

**AGENDA
BOARD OF ZONING APPEALS
OCTOBER 21, 2026**

DECISIONS

1. Application of Ian Kusnitz, owner of a property located at **96 Hemlock Drive, Manhasset, NY 11030**, also known as Section 5, Block 152, Lot 25 for the following variances:

§119-1, A.: No Fence Shall be Erected in the Front Yard of the Code of the Village of Flower Hill. **The proposed fence is located in the front yard facing Hemlock Road, while no fence is permitted in the front yard.**

§240-8, C.: Maximum Lot Coverage of the Code of the Village of Flower Hill. **The proposed lot coverage is 5,354.1 square feet of 22.64%, while the maximum permitted coverage is \$4,730.2 square feet or 20%.**

NEW APPLICATIONS

2. Application of **Ine Hyun**, owners of a property located at **3 Spruce Drive, Roslyn, NY 11576**, also known as Section 6, Block 75, Lot 34 for the following variances:

§240-6, L., (1): Maximum Floor Area of the Code of the Village of Flower Hill. **The proposed second floor addition increases the total floor area to 4,482.8 square feet, while the maximum permitted floor area is 4,000 square feet.**

3. Application of **Patrick and Ashley Dorime**, owner of a property known as **4 Hunters Lane, Roslyn, NY 11576**, also known as Section 6, Block B04, Lot 35 for the following variances:

§240-6, L., (1) Maximum Floor Area of the Code of the Village of Flower Hill. **The proposed pergola increases the total floor area to 4,411.02 square feet, while the maximum permitted floor area is 4,200 square feet.**

§240-6, F: Maximum Paving IN Front Yard of the Code of the Village of Flower Hill. **The proposed modifications to the driveway and front walkway increase the front yard coverage to 1,421.05 square feet or 50.02%, while the maximum permitted front yard coverage is 852.18 square feet or 30%**

4. Application of **Sam Lichtenberg-Scanlon**, owner of a property located at 38 Hewlett Lane, Port Washington, NY 11050, also known as Section 6, Block 5309, Lot 75 for the following variances:

§240-6, N.: Minimum Side Setback for a Retaining Wall of the Code of the Village of Flower Hill. **The existing retaining wall has a side yard setback of 2.9 feet on the west side, and 0.1 feet on the east side, while the minimum required side yard setback is 4 feet.**