



## **BOARD OF ZONING APPEALS**

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

Christopher Downes, Chairman

Kevin Flood

Dennis McEnery

Gary Parisi

Indra Sanichar

John Ryan, Esq. Legal Counsel

May 11, 2022

| <b>Case</b> | <b>Building Number</b> | <b>Street</b>    | <b>Sec / Blk / Lot</b> | <b>Owner / Applicant</b> | <b>Description</b>                              |
|-------------|------------------------|------------------|------------------------|--------------------------|---|
| 1           | 158                    | Mayfair Avenue   | 32 / 153 / 198         | Sharon Fressle           | Proposed Generator                              |
| 2           | 19                     | Violet Avenue    | 32 / 120 / 18          | Damaris Diaz             | Side Yard Egress and Maintain Finished Basement |
| 3           | 168                    | Willow Street    | 32 / 281 / 68          | Greg Mazzocco            | Maintain Shed                                   |
| 4           | 153                    | Aspen Street     | 32 / 237 / 92-93       | Steven Baranoski         | Maintain 2 AC Units                             |
| 5           | 29                     | Birch Street     | 32 / 248 / 31-32       | Angelo Vetrano           | Fence   |
| 6           | 54                     | Floral Boulevard | 32 / 186 / 260         | Romeo Cain               | Additional Parking Area                         |
| 7           | 1                      | Carnation Avenue | 32 / 54 / 15-22        | Centennial Holdings, LLC | Parking, Habitable Area, Building Height        |

## 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, May 11, 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 § 99-24 (H) – Special Exception for Generators on residential lots. Applicant proposes to install a permanent fixed generator which requires a special exception by the Zoning Board of Appeals.

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: April 2022

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Application of Damaris Diaz, owner of 19 Violet Avenue, Floral Park, NY 11001 (2-Family) for a variance from § 99-21 (E)(10) – Window wells may extend two feet into the required side yard, provided that the entire well is protected by a horizontal grating constructed in conformity with the New York State Building Code. Applicant requests a basement egress window with a 0.92' side yard setback where a 3.0' minimum is required.

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 200.17 feet southwest of Tulip Avenue on the east side of Violet Avenue and known as 19 Violet Avenue, Section 32, Block 120, Lot(s) 18 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 Greg Mazzocco, owner of 168 Willow Street, Floral Park, NY 11001, for a variance from § 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 seeks to maintain a shed measuring 124 square feet and 10.25' high.

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 260' west of Landau Avenue on the south side of Willow Street, and known as 168 Willow Street, Section 32, Block 281, Lot 68 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 Steven Baranoski, owner of 153 Aspen Street, Floral Park, NY 11001, for a variance from § 99-24 (F): 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 20' from the front lot line whichever is further, and closer than 5 feet from the side lot line. Applicant proposes to maintain two (2) units which are located approximately 1 inch from the side yard 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 which said variance is applied for is located at the intersection of Aspen Street and Birch Street on the northwest side of Aspen Street, and known as 153 Aspen Street, Section 32, Block 237, Lot(s) 92-93 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 Angelo Vetrano, owner of 29 Birch Street, Floral Park, NY 11001 for a variance from § 99-13 B. (1) – On corner lots, no fence shall be allowed in a side yard that abuts a street. On corner lots, no rear yard fence shall extend nearer the street than ½ of the side yard setback for the property, but in no event closer than six feet to the property line. That portion of a rear lot line fence on a corner lot located within the side yard setback shall not exceed four feet in height. Applicant proposes a fence located on the side lot line that abuts a street with a 0' 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 which said variance is applied for is located at the intersection of Birch Street and Oak Street and on the southeast side of Birch Street and known as 29 Birch Street, Section 32, Block 248, Lot(s) 31-32 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 Romeo Cain, owner of 54 Floral Boulevard, Floral Park, NY 11001 for a variance from § 99-16 (N) – Special Exception for Parking on residential lots; and § 99-3 (B) Driveway – A path leading directly from the street to a garage having a maximum width of 12 feet. Applicant proposes to add a second parking area approximately 20’ wide x 32’ long in addition to the existing driveway that leads to the garage.

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 Floral Boulevard and Childs Avenue on the southeast side of Floral Boulevard and known as 54 Floral Boulevard, Section 32, Block 186, Lot(s) 260 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 Centennial Holdings, LLC, owner of 1 Carnation Avenue, Floral Park, NY 11001 for a variance from § 99 Attachment 5 Schedule of Regulations – 2 parking spaces required per unit for Residential. Applicant proposes a new apartment building with 27 units resulting in 54 total parking spaces required. 39 parking spaces have been provided. § 99 Attachment 5 Schedule of Regulations – 1,000 sf minimum habitable floor area. The habitable area proposed for 24 of the 27 apartments is less than 1,000 sf. § 99 Attachment 5 Schedule of Regulations – 40' Maximum Building Height. The proposed building height is 47'-1".

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 Tulip Avenue and Carnation Avenue and known as 1 Carnation Avenue, Section 32, Block 54, Lot(s) 15-22 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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