

ZONING BOARD OF APPEALS  
THE CITY OF LONG BEACH  
DECISIONS  
June 23, 2016

Case #2690: Application of Edith Bonizio of 80 Wyoming Avenue, 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(M) Sub-division; 9-105.5(E) Rear Yard to subdivide a 60 x 60 parcel of land into two 30 x 60 parcels of land at 80 Wyoming Avenue, Long Beach, NY also known as Section 59, Block 236, Lots 14 & 40 on the Nassau County Land and Tax Map.

**DECISION: DENIED**

Case #2694: Application of Tori Piechocniski of 233 East Beech Street, Long Beach, NY for a waiver from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105(A) Use; 9-112(1) Off Street Parking for a Conditional/Temporary Variance to convert a 1 family into a 2 family at 233 East Beech Street, Long Beach, NY also known as Section 59, Block 127, Lot 55 on the Nassau County Land and Tax Map.

**DECISION: GRANTED 2 Year Conditional/Temporary Variance**

Case #2695: Application of Beachside Builders of 852 West Beech Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.6(B) Height for construction of a new 1 family house at 120 Wilson Avenue, Long Beach, NY also known as Section 59, Block 194, Lot 14 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2700: Application of Laurie Watt of 93 Dalton Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(B) Height to elevate the existing house at 93 Dalton Street, Long Beach, NY also known as Section 59, Block 181, Lot 23 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2703: Application of Vapen Ape LLC c/o George Lombardi of 57 Waterford Road, Island Park, NY and Jason Kalikow of 258 Harrison Avenue, Island Park, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-112(18) (A) Off-Street Parking for a waiver of off street parking for a vape shop at 874 West Beech Street, Long Beach, NY also known as Section 59, Block 259, Lot 17 on the Nassau County Land and Tax Map.

**APPLICATION WITHDRAWN**

Case #2705: Application of Joseph Longhway of 214 East Walnut Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.1(C) Front Yard to elevate the existing house at 214 East Walnut Street, Long Beach, NY also known as Section 59, Block 126, Lot 11 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2706: Application of Kelly Coyle of 702 West Walnut Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.4(c) Front Yard; 9-105.4(d) Side Yard; 9-105.4(e) Rear Yard for a new wrap around deck at 702 West Walnut Street, Long Beach, NY also known as Section 59, Block 4, Lot 56 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2707: Application of Scott Pedersen of 8 December Walk, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.4(b) Height; 9-105.4(d) Side Yard to elevate the existing house at 8 December Walk, Long Beach, NY also known as Section 59, Block 15, Lot 34 on the Nassau County Land and Tax Map.

**DECISION: GRANTED with Conditions**

Case #2708: Application of Arlene Toyoda of 91 Minnesota Avenue, 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(d) Side Yard; 9-105.5(e) Rear Yard to extend the front yard deck at 91 Minnesota Avenue, Long Beach, NY also known as Section 58, Block 99, Lot 34 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2709: Application of East Park Associates, Inc. c/o Ben Ferrante, 2700 Two Brothers Court, Oceanside, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2(a) Use to install a parking lot at 359 East Park Avenue, Long Beach, NY also known as Section 59, Block 139, Lots 26-30 & 90 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2710: Application of Ted Alexander of 813 East Park Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2(c) Front Yard; 9-105.2(d) Side Yard; 9-105.2(e) Rear Yard to elevate the existing house at 813 East Park Avenue, Long Beach, NY also known as Section 59, Block 82, Lot 6 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2711: Application of Ben Basile of 111 Maple Boulevard, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.6(d) Side Yard to elevate the existing house at 111 Maple Boulevard, Long Beach, NY also known as Section 59, Block 202, Lot 43 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2712: Application of Jan Sasson 49 Bowery, New York, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.19(b) Height; 9-105.19(d) Building Area; 9-105.19(e) Front Yard; 9-105.19(f) Side Yard; 9-105.19(g) Rear Yard for a new 3 story residence at 1069 Oceanfront, Long Beach, NY also known as Section 58, Block 86, Lot 20 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2713: Application of Michele Gomez of 328 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: 9-105.7(b) Height; 9-105.7(c) Front Yard; 9-105.7(d) Side Yard; 9-105.7(e) Rear Yard for construction of a new house at 328 East Chester Street, Long Beach, NY also known as Section 59, Block 139, Lot 49 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2714: Application of O'Connor & Son's Home Improvement LLC C/O Omid Chaman, 17 Bayside Drive, Great Neck, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.6(i) Minimum Lot Size to subdivide the existing lot at 49 Kirkwood Street, Long Beach, NY also known as Section 59, Block 222, Lots 27 - 29 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2715: Application of Diane Crisci of 226 West Fulton Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-113.2(g) Off Street Parking to maintain off street parking in the front yard at 226 West Fulton Street, Long Beach, NY also known as Section 59, Block 55, Lot 28 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2716: Application of James Lucarelli of 422 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: 9-105.7(b) Height; 9-105.7(c) Front Yard; 9-105.7(d) Side Yard; 9-105.7(e) Rear Yard to elevate the existing house at 422 East Chester Street, Long Beach, NY also known as Section 59, Block 154, Lot 46 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2717: Application of Joel Muhlstein of 94 Vinton Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(b) Height to elevate the existing house at 94 Vinton Street, Long Beach, NY also known as Section 59, Block 208, Lot 3 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2718: Application of John Farrell of 98 Delaware 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(b) Height to elevate the existing house at 98 Delaware Avenue, Long Beach, NY also known as Section 59, Block 238, Lot 5 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2719: Application of Brian & Josephine Sullen of 102 Florida Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(b) Height to elevate the existing house at 102 Florida Street, Long Beach, NY also known as Section 58, Block 93, Lot 2 on the Nassau County Land and Tax Map.

**DECISION: GRANTED with Conditions**

Case #2720: Application of Edna Flood of 91 Wisconsin Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(d) Side Yard to elevate the existing house at 91 Wisconsin Street, Long Beach, NY also known as Section 59, Block 234, Lot 34 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Dated: June 23, 2016  
Long Beach, N.Y.

Rocco J. Morelli  
Chairman