

**ZONING BOARD OF APPEALS  
AGENDA  
December 16, 2009  
8:00 PM**

**Decisions:**

1. Application of **Mr. & Mrs. Pat Perulli, 27 Hemlock Road, Manhasset, NY 11030** also known as **Section 5, Block 155, Lot 15** on the Nassau County Land & Tax Map for a variance of: **§240-6(G)** of the Code of the Village of Flower Hill. Applicant seeks to construct a driveway with two curb cuts where there is less than 150' of street frontage in an R-2 zone, contrary to Village Code.
2. Application of **Mr. Brian Jackelow, 96 Northwoods Road, Manhasset, NY 11030** also known as **Section 3, Block 141, Lot 9** on the Nassau County Land & Tax Map for a variance of: **§240-11(C)** of the Code of the Village of Flower Hill. Applicant seeks to construct a two story addition to a dwelling in an R-5 zone where the maximum floor area ratio allowed is 4,000 or .32 square feet and applicant seeks 4,985.86 or .398 square feet.

**New Business:**

1. Application of **Mr. & Mrs. Michael Koufakis,, 290 Elderfields Road Road, Manhasset, NY 11030** also known as **Section 3, Block 193, Lot 1** on the Nassau County Land & Tax Map for a variance of: **§240-7(C)** of the Code of the Village of Flower Hill. Applicant proposes to construct a one and two story addition to a dwelling in an R-1 zone with lot coverage of 7,142 square feet or 15.31% where 6,998.4 square feet or 15% is allowed.
2. Application of **Mr. Nikolaos Mouhlos, 90 Boulder Road, Manhasset, NY 11030** also known as **Section 3, Block 195, Lot 53** on the Nassau County Land & Tax Map for a variance of: **§240-8(C)** of the Code of the Village of Flower Hill. Applicant proposes to construct a new one family dwelling with attached three (3) car garage in an R-2 zone with a proposed floor area ratio of .255 or 5,806.7 sq. ft. where the maximum floor area ratio allowed is .23 or 5,232 sq. ft.
3. Application of **Estiatorio Limani, LLC, 1043 Northern Blvd., Roslyn, NY 11576** also known as **Section 6, Block B-5, Lot 428** on the Nassau County Land & Tax Map for a variance of: **§240-15(C)(1), §240-15(C)(4), §240-15(D)(2)(a), §240-15(E)(3)** of the Code of the Village of Flower Hill. Applicant proposes to construct a wood deck structure for outdoor dining; conduct outdoor food and beverage sales and service in the required front yard

setback; construct a wood deck structure for open outdoor dining encroaching in required front yard; and alteration of parking lot for the addition of outdoor seating to an existing restaurant in a C-1 Zone all of which is prohibited by the Code.

4. Application of **Mr. Ion Kalagiros,, 306 Crabapple Road, Manhasset, NY 11030** also known as **Section 3, Block 207, Lot 2** on the Nassau County Land & Tax Map for a variance of: **§240-6(G)** of the Code of the Village of Flower Hill. Applicant proposes to construct a new one family dwelling with attached two (2) car garage in an R-5 Zoning District with a floor area ratio of 6,138 sq. ft. or .42 where 4,200 sq. ft or .32 is the maximum allowed on a lot with an area of less than 15,000 sq. ft.