



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

March 9, 2022

Case Number	Building Number	Street	Sec / Blk / Lot	Owner or Applicant	Description	Code
1	240	Floral Parkway	32 / 620 / 212	Mario Eusebio	Maintain Front Air Conditioning Unit, Maintain Front and Rear Deck	99-24 (F) (1) AC Units 99-6 Side Yard, 99-21(C) Rear Yard
2	458	Carnation Avenue	32 / 279 / 63	Frances Guida	Maintain Front Walkway 10' Wide	99-21 (E) Paving in Front Yard
3	43-61	Covert Avenue	32 / 270 / 163-168	Hillcrest of Floral Park, LLC (Contract Vendee)	New Mixed-Use Building, 10 Apartments + Retail	99 Attachment 4 - Parking, Minimum Habitable Floor Area

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 March 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: February 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, NY on Wednesday, March 9, 2022 at 8:00 p.m. relative to the following application:

Application of Frances Guida, owner of 458 Carnation Avenue, Floral Park, NY 11001 for a variance from § 99-21 E – 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 a front walkway measuring 10' 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 220 feet west of Landau Avenue on the south side of Carnation Avenue and known as 458 Carnation Avenue, Section 32, Block 279, Lot(s) 63 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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Margaret Fowler, Acting Zoning Board Secretary

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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, NY on Wednesday, March 9, 2022 at 8:00 p.m. relative to the following application:

Application of Hillcrest of Floral Park, LLC, contract vendee of 43-61 Covert Avenue, Floral Park, NY 11001 for a variance from § 99 Attachment 4 Schedule of Regulations – 2 parking spaces required per unit for Residential, 1 parking space per 250 sf for Retail Stores. Applicant proposes a new mixed-use building containing 6,166 sf of retail space on the first floor and 10 apartments on the second floor resulting in 45 total parking spaces required. 18 parking spaces have been proposed. § 99 Attachment 4 Schedule of Regulations – 1,000 sf of minimum habitable floor area. The habitable area proposed for 8 of the 10 apartments is less than 1,000 sf.

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 19.7 feet south of Beverly Avenue on the west side of Covert Avenue and known as 43-61 Covert Avenue, Section 32, Block 270, Lot(s) 163-168 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: February 2022