

AGENDA
ZONING BOARD OF APPEALS
January 21, 2026

APPROVAL OF WRITTEN DECISIONS

1. 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.
2. 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 §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, barbecue and fire pit have setbacks of 3'-6", 6' -7" and 7' -0" respectively, while the minimum required rear yard is 10 feet.

DECISION

3. 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 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

4. Application of Eileen and Vincent Calamia, owners of a property known as 121 Pinewood Road, Manhasset, NY 11030, also known as Section 3, Block 198, Lot 19, 27 for the following variances:

§119-1, A: Fence Not Permitted in the Front Yard of the Code of the Village of Flower Hill. The proposed fence is located in the front yard facing Bridge Road and Mason Drive, while no fence is permitted to be erected in the front yard.

§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%.

§240-12, I., (1): Accessory Structures Are Not Permitted in the Front Yard of the Code of the Village of Flower Hill. The proposed patio and pool equipment are located in the front yard facing Bridge Road, while a patio and pool equipment are only permitted to be located in the rear yard.

§240-12, I., (1), (c): Rear Yard Setback for Accessory Structures of the Code of the Village of Flower Hill. The proposed pool coping has a side yard setback of 7 feet from the east property line, while the minimum required rear yard setback is 10 feet.

NEW APPLICATION

5. Application of Robert Drucker, representative for, Kevin Jagroop, owner of a property located at 20 Center Drive, Roslyn, NY 11576, also known as Section 06, Block 53-21, Lot 22, for the following variance of the of the Code of the Village of Flower Hill:

§240-6, L., (1): Maximum Gross Floor Area of the Code of the Village of Flower Hill. The proposed pavilion increases the gross floor area to a total of 4,236.18 square feet, while the maximum permitted gross floor area is 4,000 square feet.

§240-13, I., (1) (b): Maximum Height for an Accessory Building of the Code of the Village of Flower Hill. The proposed pavilion has a height of 16 feet, while the maximum permitted height is 12 feet.