



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

June 14, 2023

8:00 pm

Village Hall Court Room

Case	Building Number	Street	Sec / Blk / Lot	Owner / Applicant	Description
1	90	Jericho Turnpike	32 / 55 / 108	Rajan Patiwana	Install Fixed Canopies and a Third Building Mounted Sign
2	95	Landau Avenue	32 / 732 / 5	James Wysocki	Addition
3	52	Hickory Street	32 / 223 / 4-5	Paul and Heather Ascencio	Maintain Driveway & Walkway

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, June 14, 2023 at 8:00 p.m. relative to the following application:

Application of Rajan Patiwana, owner of EXXE Corp., the ground lease tenant of BHP Realty, LLC, owner of 90 Jericho Turnpike, Floral Park, NY 11001 “Taco Bell” for a variance from § 99-31 (A.) The following signs shall be permitted in any B-1, B-2 or B-3 District in accordance with the requirements herein and after approval by the Architectural and Preliminary Site Review Board; Wall sign attached to a building wall facing on a public street or parking area and advertising only the business conducted in such building. The applicant is proposing a sign mounted to the east side of the building which does not face a street or a parking area.

§ 99-34 (A.) (2) No canopy shall project more than 18 inches from the wall. The applicant is proposing four (4) permanently fixed canopies which project approximately 48” – 54” from the front façade.

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 162.36 feet west of the intersection of Garfield Avenue and Jericho Turnpike on the south side of Jericho Turnpike and known as 90 Jericho Turnpike, Section 32, Block 55, Lot(s) 108 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 2023

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Application of James Wysocki and Sarah Jordan, owners of 95 Landau Avenue, Floral Park, NY 11001 for a variance from § 99-6 Schedule of Regulations: 5' minimum side yard and 15' minimum aggregate is required. The proposed addition results in a 3'-3-1/2" side yard setback and 13'-9-1/4" 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 885.66 feet south of Tulip Avenue on the east side of Landau Avenue and known as 95 Landau Avenue, Section 32, Block 732, Lot(s) 5 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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Margaret Fowler, Acting Zoning Board Secretary

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Application of Paul and Heather Asencio, owners of 52 Hickory Street, Floral Park, NY 11001 for a variance 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 approved permit allowed for a 16' wide driveway to match the original pre-existing non-conforming; the applicant seeks a variance to maintain a driveway installed at 17'-9" 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 at the northwest intersection of Hickory Street and Cherry Street on the west side of Hickory Street and known as 52 Hickory Street, Section 32, Block 223, Lot(s) 4-5 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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