



## **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

Renee Marcus, AIA – Superintendent of Buildings

Margret Fowler, Acting Secretary

October 12, 2022

8:00 pm

Village Hall Court Room

Case	Building Number	Street	Sec / Blk / Lot	Owner / Applicant	Description
1	87	Calla Avenue	32 / 188 / 19-20	Mr. and Mrs. Louis Ventura	Proposed Basement Egress Window
2	155	Aspen Street	32 / 249 / 27-28	133 Ash Realty Partners, LLC	Addition and Alterations
3	95	Oak Street	32 / 236 / 78-79	John Grein	Install Gas Generator
4	72	Willow Street	32 / 510 / 117-118	Ziyi Liu & Bao Wen Lin	Special Exception Parking
5	110	Beverly Avenue	32 / 262 / 113	Anthony DiGuglielmo	Special Exception Parking

Questions about the projects can be emailed to [BZA@FPVillage.org](mailto:BZA@FPVillage.org) prior to the meeting to allow for the Village and Applicant to be prepared with answers

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

Click [here](#) for the BZA webpage

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

Application of Robert Keyloun, representing Louis and Diane Ventura, owners of 87 Calla Avenue, Floral Park, NY 11001, for a variance from § 99-21 (E)(10) Schedule of Regulations: 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 an encroachment of 2'-8" into the required side 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 200 feet northeast of Zinnia Street on the east side of Calla Avenue, and known as 87 Calla Avenue, Section 32, Block 188, Lots 19-20 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: September 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, October 12, 2022 at 8:00 p.m. relative to the following application:

Application of Kenneth R. Garvin, representing 133 Ash Street Realty Partners, LLC owner of 155 Aspen Street, Floral Park, NY 11001 for a variance from § 99-6 Schedule of Regulations: 30% maximum building coverage, 5' minimum side yard and 15' minimum aggregate is required and § 99-21 (B.) Side yards. In any residence district, the side yard on the street side of a corner lot shall have a width of not less than 1/4 of the lot frontage; provided, however, that no such side yard need have a width greater than 25 feet.

Applicant requests a second-floor addition and garage addition resulting in a 31.4% lot coverage, 3' side yard and a 12'-4" aggregate. Applicant also proposes a side yard setback on the street side of the corner lot measuring approximately 9'-4", where the minimum required side yard is 10'-0".

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 north east corner of Aspen Street and Birch Street and known as 155 Aspen Street, Section 32, Block 249, Lot(s) 27-28 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: September 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, October 12, 2022 at 8:00 p.m. relative to the following application:

Application of John & Ana Grein, the owners of 95 Oak Street, Floral Park, NY 11001 for a variance from § 99-24 (H) Special Exception for Generators on residential lots. Applicant proposes a permanent fixed generator in the rear yard 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 340 feet northwest of the intersection of Oak Street and Birch Street and on the northeast side of Oak Street and known as 95 Oak Street, Section 32, Block 236, Lot(s) 78-79 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, N.Y.  
Margaret Fowler, Acting Zoning Board Clerk

Dated: September, 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, October 12, 2022 at 8:00 p.m. relative to the following application:

Application of Ziyi Liu and Bao Wen Lin, owners of 72 Willow Street, Floral Park, NY 11001 for a special exception from § 99-3 DRIVEWAY — A path leading directly from the street to a garage having a maximum width of 12 feet. § 99-16 (J).(3.) In the event that a residential parcel shall contain a driveway which ends at the front building line, then parking shall be provided upon said driveway and upon any permitted paved area, pursuant to this subsection, in the front yard setback. No more than 25% of the front yard square footage of any residential lot, including driveway, may be paved and used for parking. Such paved area shall not extend from a point beginning one foot from the side property line more than a distance equal to 25% of the property width. Any paved walkway serving the premises shall be counted against the maximum 25% of the front yard square footage stated above unless said walkway is separated from the parking area by a green belt at least two feet in width. The applicant seeks a special exception to maintain and park on an existing widened driveway that exceeds the 25% allowed.

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 special exception is applied for is located 240 feet east of Birch Street and on the south side of Willow Street and known as 72 Willow Street, Section 32, Block 510, Lot(s) 117-118 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: September 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, October 12, 2022 at 8:00 p.m. relative to the following application:

Application of Anthony DiGuglielmo, owner of 110 Beverly Avenue, Floral Park, NY 11001 for a special exception from § 99-16 (J.)(3.) In the event that a residential parcel shall contain a driveway which ends at the front building line, then parking shall be provided upon said driveway and upon any permitted paved area, pursuant to this subsection, in the front yard setback. No more than 25% of the front yard square footage of any residential lot, including driveway, may be paved and used for parking. Such paved area shall not extend from a point beginning one foot from the side property line more than a distance equal to 25% of the property width. Any paved walkway serving the premises shall be counted against the maximum 25% of the front yard square footage stated above unless said walkway is separated from the parking area by a green belt at least two feet in width.

The applicant seeks a special exception to maintain a driveway at 18' wide with 28.8% front yard coverage where 15' and 25% maximum is permitted as well as a corresponding walkway that exceeds the maximum 4' width.

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 special exception is applied for is located 450 feet west of Orchid Street on the south side of Beverly Avenue and known as 110 Beverly Avenue, Section 32, Block 262, Lot(s) 113 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: September 2022