence and driveway gates are not permitted in the front yard.