



BOARD OF ZONING APPEALS
AGENDA & LEGAL NOTICES

June 8, 2022

8:00pm

Village Hall Court Room

Board of Zoning Appeals Members

Christopher Downes, Chairman

Kevin Flood

Dennis McEnery

Gary Parisi

Indra Sanichar

John Ryan, Esq. Legal Counsel

Case	Building Number	Street	Sec / Blk / Lot	Owner / Applicant	Description
1	19	Violet Avenue	32 / 120 / 18	Damaris Diaz	Egress Window in Side Yard
2	36	Revere Drive West	32 / 257 / 462	Christopher Dowdell	Fence on Corner Lot
3	168	Willow Street	32/ 281 / 68	Greg Mazzocco	Maintain Shed
4	54	Floral Boulevard	32 / 186 / 260	Romeo Cain	Special Exception Parking
5	201	Beech Street	32 / 210 / 210-211	Louis Yeostros	Special Exception Parking - Re-hearing
6	60	Orchid Street	32 / 260 / 26,168	Dennis McPhillips	Special Exception Parking - Re-hearing

Supporting documents will be posted to the Board of Zoning Appeals web page at least 24 hours prior to the hearing.

<https://fpvillage.org/departments/building-department/zoning-board-of-appeals/>

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

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.

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: May 2022

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Application of Christopher Dowdell, representing Parthiv & Catherine Jani, owners of 36 Revere Drive West, 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. The parcel is an irregular circular lot rendering a portion of the proposed fence to be located in the side lot line that abuts a street with a 0' setback, and a portion of the proposed fence to be 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 98.06 feet from the intersection of Adams Street and Revere Drive West and on the west side of Revere Drive West and known as 36 Revere Drive West, Section 32, Block 257, Lot(s) 462 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 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 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.

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Application of Dennis & Holly McPhillips, the owners of 60 Orchid Street, Floral Park, NY, 11001 for a variance from § 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. The driveway also shall be separated from the property line by at least one foot of green space. Applicant seeks a Special Exception Permit to install a driveway that is 17' 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 251.15 feet south of Marshall Avenue on the west side of Orchid Street and known as 60 Orchid Street, Section 32, Block 260, Lot(s) 36, 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.

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