



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

January 12, 2022

Case	Number	Street	Sec/Blk/Lot	Owners/Applicant	Description
1	158	Mayfair Avenue	32 / 153 / 198	Sharon Fresssle	Proposed Front Covered Porch
2	201	Beech Street	32 / 210 / 210-211	Louis Yeostros	Special Exception Parking
3	206	Jericho Turnpike	32 / 64 / 246	Mario Vergara, RA, Applicant	Proposed Rear Addition, Change of Use – Office to Residential
4	103, 105, 107	Jericho Turnpike	8 / 53 / 154-155, 161	Ariel Alayev Owner, Andrea Tsoukalas Curto, Esq Applicant	Addition (Commercial)

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 January 12, 2022 at 8:00 p.m. relative to the following application:

Application of Andrea Tsoukalas Curto, Esq., representing Ariel Alayev, owner of 103, 105, 107 Jericho Turnpike, Floral Park, NY 11001, for a variance from § 99 Attachment 1 Schedule of Regulations: One space for 250 sf required. Applicant proposes an addition resulting in 13 parking spaces required per zoning code; no parking spaces have been proposed. § 99 Attachment 1 Schedule of Regulations: Maximum Building Height, 40'. Applicant proposes a building height of 47.0'; § 99 Attachment 1 Schedule of Regulations: Rear Yard Setback, 10'. Applicant proposes a rear setback of 8.66'.

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 at the northeast intersection of Jericho Turnpike and Keene Avenue on the north side of Jericho Turnpike, and known as 103 – 107 Jericho Turnpike, Section 8, Block 53, Lots 154,155,161 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: December 2021

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, January 12, 2022 at 8:00 p.m. relative to the following application:

Application of Sharon Fressle, owner of 158 Mayfair Avenue, 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, except for Subsection E(4), (5), and (8), shall not be included in computing the building coverage: (4) Cover over front steps only(not over a porch or other place or area), provided that such cover shall conforming architecture and in material to the existing building and further provided that said cover shall not project laterally beyond the maximum extent of the top of the existing front steps and in no event shall extend more than four feet from the face of the building, nor be greater than six feet in width. Applicant proposes a front covered porch that measures approximately 38.5' wide and 5.0' from the face of the building, resulting in a front yard setback of 13.9'.

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 at the intersection of Mayfair Avenue and Pine Avenue on the south side of Mayfair Avenue and known as 158 Mayfair Avenue, Section 32, Block 153, Lot(s) 198 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: December, 2021

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, January 12, 2022 at 8:00 p.m. relative to the following application:

Application of Louis Yeostros, owner of 201 Beech Street, Floral Park, NY 11001 for a variance from § 99-16 (N) – Special exception for parking on residential lots. § 99-21 (E) (11) – Paving in the front yard of any residence not exceeding 35% of the area of the front yard and limited to a driveway not exceeding 12 feet in width and a walkway not exceeding four feet in width separated from the driveway by at least two feet of green space. Applicant proposes to add a temporary parking area approximately 8' wide x 20' long adjacent to the existing driveway which measures 12' wide.

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 273.87 feet east of the intersection of Vandewater Avenue and Beech Street and on the east side of Beech Street and known as 201 Beech Street, Section 32, Block 210, Lot(s) 210-211 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: December, 2021

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, January 12, 2022 at 8:00 p.m. relative to the following application:

Application of Mario Vergara RA, representing Lucio Cacharani, the owner of 206 Jericho Turnpike, Floral Park, NY, 11001 for a variance from § 99 Attachment 1 Schedule of Regulations: 2 parking spaces required per unit. Applicant proposes a 650 sf rear addition and a conversion of office space on the second floor for two apartments resulting in 4 parking spaces required per zoning code. The existing office use on the second floor allows for 4 parking spaces “grandfathered-in” as of right which is annulled by the proposed change in use. § 99 Attachment 1 Schedule of Regulations: 1,000 minimum habitable floor area. The habitable area proposed for the apartments is 739 sf and 706 sf, respectively.

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 at the southeast intersection of Jericho Turnpike and Flower Avenue on the south side of Jericho Turnpike and known as 206 Jericho Turnpike, Section 32, Block 64, Lot(s) 246 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: December 2021