

AGENDA
ZONING BOARD OF APPEALS
December 17, 2025

APPROVAL OF WRITTEN DECISIONS

1. Application of Nicole Skolnick, owner of a property known as 19 Country Club Drive, Port Washington, NY 11050, also known as Section 6, Block 21, Lot 226 for the following variance of the Code of the Village of Flower Hill:

§240-6, F: Maximum Paving Front Yard of the Code of the Village of Flower Hill. The proposed driveway expansion increases the front yard coverage to 32.2%, while the maximum permitted front yard coverage is 30%.

2. Application of Benjamin and Marissa Allen, owners of a property known as 45 Cardinal Road, Manhasset, NY 11030, also known as Section 5, Block 157, Lot 5 for the following variance of the Code of the Village of Flower Hill:

§240-8, I, (I) (a): Side Yard Setback for Accessory Structures of the Code of the Village of Flower Hill. The proposed pool equipment has a side yard setback of 11.4 feet and the generator is 11.7 feet from the south property line, while the minimum required side yard setback is 15 feet.

3. Application of Claudine Cafferata, owner of a property known as 9 Chestnut Lane, Manhasset, NY 11030, also known as Section 5, Block 156, Lot 21 for the following variances:

§119, C: Maximum Height of a Fence of the Code of the Village of Flower Hill. The proposed height of the fence is 10 feet, while the maximum permitted height is 5 feet.

§240-11., I., (1): Accessory Structures Must Be Located in the Rear Yard of the Code of the Village of Flower Hill. The proposed basketball court is partially located in the side yard, while it is only permitted to be located in the rear yard.

§240-10., I., (1) (a): Side Yard Setback for Accessory Structures of the Code of the Village of Flower Hill. The proposed basketball court has a side yard setback of 2 feet from the west property line, while the minimum required side yard setback is 10 feet.

DECISION

4. Application of Gregory Struck, owner of a property located at 35 Birchdale Lane, Port Washington, NY 11050, also known as Section 06, Block 55, Lot 119, for the following variance of the Code of the Village of Flower Hill:

§240-10., C: Lot Coverage of the Code of the Village of Flower Hill. The proposed addition increases the lot coverage to 3,977.4 square feet or 25.66%, while the maximum permitted lot coverage is 3,875.05 square feet or 25%.

§240-10., I., (1): Accessory Structures Must Be Located in the Rear Yard of the Code of the Village of Flower Hill. The proposed artificial turf is located in both side yards, while the Code only permits artificial turf in the rear yard.

§240-10., I., (1) (a): Side Yard Setback for Accessory Structures of the Code of the Village of Flower Hill. The proposed artificial turf has side yard setbacks of 4.0 feet from the west property line and 7.8 feet from the east property line, while the minimum required side yard setback is 10 feet.

RETURNING APPLICATION

5. Application of Matthew & Jesica Friedman, owners of a property known as 15 Drake Lane, Manhasset, NY 11030, also known as Section 5, Block 155, Lot 16 for the following variances:

Pursuant to §240-6, N: Side Yard Setback for a Driveway and Retaining Wall

1. The existing side yard setback for the driveway to be maintained on the south side of the property is 2.2 feet, while the Code requires a minimum side yard setback of 4 feet.
2. The existing side yard setback for the retaining wall to be maintained on the south side of the property is 1.2 feet, while the Code requires a minimum side yard setback of 4 feet.

NEW APPLICATION

6. Application of Steven Dubner, on behalf of Ben and Julie Kozinn, owners of a property known as 3 Bonnie Heights Road, Manhasset NY 11030, also known as Section 3, Block 193, Lot 26 for the following variances:

Pursuant to §119-1., A: Fence Requirements of the Code of the Village of Flower Hill. The proposed fence is not permitted in the front yard.

Pursuant to §201-4: Pool Area Requirements of the Code of the Village of Flower Hill. The area of the swimming pool covers 71% of the unoccupied area of the rear yard, while the maximum permitted area of the unoccupied rear yard that the pool can occupy is 25%.

Pursuant to §240-7., I., (1): Accessory Structures Must Be Located in the Rear Yard of the Code of the Village of Flower Hill. The proposed pool, pool patio, and pool equipment are located in the front yard, while these accessory structures are only permitted in the rear yard.

Pursuant to §240-7, I., (1), (c): Rear Yard Setback for Accessory Buildings and Structures of the Code of the Village of Flower Hill. The existing patio, barbeque and fire pit have setbacks of 3'-6", 6' -7" and 7' -0" respectively, while the minimum required rear yard is 10 feet.