

**AGENDA**  
**ZONING BOARD OF APPEALS**  
**September 17, 2025**

**NEW APPLICATIONS**

1. Application of Gregory Struck, owner of a property located at 35 Birchdale Lane, Port Washington, NY 11050, also known as Section 06, Block 55, Lot 119, for the following variance of the Code of the Village of Flower Hill:

§240-10., C: Lot Coverage of the Code of the Village of Flower Hill. The proposed addition increases the lot coverage to 3,977.4 square feet or 25.66%, while the maximum permitted lot coverage is 3,875.05 square feet or 25%.

§240-10., I., (1): Accessory Structures Must Be Located in the Rear Yard of the Code of the Village of Flower Hill. The proposed artificial turf is located in both side yards, while the Code only permits artificial turf in the rear yard.

§240-10., I., (1) (a): Side Yard Setback for Accessory Structures of the Code of the Village of Flower Hill. The proposed artificial turf has side yard setbacks of 4.0 feet from the west property line and 7.8 feet from the east property line, while the minimum required side yard setback is 10 feet.

2. Application of Claudine Cafferata, owner of a property known as 9 Chestnut Lane, Manhasset, NY 11030, also known as Section 5, Block 156, Lot 21 for the following variances:

§119, C: Maximum Height of a Fence of the Code of the Village of Flower Hill. The proposed height of the fence is 10 feet, while the maximum permitted height is 5 feet.

§240-11., I., (1): Accessory Structures Must Be Located in the Rear Yard of the Code of the Village of Flower Hill. The proposed basketball court is partially located in the side yard, while it is only permitted to be located in the rear yard.

§240-10., I., (1) (a): Side Yard Setback for Accessory Structures of the Code of the Village of Flower Hill. The proposed basketball court has a side yard setback of 2 feet from the west property line, while the minimum required side yard setback is 10 feet.

3. Application of Matthew & Jessica Friedman, owners of a property known as 15 Drake Lane, Manhasset, NY 11030, also known as Section 5, Block 155, Lot 16 for the following variances:

Pursuant to §240-6, N: Side Yard Setback for a Driveway and Retaining Wall

1. The existing side yard setback for the driveway to be maintained on the south side of the property is 2.2 feet, while the Code requires a minimum side yard setback of 4 feet.
2. The existing side yard setback for the retaining wall to be maintained on the south side of the property is 1.2 feet, while the Code requires a minimum side yard setback of 4 feet.