



## **BOARD OF ZONING APPEALS**

### **Board of Zoning Appeals Members**

Christopher Downes, Chairman

Kevin Flood

Dennis McEnery

Sandra Munz

Gary Parisi

John Ryan, Esq. Legal Counsel

February 9, 2022

Case	Number	Street	Sec/Blk/Lot	Owners/Applicant	Description
1	240	Floral Parkway	32 / 620 / 212	Mario Eusebio	Maintain Front Air Conditioning Unit, Maintain Front and Rear Deck
2	330	Lowell Avenue	8 / 64 / 318-319	Amit Sharma	Maintain Deck and Enclosed Porch
3	499A	Tulip Avenue	32 / 273 / 229	Stefano Amodio	Proposed Front Light Pillars, Large Storage Shed, Create Bathroom in Garage

**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 February 9, 2022 at 8:00 p.m. relative to the following application:

Application of Mario Eusebio, owner of 240 Floral Parkway, Floral Park, NY 11001, for a variance from § 99-21 E – The following features, and no others, may extend into required yards and courts not to exceed the distances specified, and except for Subsection E (4), (5) and (8), shall not be included in computing the building coverage: (7) Unroofed and unenclosed steps and stoops, terraces into the front yard, rear yard, and street side yard: extension of 25%. Applicant proposes to maintain a front deck that measures approximately 11' from the front lot line at the narrowest point. The 2% extension allows a 15' setback minimum. § 99-6 Schedule of Regulations: 5' minimum side yard and 15' minimum aggregate is required. § 99-21 C – Rear yards: In any residence district, the rear yard shall have a minimum depth of 25 feet. In the case of an uncovered deck, the rear yard shall have a minimum depth of 20'. Applicant proposes to maintain a deck with a side yard setback of less than 1' and a rear yard of approximately 11'. § 99-24 (F) (1) – No part of any freestanding heating, cooling, pumping, filtering, generating or other type of equipment or device shall be located in any front or side yard, or within 20 feet of any rear lot line, except that freestanding heating and cooling equipment may be located in the side yard provided that it is not located forward of the front line of the house or closer than 5 feet from the side lot line. Applicant proposes to maintain a unit which is located in the 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 which said variance is applied for is located 503.79' west of the intersection of Floral Parkway and Webster Street on the southwest side of Floral Parkway, and known as 240 Floral Parkway, Section 32, Block 620, Lot 212 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, NY  
Margaret Fowler, Acting Zoning Board Secretary**

Dated: January 2022

## 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 February 9, 2022 at 8:00 p.m. relative to the following application:

Application of Amit Sharma, owner of 330 Lowell Avenue, Floral Park, NY 11001, for a variance from Chapter 99, Article I, § 99-6 Schedule of Regulations: Minimum side yard setback of 5 feet and an aggregate side yard setback of 15 feet. Applicant proposes to maintain a deck and enclosed porch with a 3 foot 9 inch side yard setback and an aggregate side yard of 13 feet 8 inches.

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 which said variance is applied for is located 120 feet east of Willis Avenue on the south side of Lowell Avenue, and known as 330 Lowell Avenue, Section 8, Block 64, Lots 318-319 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, NY  
Margaret Fowler, Acting Zoning Board Secretary

Dated: January 2022

## 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, February 9, 2022 at 8:00 p.m. relative to the following application:

Application of Demetris Demetrious AIA, representing Stefano Amodio, owner of 499A Tulip Avenue, Floral Park, NY 11001 for a variance from § 99-24 – A detached accessory building or structure may be located in and may occupy not more than 30% of the area of any rear yard and shall be located a distance of at least: (1) Forty-five feet from any street line, except that on a corner lot the distance shall be at least 45 feet from the line of the street of narrower frontage and 15 feet from the line of the street of greater frontage. Applicant proposes front pillars located in the front yard, 4'-0" from the front lot line. § 99-24 (B) – No accessory building or structure shall have a dimension in excess of 100 square feet in area nor shall such building or structure exceed eight feet in height. Applicant proposes a 216 sf storage shed in the rear yard with a height of 16' 11". § 99-3 – Definitions: GARAGE, PRIVATE RESIDENTIAL – A non-habitable accessory building used for the parking of a motor vehicle upon residential property. Applicant proposes to convert a portion of the existing detached garage to a bathroom.

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 which said variance is applied for is located 375.53 feet west of Covert Avenue on the north side of Tulip Avenue and known as 499A Tulip Avenue, Section 32, Block 273, Lot(s) 229 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, NY  
Margaret Fowler, Acting Zoning Board Secretary

Dated: January 2022