

ZONING BOARD OF APPEALS
AGENDA
May 20, 2009
8:00 PM

Old Business

1. Decision on application of **P. Vlahopoulos, 4 Bayberry Ridge** (Section 6, Block B-3, Lot 10)

2. Continuation of application of **Lawrence Kaplan, 330 Stonytown Road, Manhasset, NY 11030** also known as **Section 3, Block 64, Lots 256, 257** on the Nassau County Land and Tax Map,

A. For an appeal of the determination of the Building Inspector that an existing structure in the front yard constitutes a “retaining Wall” under **§119-2(d)**

B. And in the alternative, for a variance of **§119-2(a)** of the Code of the Village of Flower Hill

Applicant seeks to maintain a retaining wall in a front yard where 12’ 6” is proposed and 2’ is the maximum allowed by code.

3. Continuation of application of **Albert Macanian dba Dunkirk Realty, 220 Route 110, Farmingdale, NY 11735**, for premises at **18 Center Drive, Roslyn, NY 11576** also known as **Section 6, Block 53-21, Lot 21** on the Nassau County Land and Tax Map, for a variance of:

§119-2(a) of the Code of the Village of Flower Hill

Applicant seeks to maintain a retaining wall in excess of 2 feet in a front yard, located in an R-7 zoning district, which is prohibited by code.

4. Hearing on adjourned application of **Mr. and Mrs. Elkomos Boutros, 21 Country Club Drive, Port Washington, NY 11050** also known as **Section 6, Block 21, Lot 106, 205** on the Nassau County Land and Tax Map, for a variance of:

§240-9(B) of the Code of the Village of Flower Hill

Applicant seeks to sub-divide lot into two parcels with insufficient lot area on parcel 1 (lot 106) in an R-3 Zoning District where the minimum lot size is 18,000 sq. ft. and 15, 001 sq. ft. is proposed.

New Business

1. Application of **Louis Tiglias d/b/a Elonis Restaurant Inc., 1023 Northern Blvd., Roslyn, NY 11576** also known as **Section 6, Block B-5, Lots 227, 325, 425,426** on the Nassau County Land and Tax Map, for a variance of:

a. §181-8(C)(1) of the Code of the Village of Flower Hill Applicant proposes to erect a vertical double faced sign and a horizontal business identification sign

in excess of the maximum number of permitted wall signs where one sign is permitted and three are proposed.

b. §181-8(C)(2) of the Code of the Village of Flower Hill

Applicant proposes to erect a double faced business identification sign, perpendicular to the wall of the building, in excess of the maximum projection permitted, where display surface of business identification wall signs shall be parallel to the wall of the building and 9" is the maximum projection allowed and 3'-3" is proposed.

c. §181-8(C)(6) of the Code of the Village of Flower Hill

Applicant proposes to erect a vertical double faced business identification wall sign with a height greater than 18' above the ground level and projecting above the roof of the building, where the maximum height above ground level permitted is 18' and 32' is proposed.

2. Application of **Mr. & Mrs. Michael Sarcona 28 Country Club Drive, Port Washington, NY 11050** also known as **Section 6, Block 53-6, Lot 215** on the Nassau County Land and Tax Map, for a variance of:

a. §240-9(F) of the Code of the Village of Flower Hill

Applicant seeks to construct a two story addition to an existing dwelling in an R-3 zone where the minimum side yard setback required is 10' and the applicant proposes a setback of 7.25'; and where the required side yard aggregate is a minimum of 30' and the applicant proposes 27.6'.

b. 240-9(C) of the Code of the Village of Flower Hill

Applicant proposed addition encroaches in the sky exposure plane which is prohibited; and proposes a floor area ratio of 24.4% (4,164.8 sq. ft.) which is in excess of the permitted maximum of 24% (4,092.96 sq. ft.).