

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, January 8, 2025 at 8:00 p.m. relative to the following application:

Application of Richard Schaffer, owner of 106 Emerson 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. § 99-24 (F) (2) No heating, cooling, pumping, generating, power storage or other type of equipment or device shall be mounted to the façade of a building unless approved by the Building Department or Architectural Review Board. § 99-25 (K) (2) Location. Every swimming pool and prefabricated unit shall conform to the following requirements as to location: All swimming pools shall have a distance of not less than 10 feet from any main building and not less than five feet from any accessory building.

The applicant proposes to maintain two (2) ductless split air conditioning units mounted to the side of the dwelling approximately 10 feet high and less than 5 feet from the side yard lot line. Applicant proposes to maintain a prefabricated spa, defined as a pool by the Village Ordinance, located less than 10' from the main building.

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 south of Whittier Avenue on the west side of Emerson Avenue and known as 106 Emerson Avenue, Section 8, Block 86, Lot(s) 23, 24 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: December 2024