



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

December 14, 2022

8:00 pm

Village Hall Court Room

Case	Building Number	Street	Sec / Blk / Lot	Owner / Applicant	Description
1	79	Mayfair Avenue	32 / 169 / 19-21	Robert Shirlaw	Proposed Portico
2	165	Ash Street	32 / 281 / 38	Francisco R. Hernandez	Maintain Special Exception Parking

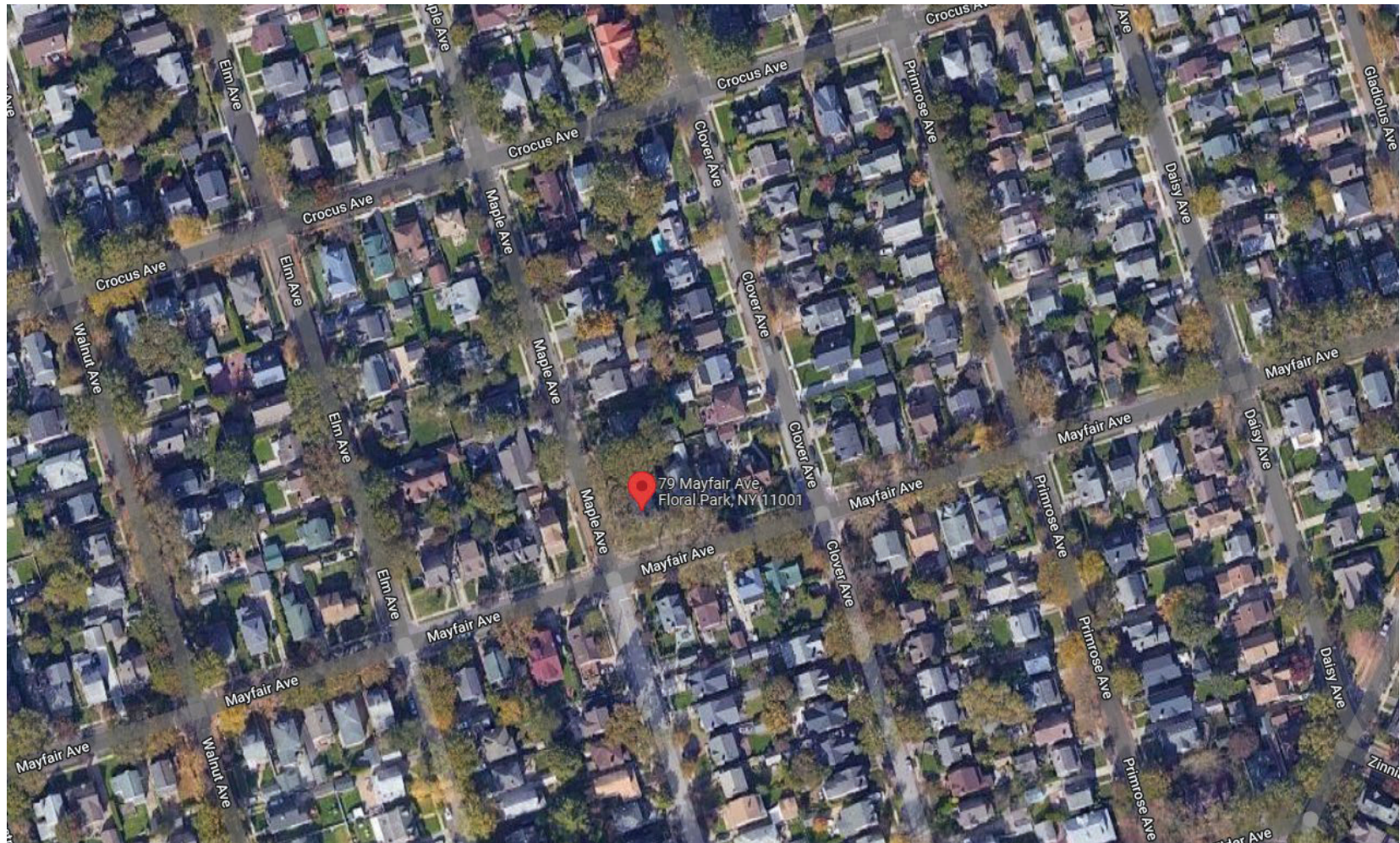
Questions about the projects can be emailed to BZA@FPVillage.org prior to the meeting to allow for the Village and Applicant to be prepared with answers.

Click [here](#) for the BZA webpage

Case	Building Number	Street	Sec / Blk / Lot	Owner / Applicant	Description
1	79	Mayfair Avenue	32 / 169 / 19-21	Robert Shirlaw	Proposed Portico



79 Mayfair Avenue (Aerial View)





Department of Buildings
NOTICE OF DISAPPROVAL

Date: 11.16.22

To: Leo J. Pyzynski Jr., RA, Applicant

Please take notice that your application to: Install a Fence/Guard Rail on a Side Lot Line that Abuts a Street, Construct an Entry Portico in the Front Yard.

at: 79 Mayfair Avenue

Section: 32 **Block:** 169 **Lot(s):** 19 **Zone:** R-1

Is hereby disapproved contrary to the Zoning Code of the Inc. Village of Floral Park:

§ 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 1/2 of the side yard setback for the property, but in no event closer than six feet to the property line.

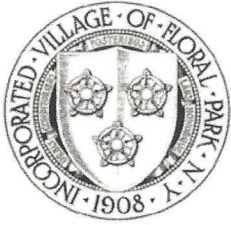
§ 99-21 E. (4) Cover over front steps only (not over a porch or other place or area), provided that such cover shall conform in architecture and in material to the existing building and further provided that said cover shall not project laterally beyond the maximum extent of the top of the existing front 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.

The proposed portico is shown at 8' x 5' therefore not an allowable encroachment. The proposed fence/guard rail is located on the side lot line that abuts a street with a 0' setback.

If you choose to file for a variance to appeal this decision, an application and instructions can be obtained from the Building Department or the Village website at fpvillage.org/departments/building-department/

This application has not been reviewed for Building Code compliance.

Renee Marcus, AIA
Superintendent of Buildings



**DEPARTMENT OF BUILDINGS
 AMENDED BUILDING PERMIT
 APPLICATION**

AMENDED	
Permit Number	
Permit Issue Date	

Project Information:

Owner's Name: **Robert Shirlaw**
 Project Address: **79 Mayfair Avenue** City: **Floral Park** State: **NY** Zip: **11001**
 Phone Number: **646-709-6464** Email: **robert@cogentwaste.com**

Description of work filed under the original permit:

Second floor addition, one and two story additions, interior alterations, exterior cellar stair, front portico

Description of work involving a change to the permit:

Original drawings included a front portico.
 The front portico required a zoning varaince, so it was removed from the original permit.
 We are now filing to build the front portico, and need a denial letter to file for a zoning varaince.

Change in Construction Cost:

\$ **0.00**

Property Owner Statement & Signature:

The undersigned affirms that I am the owner of the property described herein, situated, lying and being within the Incorporated Village of Floral Park; that I have read and understand all items as here in stated, recognize that I a responsible for all activities occurring on the property, and that failure to comply with any of the items, notwithstanding any other items defined in the Village Code, may result in the temporary suspension or permanent revocation of the permits issued for construction on the premises in accordance with the Village Code.

Print Name: **ROBERT SHIRLAW** Signature:  Date: **10/20/22**

Building Department Use Only:

- Plumbing
- Mech/Elec
- Increase in footprint:
- Increase in floor area:
- Elimination of:
- Other:

Amended Permit Fee: Receipt: _____

Amended Permit Review Approval Denial Date: _____ By: _____



FRONT ELEVATION - SOUTH



FRONT ELEVATION - SOUTH



SIDE ELEVATION - WEST



REAR ELEVATION - NORTH



REAR / SIDE ELEVATION NORTH EAST CORNER

③



FRONT / SIDE ELEVATION S/E



FRONT / SIDE ELEVATION S/W



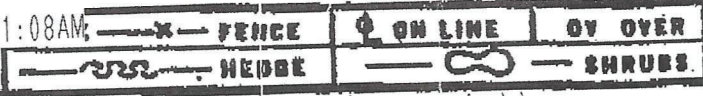
REAR ELEVATION SOUTH



REAR/SIDE ELEVATION N/W

Aug. 19, 2008 11:08AM

No. 6748 P. 2



TITLE #: N24-01443

Unauthorized alterations or additions to this survey is a violation of Sec. 7209 of the N.Y.S. Education Law. Copies of this survey not bearing the Surveyor's inked or Embossed Seal shall not be considered to be a valid true copy. * Survey's are intended for title purposes only. Offsets of buildings and other possessions are not to be used for construction or design purposes.

SURVEY #: 1390-B-41

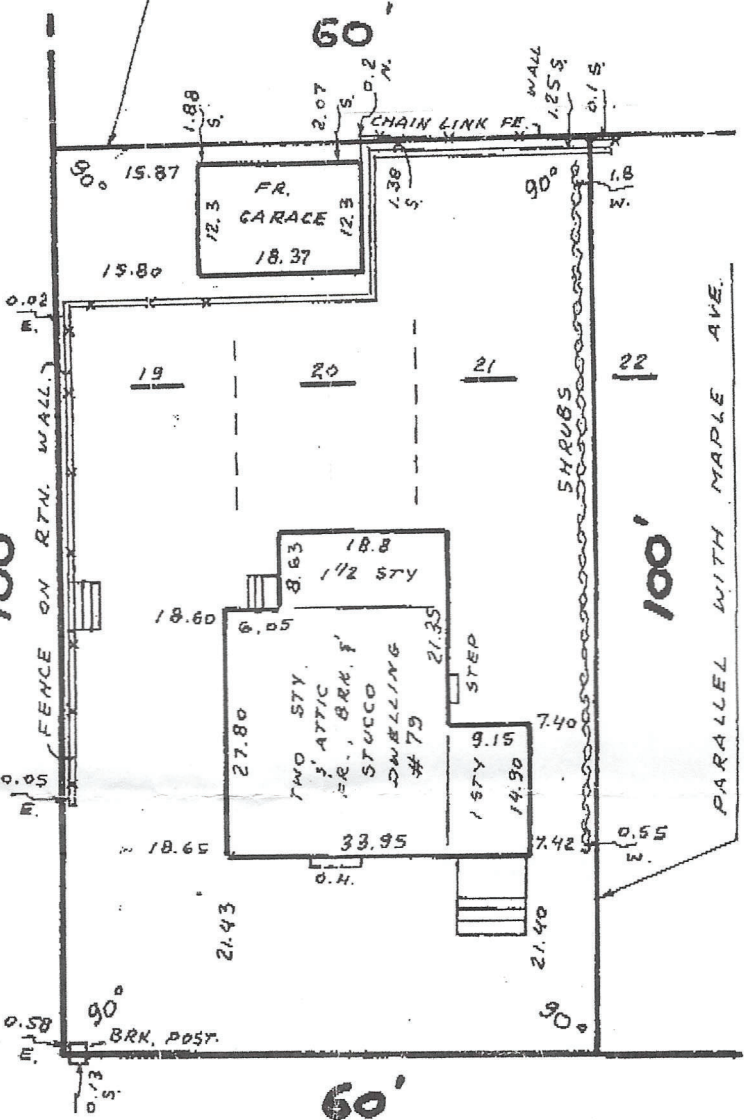
TAX SEC. - 32, BLK. - 169, LOTS. 19, 20, 21

MAPLE AVE.

100'

PARALLEL WITH MAYFAIR AVE.

60'



MAYFAIR AVE. (MAYFLOWER AVE.)





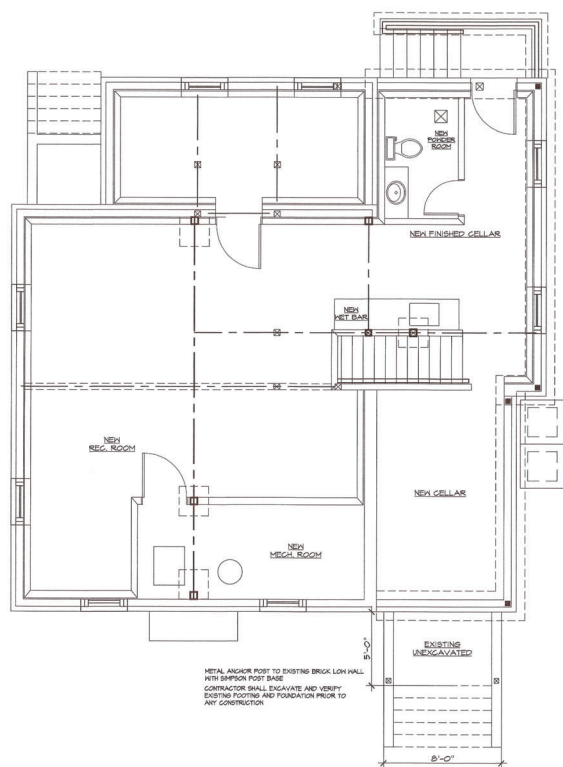
A FRONT ELEVATION
SCALE: 3/16" = 1'-0"



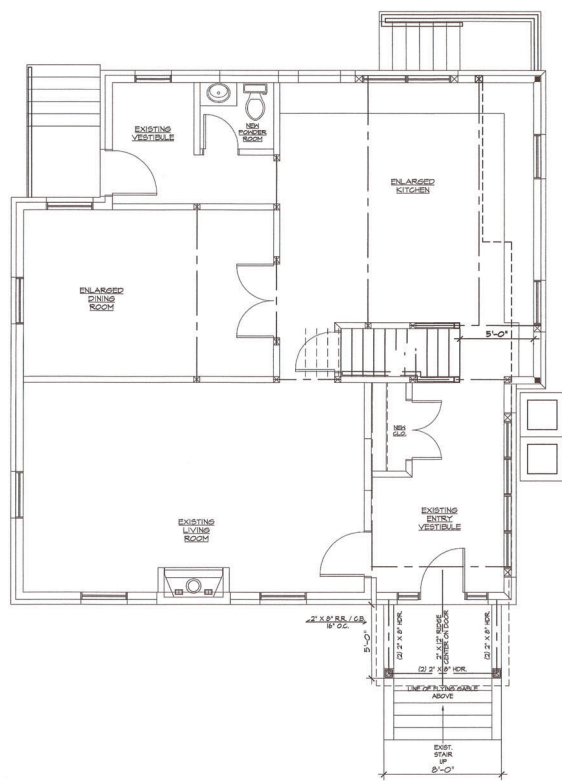
B SIDE ELEVATION
SCALE: 3/16" = 1'-0"



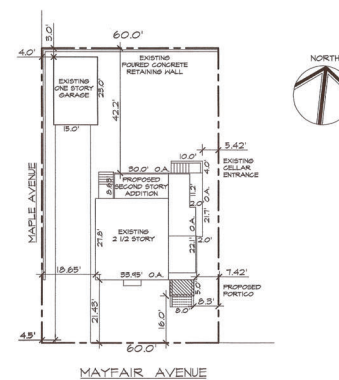
C SIDE ELEVATION
SCALE: 3/16" = 1'-0"



D CELLAR AND FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



E FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



F PLOT PLAN
SCALE: 1" = 20'-0"

INCORPORATED VILLAGE OF FLORAL PARK

ZONING: R-1	ZONING DISTRICT: R-1	LOT AREA (S.F.): 6,000 S.F.
MAX. PERMITTED COVERAGE (S.F.): 1,800 S.F.	PROPOSED COVERAGE (S.F.): 1,250 S.F.	PROPOSED COVERAGE (%): 20.8 %
FRONT YARD: REQUIRED: 30' PROVIDED: 31.48'	REAR YARD: REQUIRED: 30' PROVIDED: 42.2'	AGGREGATE SIDE YARD: REQUIRED: 20' PROVIDED: 34.02'
SIDE YARD 1: REQUIRED: 15' PROVIDED: 18.65'	SIDE YARD 2: REQUIRED: 5' PROVIDED: 5.42'	
REAR YARD: REQUIRED: 15' PROVIDED: 15.42'		
REAR YARD: REQUIRED: 15' PROVIDED: 4.0'		

PERMITTED COVERAGE (S.F.): 782 S.F.
MAX. PERMITTED COVERAGE (%): 50%
SIDE YARD 1: REQUIRED: 12' PROVIDED: 4.0'

PROPOSED COVERAGE (S.F.): 548 S.F.
MAX. PERMITTED COVERAGE (%): 18.5%
REAR YARD: REQUIRED: 10' PROVIDED: 4.0'

ISSUE FOR BUILDING DEPARTMENT DENIAL AND ZBA HEARING

REGISTERED ARCHITECT
LEO JOSEPH PYZYNSKI JR.
STATE OF NEW YORK
125398

**NEW PORTICO AT THE RESIDENCE
OF
MR. AND MRS. SHIRLAW**

71 MAYFAIR AVENUE
FLORAL PARK, NEW YORK 11001

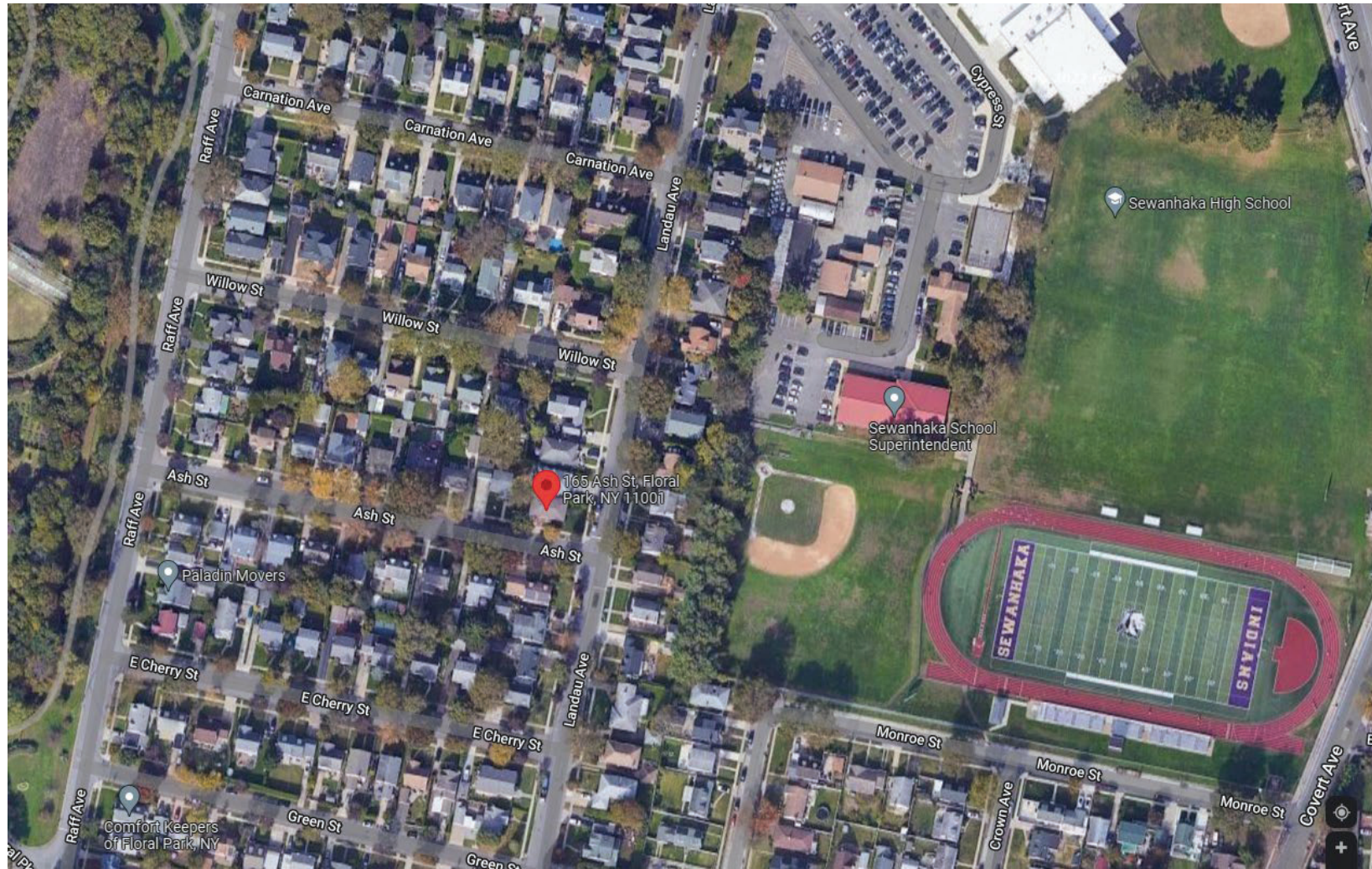
DATE: 06/20/21
DRAWN BY: L.J.P.

LEO JOSEPH PYZYNSKI JR. ARCHITECT
100 CLINTON AVENUE - 4L, MINEOLA, NEW YORK 11501
PHONE: 516-625-2621 E-MAIL: LeoTheArchitect@yahoo.com

Case	Building Number	Street	Sec / Blk / Lot	Owner / Applicant	Description
2	165	Ash Street	32 / 281 / 38	Francisco R. Hernandez	Maintain Special Exception Parking



165 Ash Street (Aerial View)





Department of Buildings
NOTICE OF DISAPPROVAL

Date: 11.16.22

To: Francisco R. Hernandez

Please take notice that your application to: Maintain Widened Driveway

at: 165 Ash Street

Section: 32 **Block:** 281 **Lot(s):** 38

Is hereby disapproved contrary to the Zoning Code of the Inc. Village of Floral Park:

§ 99-16 (K.) Residential corner lots. Parking upon a residential corner lot shall be permitted within a driveway located in the side yard setback bordering the side street. Such parking shall be in a paved area running from the rear accessory setback line of one foot of the lot for a maximum distance of 14 feet towards the front lot line

The applicant seeks a special exception variance to maintain and park on an existing widened driveway that exceeds the 14' allowed.

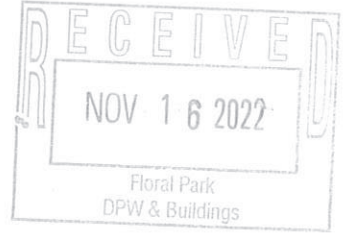
This application has not been reviewed for Building Code compliance.

Renee Marcus, AIA
Superintendent of Buildings



Incorporated Village of Floral Park

ONE FLORAL BOULEVARD, PO BOX 27, FLORAL PARK, NY 11001
TELEPHONE 516-326-6300 VILLAGE HALL FAX 516-326-2734
BUILDING DEPARTMENT TELEPHONE 516-326-6319 FAX 516-326-2751
WWW.FPVILLAGE.ORG



October 20, 2022

John David or Current Owner
165 Ash Street
Floral Park, NY 11001

Re: Zoning Board of Appeals: Special Exception Parking
165 Ash Street, Floral Park, NY 11001

Dear John David:

A Special Exception Parking Permit issued in 1998, has expired. As per the Village Ordinance, any improvements made to the premises as a result of the granted special exception shall be removed upon the expiration of that permit. At this time, please return this form signed and notarized with your choice of one of the options listed below no later than 2 weeks from the date of this letter. Please note that a violation and a fine may be issued for noncompliance if no action is taken.

Sincerely,

The Building Department

- I wish to apply for a new Special Exception Permit and have enclosed a completed application.
- I no longer have a need for the Special Exception Parking Permit, the driveway will be restored to the original condition by January 19, 2023.

Street Address 165 Ash St. Home Owner Name Francisco R. Hernandez

Home Owner Signature [Signature] Date _____

Sworn to before me this 16th day of November, 2022

[Signature]
Notary Public Signature

LUCILLE LANGONE
Notary Public, State of New York
No. 01LAG083835
Qualified in Nassau County
Commission Expires 11/25/2022

Keep this document to show to the police and courts.

MV-637TR (4/21) NEW YORK STATE REGISTRATION DOCUMENT



X PAS
KVG6688
2022 NISSA NONTRANSFERABLE
4DSD GY 3N1AB8CV5NY228449
002979 G 4 HU962449 MAR 01 2022
Wt/Seats Fuel/Cyl HMK KPD2EF

Expires 02/28/24
NYMA

HERNANDEZ, F, R
165 ASH STREET
FLORAL PARK NY 11001

ANNUAL CHG
AMT PAID (INCL. ADD. CHG) 24.25

HU962449 VOID IF ALTERED EXCEPT FOR ADDRESS 208.50



Keep this document to show to the police and courts.

MV-637TR (4/21) NEW YORK STATE REGISTRATION DOCUMENT



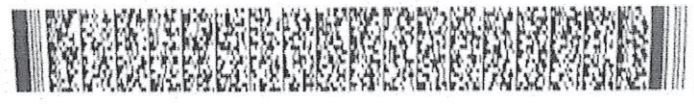
G PAS
JPE1920
2022 BMW NONTRANSFERABLE
4DSD BK WBA13AW03NFM08972
004169 G 6 HU804916 DEC 20 2021
Wt/Seats Fuel/Cyl GMM PTM3E9

Expires 12/19/23
NYMA

HERNANDEZ, FRANSICO, R
165 ASH ST
FLORAL PARK NY 11001

ANNUAL CHG
AMT PAID (INCL. ADD. CHG) 36.75

HU804916 VOID IF ALTERED EXCEPT FOR ADDRESS 83.50



Keep this document to show to the police and courts.

MV-637TR (4/21) NEW YORK STATE REGISTRATION DOCUMENT



X PAS
KNV8483
2021 NISSA NONTRANSFERABLE
SUBN GY JN8AY2DDJM9662708
005930 G 8 HT250099 AUG 01 2021
Wt/Seats Fuel/Cyl HMK KPD2EF

Expires 07/31/23
NYMA

HERNANDEZ, F, R
165 ASH ST
FLORAL PARK NY 11001

ANNUAL CHG
AMT PAID (INCL. ADD. CHG) 57.50

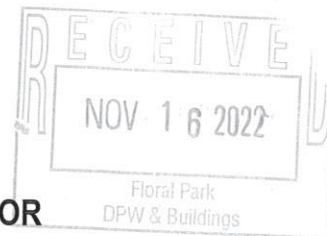
HT250099 VOID IF ALTERED EXCEPT FOR ADDRESS 275.00

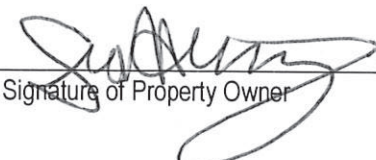




BOARD OF ZONING APPEALS

APPLICATION FOR FENCE, SPECIAL EXCEPTION PARKING OR GENERATOR VARIANCE



Property Information:			
Property Address: 165 Ash St.			
Business Name (If Commercial):			
Section: 32	Block: 281	Lot: 38	Zone:
Existing:	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> 2-Family	<input type="checkbox"/> Commercial/Business <input type="checkbox"/> Other:
Are there any Violations or Notices of Violations Outstanding on this Property? (If yes, attach copies.)			
Applicant information:		Incomplete applications will not be accepted	
Applicant Name: FRANCISCO R. HERNANDEZ Relationship of Applicant to Owner: SELF			
Mailing Address: 165 Ash St.		City: FLORAL PARK	State: NY Zip: 11001
Phone Number: 646 520 5275		Email:	
Owner Information:			
Owner Name: Francisco R. Hernandez			
Mailing Address: 165 Ash St.		City: Floral Park	State: NY Zip: 11001
Phone Number: 646-520-5275		Email:	
Previous Appeals: (check one)			
<input type="checkbox"/> A previous appeal has been made on this property (attach all relevant decisions)			
<input type="checkbox"/> A previous appeal has not been made on this property			
Type of Variance Applied For:			
<input type="checkbox"/> Fence <input checked="" type="checkbox"/> Special Exception Parking <input type="checkbox"/> Generator			
Variance or Relief Desired: <input type="checkbox"/> Proposed <input type="checkbox"/> Maintain (year built _____)			
Reason(s) Supporting Appeal: (if necessary, submit separate attachment)			
Owner Signature:			
 _____ Signature of Property Owner			



BOARD OF ZONING APPEALS

APPLICATION FOR FENCE, SPECIAL EXCEPTION PARKING OR GENERATOR VARIANCE

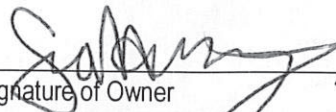
Affidavit of Individual Owner:

STATE OF NEW YORK)

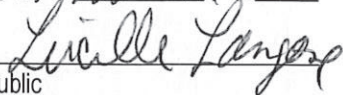
ss.:

COUNTY OF NASSAU)

FRANCISCO R. HERNANDEZ being duly sworn, deposes and says that (s)he is the owner of the property described in this application and that the statements contained therein are true; that he/she is the appellant herein and he/she authorizes _____ to act as his/her agent and to make this application



Signature of Owner

Sworn before me this
16th day of November, 2022


Notary Public

LUCILLE LANGONE
Notary Public, State of New York
No. 01LA6083835
Qualified in Nassau County
Commission Expires 11/25/2022

Affidavit of Corporate Owner:

STATE OF NEW YORK)

ss.:

COUNTY OF NASSAU)

_____ being duly sworn, deposes and says that (s)he is the _____ of _____ which is the owner of the property described in this application and that the statements contained therein are true; that _____ is the appellant herein and hereby authorizes _____ to act as his/her agent and to make this application.

Name of Corporation

By: _____
Signature and Title

Sworn before me this
_____ day of _____, 20____

Notary Public



BOARD OF ZONING APPEALS

APPLICATION FOR FENCE, SPECIAL EXCEPTION PARKING OR GENERATOR VARIANCE

Affidavit of Corporate Owner (continued) Answer all applicable questions:

7. There is no lease presently in existence covering all or any part of the premises described in the application for variance, except as follows. A copy of said contract is attached hereto and made a part hereof.

Lease Dated: _____

Lease Expires: _____

Name of Lessee: _____

Home Address: _____

(If corporation, list names and home addresses of officers and all stockholders, including percentage of each ownership)

(Note: if more than four (4) leases, and none are for a commercial use except for Home Professional Office [as defined in Article II of the Zoning Ordinance of the Incorporated Village of Floral Park], only list number of lessees. Otherwise, all are to be listed, showing type of occupancy with copies of all leases attached.)

8. There are no other persons, firms, partnerships, organizations or corporations, except as herein mentioned, or in the application for variance, who have or may have any financial or monetary interest in the premises described in the application for variance or in said application for variance, except: _____

(If none, so state. Otherwise, state names and home addresses. If corporation, list names and home addresses of officers and all stockholders, including percentage of each ownership)

9. In connection with the application for variance, I firmly swear that I have not paid, nor have I promised to pay, or have I made, or promised to make, any gift to any person who is employed by the Incorporated Village of Floral Park, or any elected or appointed official thereof, or to any member of his/her family.

10. I also swear and agree as part of the application for variance and as part of this affidavit, to file, within forty-eight (48) hours after a change of ownership prior to the issuance of a certification of completion, an affidavit embodying the following:

- a. Name and home address of each new owner (if corporation, list names and home addresses of officers and all stockholders, including percentage of each ownership)
- b. A statement indicating that negotiations were not commenced until after the filing of the application for variance and this affidavit.
- c. A reaffirmation of paragraph 9.

Signature

Sworn before me this _____ day of _____, 20____

Notary Public



BOARD OF ZONING APPEALS

APPLICATION FOR FENCE, SPECIAL EXCEPTION PARKING OR GENERATOR VARIANCE

Special Exception Parking Questionnaire

(note: this form required only for special exception parking application)

Size of Property:

Size of Dwelling:

What year was the property purchased? 2021

Is there a garage? No Yes - One Car Yes - Two Car

How many cars are registered to the subject property? 3

How many cars park overnight? 1 in garage 2 in driveway

Are any parked cars owned by someone other than the residents of the dwelling? Yes No
If yes, who do these cars belong to?

Type of property? One-Family Two-Family

If two-family:

How long has the dwelling been used as a two family?

Who resides on first floor? Owner Tenant

How many persons reside on first floor? ___ Adults ___ Minors

Who resides on second floor? Owner Tenant

How many persons reside on second floor? ___ Adults ___ Minors

Who resides on third floor? Owner Tenant

How many persons reside on third floor? ___ Adults ___ Minors

How long has tenant(s) occupied apartment?

Is tenant related to owner?

Does tenant pay rent?

By signing this document, I understand that no vehicle shall be permitted to be parked so as to overhang a sidewalk. No vehicle shall be permitted to be parked on grass or dirt. No permit under this section shall be for more than two years. A special exception permit may be renewed by the Zoning Board of Appeals without hearing and without fee upon the owner of the premises submitting a duly sworn affidavit that the special circumstances that constituted unnecessary hardship or practical difficulty to grant the permit still exist. Copies of the registrations of all vehicles maintained at the premises shall be attached to the affidavit. A permit may be renewed for two periods of two years each.

I understand that any improvements made to the premises as a result of a special exception permit granted pursuant to this chapter shall be removed upon the expiration of that special exception permit and that the premises shall be converted back to their original condition as if the special exception permit was not granted.

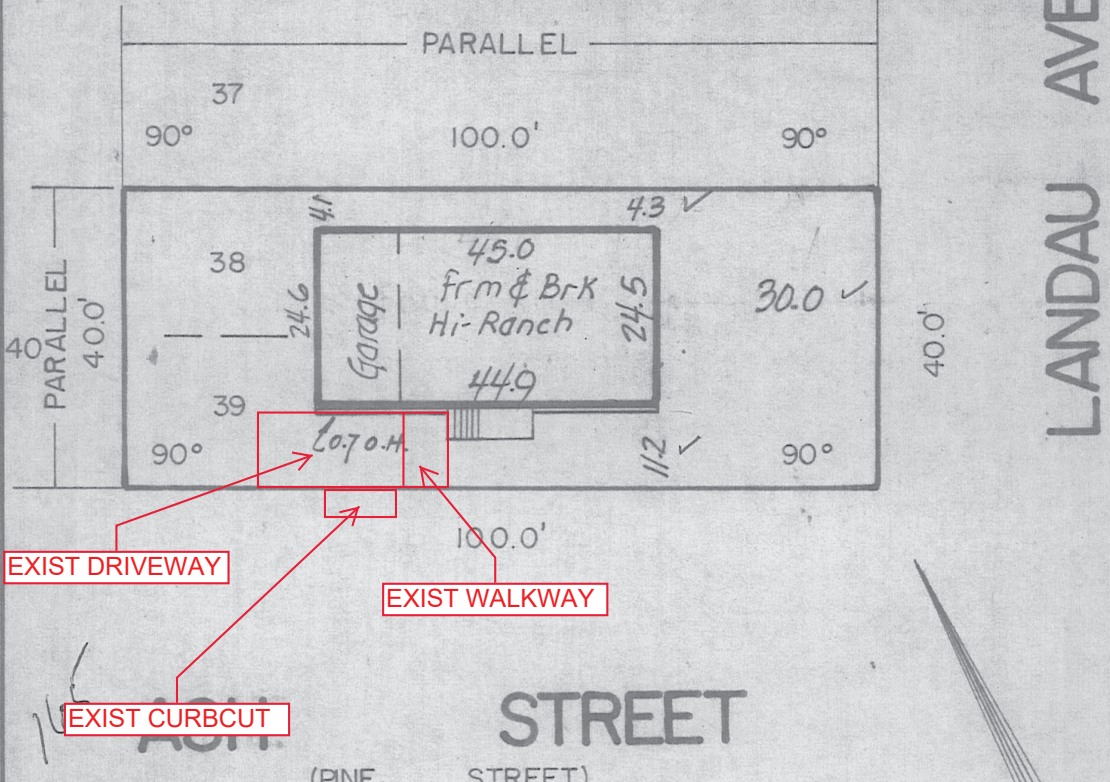
Signature of Applicant

JAN 22 '74

DB 4137



P. V. S. INC. VILLAGE OF FLORAL PARK, N.Y.



EXIST DRIVEWAY

EXIST WALKWAY

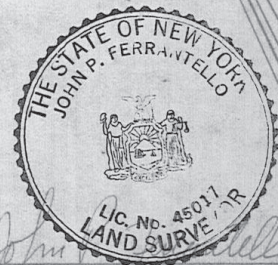
EXIST CURBCUT

SECTION 32 BLOCK 28 LOT 38 SCALE 1" = 20'

measurements and offsets to foundation

SHOWN TO BE USED SOLELY FOR THE PURPOSE OF THE CONVEYANCE OF TITLE OFFERS SHOWN NOT TO BE USED FOR THE REMOVAL OR LAYOUT OF FENCES, HEDGES, CURBS, WALLS OR ANY STRUCTURES.

MAP OF FLORAL PARK ESTATES, INC.
 BLOCK 6
 LOT 38 & 39
 LOCATION FLORAL PARK, NASSAU COUNTY, NEW YORK
 GUARANTEED ONLY TO US LIFE TITLE INS. CO. OF N.Y.
 FINAL 12-21-73
 END LOC. 9-13-72
 DATE 7-25-72



John P. Ferrantello
AUTHORIZED SIGNATURE

John P. Ferrantello
 LICENSED
 LAND SURVEYOR
 GARDEN CITY PARK, N. Y.
 N. Y. S. LIC. NO. 45017

NOT RESPONSIBLE FOR EASEMENTS AND SUB SURFACE CONDITIONS OTHER THAN SHOWN