



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

May 10, 2023

8:00 pm

Village Hall Court Room

| Case | Building Number | Street | Sec / Blk / Lot | Owner / Applicant | Description |
|------|-----------------|------------------|---------------------|---|--|
| 1 | 56 | Fuller Avenue | 32 / 113 / 206, 208 | Francis McDonough | Relocate Central AC and Enlarge Driveway |
| 2 | 71 | Calla Avenue | 32 / 188 / 11 | Carla M. Caputo | Additions & Alterations |
| 3 | 144 | Tulip Avenue | 32 / 120 / 419 | Horse Hill Property Management LLC. / Tim Dougherty | Parking |
| 4 | 14 | Spruce Avenue | 32 / 138 / 308 | Jennifer Reilly | Front Yard Addition |
| 5 | 130 | Hawthorne Avenue | 8 / 93 / 8-9 | Matthew Wilson | Maintain Ductless AC |
| 6 | 231 | Violet Avenue | 32 / 197 / 106-107 | Peggyanne Hecker | Encroachment of Proposed Portico into Front Yard |
| 7 | 12 | Stewart Street | 32 / A / 1 | Vito Linsalata | 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

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 Wednesday, May 10, 2023 at 8:00 p.m. relative to the following application:

Application of Francis J. McDonough, owner of 56 Fuller Avenue, Floral Park, NY 11001 for a variance from § 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 20' from the front lot line whichever is farther, and closer than 5 feet from the side lot line.

The applicant proposes to move 2 units to the left side, approximately 2'-9" from the property line abutting a Village owned parcel.

§ 99-3 (B) DRIVEWAY — A path leading directly from the street to a garage having a maximum width of 12 feet.

Existing property does not have a garage and is existing non-conforming. The applicant proposes a parking pad approximately 18' square in the rear yard to fit 2 cars.

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 155.61 feet east of Bergen Street on the south side of Fuller Avenue and known as 56 Fuller Avenue, Section 32, Block 113, Lot(s) 206-208 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 2023

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Application of Demetris Demetriou, representing Michael and Carla Caputo, owners of 71 Calla Avenue, 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.

The proposed addition results in a 32.775% lot coverage, a 2'-9" side yard setback and 14'-6" aggregate

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 south of Clarence Street on the east side of Calla Avenue and known as 71 Calla Avenue, Section 32, Block 188, Lot(s) 11 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 Demetris Demetriou, representing Peter Gioulos, tenant of, and Horse Hill Property Management LLC, owner of 144 Tulip Avenue, Floral Park, NY 11001 for a variance from § 99 Attachment 1 Schedule of Regulations - One space for every three seats in a dining area and one space for every two seats in a lounge area, whichever formula will result in the greatest number of parking spaces.

Applicant is proposing to add 24 seats in restaurant increasing the parking requirement by 5 spaces.

If the Zoning Variance is approved, an application to the Board of Trustees shall be submitted for a special use permit amendment.

§ 99-10 B-1 District; Special uses. A building may be erected, altered or used for any purpose set forth in this subsection only when authorized by the Board of Trustees as a special use after a public hearing conducted by the Board of Trustees and for no other: (1) Restaurant, diner, tavern, bar and grill.

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 Violet Avenue on the south side of Tulip Avenue and known as 144 Tulip Avenue, Section 32, Block 120, Lot(s) 419 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 Demetris Demetriou, representing Jennifer Colarusso and Kenneth Reilly, owners of 14 Spruce Avenue, Floral Park, NY 11001 for a variance from § 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 proposes a vestibule addition on a corner property which results in a 10' side yard setback (street facing) where 13'6" 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 at the northwest intersection of Spruce Avenue and Floral Boulevard on the west side of Spruce Avenue and known as 14 Spruce Avenue, Section 32, Block 138, Lot(s) 308 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 Matthew Wilson, owner of 130 Hawthorne Avenue, Floral Park, NY 11001 for a variance § 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 20' from the front lot line whichever is farther, and closer than 5 feet from the side lot line.

The applicant proposed to maintain 2 units that are approximately 27" from the side 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 140 feet north of Whittier Avenue on the west side of Hawthorne Avenue and known as 130 Hawthorne Avenue, Section 8, Block 93, Lot(s) 8 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 Nicholas Feihel, RA, representing Peggyanne Hecker, owner of 231 Violet Avenue, Floral Park, NY 11001 for a variance from § 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 9.83' x 4.25' therefore larger than the allowable encroachment

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 100 feet south of Zinnia Street on the east side of Violet Avenue and known as 231 Violet Avenue, Section 32, Block 197, Lot(s) 106-107 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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NOTICE OF PUBLIC HEARING INC. VILLAGE OF FLORAL PARK, NY

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Application of Vito Linsalata, owner of 12 Stewart Street, Floral Park, NY 11001 for a special exception from § 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 is proposing to maintain an enlarged driveway approximately 32' 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 special exception is applied for is located 293.52 feet east of Plainfield Avenue and on the south side of Stewart Street and known as 12 Stewart Street, Section 32, Block A, Lot(s) 1-4 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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