



BOARD OF ZONING APPEALS

Board of Zoning Appeals Members

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Dennis McEnery

Gary Parisi

Indra Sanichar

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John Ryan, Esq. Legal Counsel

Renee Marcus, AIA – Superintendent of Buildings

Margaret Fowler, Acting Secretary

June 19, 2024

8:00 pm

Village Hall Court Room

Case	Building Number	Street	Sec / Blk / Lot	Owner / Applicant	Description
1	131	Geranium Avenue	32 / 193 / 376	David and Barbara Molina	Addition and Alterations
2	150	Geranium Avenue	32 / 189 / 43-44	William & Bernadette Terrill	Special Exception Parking
3	397	Carnation Avenue	32 / 246 / 64-65	Shawn & Candice Nagle	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, June 19, 2024 at 8:00 p.m. relative to the following application:

Application of Todd O'Connell, representing David and Barbara Molina, owners of 131 Geranium Avenue, Floral Park, NY 11001 for a variance § 99-6 Schedule of Regulations: 5' minimum side yard and 15' minimum aggregate is required. Applicant's proposed addition results in a 3.8' side yard and 11.7' 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 100 feet southeast of the intersection of Zinnia Street on the east side of Geranium Avenue and known as 131 Geranium Avenue, Section 32, Block 193, Lot(s) 376 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 2024

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INC. VILLAGE OF FLORAL PARK, NY

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Application of Bernadette Terrill, owner of 150 Geranium Avenue, Floral Park, NY 11001 for a variance § 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. Applicant is seeking a Special Exception Parking Variance to park on a proposed parking pad located in the 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 300 feet southwest of the intersection of Zinnia Street on the west side of Geranium Avenue and known as 150 Geranium Avenue, Section 32, Block 189, Lot(s) 43, 44, 45 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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BY ORDER OF THE BOARD OF APPEALS
INCORPORATED VILLAGE OF FLORAL PARK, NY
Margaret Fowler, Acting Zoning Board Secretary

Dated: May 2024

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INC. VILLAGE OF FLORAL PARK, NY

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Application of Shawn & Candice Nagle, owners of 397 Carnation Avenue, Floral Park, NY 11001 for a variance § 99-3. (B.) Definitions. DRIVEWAY — A path leading directly from the street to a garage having a maximum width of 12 feet. Applicant is seeking a Special Exception Variance to expand the existing driveway to 16' 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 303.01 feet northwest of the intersection of Carnation Avenue and Raff Avenue on the north side of Carnation Avenue and known as 397 Carnation Avenue, Section 32, Block 246, Lot(s) 64, 65 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.

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Margaret Fowler, Acting Zoning Board Secretary

Dated: May 2024