

ZONING BOARD OF APPEALS  
THE CITY OF LONG BEACH  
DECISIONS  
February 26, 2015

Case #2479: Application of Allan Nafte of 605 East State Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-106.1(7) General Provisions for a six foot high fence in the front yard at 605 East State Street, Long Beach, NY also known as Section 59, Block 162, Lot 42 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2484: Application of John Senese of 91 Tennessee Avenue, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(c) Front Yard for new front yard decks at 91 Tennessee Avenue, Long Beach, NY also known as Section 59, Block 231, Lot 34 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2486: Application of Next Generation Modular Homes of 39 Northcote Drive, Melville, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(c) Front Yard for front yard decks and roof extension at 91 California Street, Long Beach, NY also known as Section 59, Block 242, Lot 34 on the Nassau County Land and Tax Map.

**DECISION: DENIED**

Case #2488: Application of Reuven Yair of 1596 Hereford Road, Hewlett, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(d) Side Yard to construct a new house at 76 Kirkwood Street, Long Beach, NY also known as Section 59, Block 203, Lot 11 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2489: Application of John Picone of 522 Willow Avenue, Cedarhurst, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(c) Front Yard; 9-105.8(d) Side Yard for a new 2-story single family house at 95 Boyd Street, Long Beach, NY also known as Section 59, Block 182, Lot 59 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2491: Application of Suzanne Cozine of 82 New Hampshire Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5 (c) Front Yard; 9-105.5 (e) Rear Yard for elevation of the existing house at 82 New Hampshire Street, Long Beach, NY also known as Section 59, Block 231, Lot 13 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2492: Application of Michele Brucker of 812 East Chester Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8 (b) Height; 9-105.8 (d) Side Yard for a third floor addition to an existing house at 812 East Chester Street, Long Beach, NY also known as Section 59, Block 82, Lot 44 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2493: Application of Linda Pikul of 27 Tennessee Avenue, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5 (c) Front Yard to extend the front yard deck to the property line at 27 Tennessee Avenue, Long Beach, NY also known as Section 59, Block 253, Lot 30 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Dated: February 27, 2015  
Long Beach, N.Y.

Rocco J. Morelli  
Chairman