

**LEGAL NOTICE
PUBLIC HEARING
VILLAGE OF FLOWER HILL**

NOTICE IS HEREBY GIVEN that a public hearing of the Zoning Board of Appeals of the Village of Flower Hill will be held on the 19th day of November at 7:00 PM, at Village Hall, 1 Bonnie Heights Rd., Manhasset, NY 11030 to consider:

Application of Eileen and Vincent Calamia, owner of a property known as **121 Pinewood Road, Manhasset, NY 11030**, also known as Section 3, Block 198, Lot 19, 27 for the following variance:

Pursuant to **§119-1, A: Fence Not Permitted in the Front Yard** of the Code of the Village of Flower Hill. **The proposed fence is located in the front yard facing Bridge Road and Mason Drive, while no fence is permitted to be erected in a front yard.**

Pursuant to **§201-4: Pool Area Requirements** of the Code of the Village of Flower Hill. **The area of the swimming pool covers 71% of the unoccupied area of the rear yard, while the maximum permitted area of the unoccupied rear yard that the pool can occupy is 25%.**

Pursuant to **§240-12, I, (1): Accessory Structures Must Be Located in the Rear Yard** of the Code of the Village of Flower Hill. **The proposed patio is partially located in the front yard facing Bridge Road, while the patio is only permitted to be located in the rear yard.**

Pursuant to **§240-12, I, (1), (c): Rear Yard Setback for Accessory Structures** of the Code of the Village of Flower Hill. **The proposed pool coping has a side yard setback of 7 feet from the east property line, while the minimum required rear yard setback is 10 feet.**

The above application is on file at the Office of the Village Clerk, 1 Bonnie Heights Road, Manhasset, NY, where it may be seen Monday through Friday, between the hours of 8:30AM and 4:30 PM until the time of the meeting.

If any individual requires special assistance to attend, please notify the Village Clerk, at (516) 627-5000 at least 48 hours in advance of the meeting.

By Order of the Zoning Board of Appeals
Michael Sahn, Chairperson
Marla Wolfson, Village Administrator
Flower Hill, New York
Dated: October 30, 2025

**LEGAL NOTICE
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NOTICE IS HEREBY GIVEN that a public hearing of the Zoning Board of Appeals of the Village of Flower Hill will be held on the 19th day of November at 7:00 PM, at Village Hall, 1 Bonnie Heights Rd., Manhasset, NY 11030 to consider:

Application of Gregory Struck, owners of a property known as **35 Birchdale Lane, Port Washington, NY 11050**, also known as Section 6, Block 55, Lot 119 for the following variances:

A variance from **§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%.**

A variance from **§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.**

A variance from **§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.**

The application is on file at the Office of the Village Clerk, 1 Bonnie Heights Road, Manhasset, NY, where it may be seen Monday through Thursday, between the hours of 8:30AM and 4:30 PM and Friday, between the hours of 8:30 AM and 1:00PM until the time of the meeting.

If any individual requires special assistance to attend, please notify the Village Clerk, at (516) 627-5000 at least 48 hours in advance of the meeting.

By Order of the Zoning Board of Appeals
Michael Sahn, Chairperson
Marla Wolfson, Village Administrator
Flower Hill, New York
Dated: November 6, 2025

**LEGAL NOTICE
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NOTICE IS HEREBY GIVEN that a public hearing of the Zoning Board of Appeals of the Village of Flower Hill will be held on the 19th day of November 19th at 7:00 PM, at Village Hall, 1 Bonnie Heights Rd., Manhasset, NY 11030 to consider:

Application of Nicole Skolnick, owner of a property known as **19 Country Club Drive, Port Washington, NY 11050**, also known as Section 6, Block 21, Lot 226 for the following variances:

Pursuant to **§240-6, F.: Maximum Paving in Front Yard** of the Code of the Village of Flower Hill. **The proposed driveway expansion increases the front yard coverage to 32.2%, while the maximum permitted front yard coverage is 30%.**

The application is on file at the Office of the Village Clerk, 1 Bonnie Heights Road, Manhasset, NY, where it may be seen Monday through Thursday, between the hours of 8:30AM and 4:30 PM and Friday, between the hours of 8:30 AM and 4:30PM until the time of the meeting.

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By Order of the Zoning Board of Appeals
Michael Sahn, Chairperson
Marla Wolfson, Village Administrator
Flower Hill, New York
Dated: November 6, 2025

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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 Code requires a minimum side yard setback of 4 feet.**

The application is on file at the Office of the Village Clerk, 1 Bonnie Heights Road, Manhasset, NY, where it may be seen Monday through Thursday, between the hours of 8:30AM and 4:30 PM and Friday, between the hours of 8:30 AM and 1:00PM until the time of the meeting.

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Application of Benjamin and Marissa Allen, owner of a property known as **45 Cardinal Road, Manhasset, NY 11030**, also known as Section 5, Block 157, Lot 5 for the following variance:

Pursuant to §240-8, I, (1) (a): **Side Yard Setback for Accessory Structures** of the Code of the Village of Flower Hill. **The proposed pool equipment has a side yard setback of 11.4 feet and the generator is 11.7 feet from the south property line, while the minimum required side yard setback is 15 feet.**

The above application is on file at the Office of the Village Clerk, 1 Bonnie Heights Road, Manhasset, NY, where it may be seen Monday through Friday, between the hours of 8:30AM and 4:30 PM until the time of the meeting.

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

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

Pursuant to **§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.

Pursuant to **§240-11, 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.

The application is on file at the Office of the Village Clerk, 1 Bonnie Heights Road, Manhasset, NY, where it may be seen Monday through Thursday, between the hours of 8:30AM and 4:30 PM and Friday, between the hours of 8:30 AM and 1:00PM until the time of the meeting.

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Marla Wolfson, Village Administrator
Flower Hill, New York
Dated: November 6, 2025