

**AGENDA**  
**ZONING BOARD OF APPEALS**  
**June 18, 2025**

**DECISIONS**

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.

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.

**RETURNING 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.

**NEW APPLICATIONS**

1. Application of 1043 Northern Blvd Realty, LLC, located at 1043 Northern Blvd., Roslyn, NY 11030, also known as Section 06, Block B05, Lot 428 (Limani Restaurant), for the following variance of the of the Code of the Village of Flower Hill:

§240-15, E (1): The request to maintain the accessory dining pavilion increases required number of parking spaces to 106, while the remaining number of parking spaces is 62.