

## LEGAL NOTICE

### NOTICE OF PUBLIC HEARING INC. VILLAGE OF FLORAL PARK, NY

NOTICE IS HEREBY GIVEN that the Board of Appeals of the Incorporated Village of Floral Park, will hold a public hearing in the Village Hall, No. 1 Floral Boulevard, Floral Park, New York on Wednesday, October 11, 2017 at 8:00 p.m. relative to the following application:

Application of Wei Xu, owner of 173 West Poplar Street, Floral Park, NY, 11001 for a variance from Chapter 99, Article I, Section 99-6, schedule of regulations requires a 15 foot aggregate side yard setback. Applicant proposes to construct a sunroom addition resulting in a 13.5 foot side yard setback.

This application is made subject to the provisions of Article IX, Section 99-61, of the Zoning Ordinance of the Incorporated Village of Floral Park.

The property for which said variance is applied for is 255.79 feet north of the intersection of Cedar Place and West Poplar Street on the east side of West Poplar Street, and known as 173 West Poplar Street, Section 32, Block 216, Lots 38-39 on the Nassau County Land and Tax Map.

A copy of the application is on file in the Public Works/Building Department facility located at the foot of Stewart Street in the Village of Floral Park and may be examined by any persons interested therein during business hours, Monday through Friday, inclusive, except legal holidays from 8:30 a.m. to 4:00 p.m.

NOW TAKE NOTICE, that all parties in interest and citizens will be given the opportunity to be heard at the aforesaid time and place.

BY ORDER OF THE BOARD OF APPEALS  
INCORPORATED VILLAGE OF FLORAL PARK, N.Y.  
Lucille Langone, Zoning Board Clerk

Dated: September, 2017

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Application of Paul Boland, the owner of 27 Concord Street, Floral Park, NY 11001, for a variance from Chapter 99, Article I, Section 99-6, schedule of regulations require a minimum side yard of 5 feet, an aggregate side yard of 15 feet, and a minimum front yard of 20 feet. Applicant proposes to construct various additions resulting in a 3.4 foot side yard, a 13.9 foot aggregate side yard and a 15.1 foot front yard.

This application is made subject to the provisions of Article IX, Section 99-61, of the Zoning Ordinance of the Incorporated Village of Floral Park.

The property for which said variance is applied for is located 340 feet northwest of Tulip Avenue on the east side of Concord Street, and known as 27 Concord Street, Section 32, Block 254, Lots 177-178 on the Nassau County Land and Tax Map.

A copy of the application is on file in the Public Works/Building Department facility located at the foot of Stewart Street in the Village of Floral Park and may be examined by any persons interested therein during business hours, Monday through Friday, inclusive, except legal holidays from 8:30 a.m. to 4:00 p.m.

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Application of Elizabeth Murray, owner of 142 Geranium Avenue, Floral Park, NY 11001, for a variance from Chapter 99, Article I, Section 99-6, schedule of regulations requires a minimum side yard aggregate of 15 feet. Applicant proposes to construct a 2<sup>nd</sup> floor addition with an aggregate side yard of 14.32 feet, and

Chapter 99, Article V, Section 99-24, permits cooling equipment to be placed in a side yard when the equipment is 45 feet maximum from the rear property line and 10 feet from the side property line. Applicant proposes to place 2 air conditioning condensers that are 58 feet from the rear property line and 10 feet from the side property line, and

Chapter 99, Article IV, Section 99-21 (E) 12, requires side walls longer than 30 feet to have a plane break of 2 feet. Applicant proposes to construct a 2<sup>nd</sup> floor addition resulting in both side walls that are longer than 30 feet without a 2 foot break. This requirement can be waived when authorized by the Architectural Review Board.

This application is made subject to the provisions of Article IX, Section 99-61, of the Zoning Ordinance of the Incorporated Village of Floral Park.

The property for which said variance is applied for is 220 feet southwest of Zinnia Street on the west side of Geranium Avenue, and known as 142 Geranium Avenue, Section 32, Block 189, Lot 61 on the Nassau County Land and Tax Map.

A copy of the application is on file in the Public Works/Building Department facility located at the foot of Stewart Street in the Village of Floral Park and may be examined by any persons interested therein during business hours, Monday through Friday, inclusive, except legal holidays from 8:30 a.m. to 4:00 p.m.

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Application of Rajan Patiwana, owner of 90 Jericho Turnpike, Floral Park, NY, 11001 for a variance under Chapter 99, Article III, Section 99-11 does not permit a drive thru restaurant, and Chapter 99, Article VI, Section 99-31 & 99-29, requires signage to be placed within the sign band as defined as 8 feet to 15 feet above grade, the maximum height of said sign is 2 feet and signage shall face a public street or parking area. Applicant proposes to place 3 signs above the sign band, all 3 signs are 6 feet 6 inches (scaled) and the left side elevation does not face the parking lot or public street, and

Chapter 99, Article VI, Section 99-31 B requires ground signs with a maximum area of 20 square feet, 5 feet in height and no less than 10 feet off the property line. Applicant proposes to place a ground sign that has an area of 33.25 square feet that is 20 feet high and 4 feet and 1 foot from the property line.

This application is made subject to the provisions of Article IX, Section 99-61, of the Zoning Ordinance of the Incorporated Village of Floral Park.

The property for which said variance is applied for is 162.36 feet west of the intersection of Garfield Avenue and Jericho Turnpike on the south side of Jericho Turnpike, and known as 90 Jericho Turnpike, Section 32, Block 55, Lot 108 on the Nassau County Land and Tax Map.

A copy of the application is on file in the Public Works/Building Department facility located at the foot of Stewart Street in the Village of Floral Park and may be examined by any persons interested therein during business hours, Monday through Friday, inclusive, except legal holidays from 8:30 a.m. to 4:00 p.m.

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