

ZONING BOARD OF APPEALS
AGENDA
January 20, 2010
7:00 PM

Decisions:

1. Application of **Mr. & Mrs. Pat Perulli, 27 Hemlock Road, Manhasset, NY 11030** also known as **Section 5, Block 155, Lot 15** on the Nassau County Land & Tax Map for a variance of: **§240-6(G)** of the Code of the Village of Flower Hill.
Applicant seeks to construct a driveway with two curb cuts where there is less than 150' of street frontage in an R-2 zone, contrary to Village Code.

2. Application of **Estiatorio Limani, LLC, 1043 Northern Blvd., Roslyn, NY 11576** also known as **Section 6, Block B-5, Lot 428** on the Nassau County Land & Tax Map for a variance of: **§240-15(C)(1), §240-15(C)(4), §240-15(D)(2)(a), §240-15(E)(3)** of the Code of the Village of Flower Hill.
Applicant proposes to construct a wood deck structure for outdoor dining; conduct outdoor food and beverage sales and service in the required front yard setback; construct a wood deck structure for open outdoor dining encroaching in required front yard; and alteration of parking lot for the addition of outdoor seating to an existing restaurant in a C-1 Zone all of which is prohibited by the Code.

Approval of Written Decisions:

1. Mouhlos, 90 Boulder Road
2. Koufakis, 290 Elderfields Road