

## SITE PLAN APPROVAL APPLICATION

SITE ADDRESS 1043 Northern Blvd

SECTION 6 BLOCK B-5 LOT 428

ZONE Business

APPLICANT'S NAME Robert Peterson c/o Core Group Architects LLP

ADDRESS 71 W Main St, Oyster Bay, NY 11771

PHONE (516) 628-2804

EMAIL rpeterson@coregrouparchitects.com

### 1. STATE PROPOSED PROJECT IN DETAIL

Maintain accessory dining pavilion (895 SF)

2. OWNER 1043 Northern Blvd Realty LLC  
ADDRESS 1043 Northern Blvd, Roslyn, NY 11576  
PHONE # (516) 869-8989

### The following affidavits must be completed:

By signing below I attest that all statements and facts submitted in these documents are true.

#### Affidavit to be completed by Owner/Agent

STATE OF NEW YORK

COUNTY OF NASSAU:

Aristotelis Spyropoulos Being duly sworn, deposes and says he is

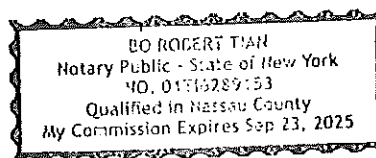
the owner in fee of the property/agent of the property owner described in the foregoing  
(choose one)

Application and that the statements contained herein are true to the best of his  
knowledge and belief.

Sworn to me this 21st day of May 2024

Signed [Signature]

Notary [Signature]



LIMANI ROSLYN - VALET PARKING EXHIBIT



24 BONNIE HEIGHTS RD,

VILLAGE OF  
**FLOWER HILL**

**ARCHITECTURAL REVIEW COMMITTEE**

**July 28, 2025**

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**RETURNING APPLICATION**

**8 Ridge Drive East – Exterior Alterations: Siding, Windows, Facade**

Comments:

1. Trim to be white Azek.
2. Base stone up to window sill with a stone cap.
3. Low roof to be black standing seam metal.
4. Portico to have round columns with a 2-piece stepped trim entablature.
5. Add a panel and trim over the garage door and install a wall mounted light fixture in the panel.
6. Garage door to have glass lites in top panel.
7. Note: windows were approved at last month's meeting.

Approved with conditions– to BOT

Note: The application as presented will require a zoning variance due to the increase in floor area on the second floor. The applicant may omit the second floor addition at this time to obtain a permit to begin the work, and separately apply for the variance for the addition. The Committee was supportive of the complete design.

**1025 Northern Boulevard: Retail and Office Building -**

Comments:

1. Submit sample of EFIS color and finish to compare with the stone sample presented.
2. Add a projected corner detail as per the suggested marked-up drawing.
3. Metal roofing at the rooftop to be taller

Approved with conditions – to BOT

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**NEW APPLICATIONS**

**142 Reni Road – Exterior changes; from stucco to siding**

Comments:

1. At each wall segment align battens around centers of windows.
2. Add a 2-piece Azek trim over the front door.
3. Change the hanging light to a wall sconce above the front door.
4. Window trim toe be 6" with a sill trim.
5. Provide corner trim for siding.

Approved with conditions – to BOT

**1053 Northern Boulevard – New Hotel Signs: from *Holiday Inn Express* to *Best Western***

Comments:

1. Approved as submitted.

Approved – to BOT

**53 Knollwood Road – New Single-Family Residence**

Comments:

1. The scale of the portico is not in proportion with the size of the house. Suggested a one story portico with a railing.
2. The 2 gable roofs should be lowered to align with the main roof.
3. Suggest tradition window muntin design.
4. Garage door not approved. Suggest traditional design.

Not Approved – return to next ARC meeting

**1073 Northern Boulevard – Rivian: Paint Building**

Comments:

1. Approved as submitted.

Approved – to BOT

End



## **Public Works Report: July 2025**

- Clean catch basins before rain events
- Sent out sweeper to go through the whole village (7 days)
- Cut Park, weed park (Every week)
- Replaced the Arborvitaes that were dead on the corners of Village Hall
- Clean office (Tue and Fri)
- Put up approximately 500 flags for July 4<sup>th</sup> around the Village Hall, the Park, and all traffic islands
- 2 big branches cut/picked up on Middle Neck Rd
- Cut the traffic islands and weed (Every week)
- Cut Port Blvd and Weed beds (Every other week)
- Cut Middle Neck Rd (Every other Week)
- Cut Stonytown Rd (Every other week)
- Installed a new battery on the Kenworth truck (in-house)
- Fixed street sweeper having water issues (in-house)
- Installed new gutter brooms on the street sweeper (in-house)
- Watering new plants on the Blvd almost every day
- Did trimming around any street signs that were needed (3 days)
- Filled about 28 potholes around the village
- Power-washed the playground area
- Power-washed the handicap ramp and kitchen entrance
- Fixed/straightened about 14 street signs around the village
- Took out about 5 dead trees in the Stonytown area of the park
- Cut and trimmed the whole strip on Middle Neck Rd from Port Blvd to Cherrywood
- Cut and cleaned up 2 big trees that fell in the park
- Maintenance and clean up all mowers under decks (in-house)

**REPORT FOLLOWING  
ZONING BOARD OF APPEALS HEARING OF JULY 17,  
2025-- ACTION WAS TAKEN ON THE FOLLOWING:**

**Application of Lisa and Ido Lustig, owners of a property located at 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.

After discussion and receipt of all evidence the Board determined that the minimum variance that would meet the need of the applicants while not causing detriment to the community would be to permit the driveway to be eighteen feet in width up to the property line, and permitting an additional flare at the end of the driveway for a total of an additional 24 inches.

**Application of Nicholas Palumbo and Maria Sotomayor, owners of a property located at 65 Elderfields Road, Manhasset, NY 11030, also known as Section 03, Block 139-1, Lot 68, for the following variance of the Code of the Village of Flower Hill:**

§240-7., C: Maximum Floor Area Ratio (F.A.R.) of the Code of the Village of Flower Hill. The total gross floor area with the proposed garage is 7,319.06 square feet with a F.A.R. of 0.1675, while the maximum permitted gross floor area is 7,208.52 based on a F.A.R. of 0.165

§240-7., I., (b): Maximum Height of an Accessory Building of the Code of the Village of Flower Hill. The proposed height of the garage to the highest point of the structure is 19'- 3-1/2"

The Board found that this application met with all applicable criteria and that the benefit sought would not cause detriment to the surrounding area. Notably, the proposed garage is set back further than the main house to minimize any impact and adequate screening will be maintained. As such the application was granted.

Respectfully submitted,

Jeffrey Blinkoff