

**AGENDA**  
**BOARD OF ZONING APPEALS**  
**MARCH 18, 2026**

**APPROVAL OF WRITTEN DECISIONS**

1. 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.

2. 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.

3. 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.

## **DECISIONS**

4. Application of Lisa Busch, owner of a property located at 28 Woodland Road, Roslyn, NY 11576, also known as Section 06, Block 85, Lot 6, for the following variance of the Code of the Village of Flower Hill:

§240-6, L., (1): Maximum Floor Area of the Code of the Village of Flower Hill. The proposed second floor addition and the existing shed increases the gross floor area to a total of 5,079.77 square feet, while the maximum permitted gross floor area is 4,500 square feet.

§240-10, F.: Minimum Side Yard Setback for Dwelling of the Code of the Village of Flower Hill. The proposed second floor addition has a side yard setback of 9.87 feet from the westerly side property line, while the required minimum side yard setback is 10 feet.

§240-10, I., (1): Minimum Side Yard Setback for Accessory Building of the Code of the Village of Flower Hill. The existing wood frame shed has a side yard setback of 3.75 feet from the easterly side property line, while the required minimum side yard setback is 10 feet.

## **NEW APPLICATIONS**

5. Application of Jamie Ruggerio, owner of a property located at 155 Walnut Lane, Manhasset, NY 11030, also known as Section 03, Block 195, Lot 44A & 44B, for the following variance of the Code of the Village of Flower Hill:

§240-10, C.: Maximum Lot Coverage of the Code of the Village of Flower Hill. The proposed roof over the existing rear patio, and cabana, with a roofed sitting area, swimming pool and generator increases the lot coverage to a total of 4,865.45 square feet or 25.12%, while the maximum permitted lot coverage is 4,842.75 square feet or 25.00%.

§240-6, L., (1): Maximum Floor Area of the Code of the Village of Flower Hill. The proposed roof over the existing patio, and cabana, with a roofed sitting area, increases the gross floor area from 5044 square feet to a total of 5,884.05 square feet, while the maximum permitted gross floor area is 5,060 square feet.

§240-10, I., (1), (a): Minimum Side Yard Setback for an Accessory Structure of the Code of the Village of Flower Hill. The proposed patio has a side yard setback of 6.0 feet from the easterly property line, while the required minimum side yard setback is 10 feet.

6. Application of Jordan Pietzsch, owner of a property located at 166 Hemlock Road, Manhasset, NY 11030, also known as Section 05, Block 152, Lot 12, for the following variance of the of the Code of the Village of Flower Hill:

§240-8, I., (1)., (a): Minimum Side Yard Setback for Accessory Structure of the Code of the Village of Flower Hill.

The proposed generator has a side yard setback of 10 feet from the easterly side property line while, the required minimum side yard setback is 15 feet.