AGENDA
BOARD OF ZONING APPEALS
NOVEMBER 18, 2026

APPROVAL OF WRITTEN DECISION

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, I., (1).: Accessory Structures Are Not Permitted in the Front Yard of the Code of the Village of Flower Hill. **The proposed swimming pool and pool patio are located in the front yard facing Hemlock Road, while these accessory structures are only permitted to be located in the rear and side yards of a corner lot property.**

   §240-8, I., (1), (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 10 feet, while the required pool yard setback is 15 feet.**

   §240-8, C.: Maximum Lot Coverage of the Code of the Village of Flower Hill. **The proposed lot coverage is 5,407.76 square feet of 22.86%, while the maximum permitted coverage is 4,730.2 square feet or 20%.**

   §240-6, F.: Maximum Paving in the Front Yard of the Code of the Village of Flower Hill. **The proposed front yard paving is 4,535.04 square feet or 39.17%, while the maximum permitted paving of the front yard is 3,540.41 square feet or 30%.**

NEW APPLICATIONS

2. Application of **Sara Vassos,** owner of a property located at **265 Northwoods Road, Manhasset, NY 11030,** also known as Section 3, Block 191, Lot 26 for the following variances:

   §240-11, C.: Maximum Floor Area of the Code of the Village of Flower Hill. **The proposed floor area is 4,539.41 square feet with a F.A.R of 0.356, while the maximum permitted area is 4,000 square feet with a F.A.R. of 0.32.**

   §240-11, C. and Section 240 Attachment 2.: Sky Exposure Plane of the Code of the Village of Flower Hill. **The proposed addition encroaches 4.68 feet vertically above the required exposure plane of 2.0 feet.**

3. Application of **Maria and Anthony Faglione**, owner of a property known as **128 Dogwood Lane, Manhasset, NY 11030,** also known as Section 3, Block 207, Lot 30 for the following variances:

   §240-11, C.: Maximum Floor Area of the Code of the Village of Flower Hill. **The proposed floor area is 4,711 square feet with a F.A.R. of 0.377, while the maximum permitted area is 4,000 square feet with a F.A.R. of 0.32.**