

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 Andrew Braum, representing Alex Suazo and Rosemary Espinal, owners of 37 Roger Place, Floral Park, NY 11001 for a variance § 99-24 (A) A detached accessory building or structure may be located in and may occupy not more than 30% of the area of any rear yard and shall be located a distance of at least: (1) Eight feet from any dwelling or main building. (B) No accessory building or structure shall have a dimension in excess of 100 square feet in area nor shall such building or structure exceed eight feet in height. Applicant proposes to maintain a covered outdoor kitchen at 146 sf, 5' from the main dwelling and over 8' in height. § 99-13. (B)(1) Fences and buffers. In residential districts, a fence not exceeding five feet in height shall be permitted on the rear lot line. Fencing for all other lot lines shall not exceed four feet in height and in no case extend nearer to the street than the front line of the dwelling. Applicant proposes to maintain a 6' solid fence on each side yard property line. § 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 and closer than five feet from the side lot line. Applicant proposes to maintain pool equipment located 1.16' off the rear property line and 2.83' from the side property line. § 99-25 (K)(1) Every swimming pool and prefabricated unit shall conform to the following requirements as to location: (1) Not less than a distance of five feet from any rear or side line of the lot. Applicant proposes to maintain a pool that is located 1.25' from the rear 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 302.4 feet south of Adelaide Street on the east side of Roger Place and known as 37 Roger Place, Section 32, Block 50, Lot(s) 74,75 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