

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
DECISIONS
August 25, 2016

Case #2725: Application of Frank Orehek of 310 Roosevelt Boulevard, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-113.2(G) Off Street Parking for new off street parking in the front yard at 310 Roosevelt Boulevard, Long Beach, NY also known as Section 59, Block 200, Lot 67 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2737: Application of 1079 West Beech LLC of 1079 West Beech Street, Long Beach, NY, and Richard Nunziata & Joseph Hartmann of 1087 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: 9-112(18)(a) Off Street Parking to reconstruct interior of premises into 3 retail spaces at 1079 West Beech Street, Long Beach, NY also known as Section 58, Block 113, Lot 56 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2738: Application of Gregory Faith of 101 Kentucky 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(C) Front Yard for a new front yard deck at 101 Kentucky Street, Long Beach, NY also known as Section 58, Block 94, Lot 29 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2739: Application of Duncan Fraser of 561 West Bay Drive, 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(B) Height to elevate the existing house at 561 West Bay Drive, Long Beach, NY also known as Section 59, Block 19, Lot 56 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2740: Application of Jeanine Sorensen of 88 Kirkwood 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 (C) Front Yard to modify the front deck under construction at 88 Kirkwood Street, Long Beach, NY also known as Section 59, Block 203, Lot 59 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2741: Application of Catherine Meenan of 88 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(E) Rear Yard to remove portion of rear deck at 88 Wisconsin Street, Long Beach, NY also known as Section 59, Block 235, Lot 10 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2742: Application of Thomas Gillan of 12 Vinton 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(C) Front Yard; 9-105.8(E) Rear Yard to elevate the existing house at 12 Vinton Street, Long Beach, NY also known as Section 59, Block 226, Lot 21 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2743: Application of Linda Weisinger of 89 Ohio 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(A) Use; 9-105.5(D) Side Yard; 9-105.5(E) Rear Yard; 9-112.1 Off Street Parking to elevate the existing house at 89 Ohio Avenue, Long Beach, NY also known as Section 58, Block 114, Lot 44 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2744: Application of Kevin Minogue of 29 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(D) Side Yard; 9-105.5(E) Rear Yard to elevate the existing house at 29 New Hampshire Street, Long Beach, NY also known as Section 59, Block 252, Lot 29 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2745: Application of Margaret Bellusci of 225 East Euclid Street, Valley Stream, NY and Joseph Karchich of 24 Illinois 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(A) Use; 9.112(1) Off Street Parking for two family use at 24 Illinois Avenue, Long Beach, NY also known as Section 58, Block 103, Lot 19 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2746: Application of Richard Manna of 4 Boyd 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 to elevate the existing house at 4 Boyd Street, Long Beach, NY also known as Section 59, Block 219, Lot 25 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2747: Application of Gerard Falcone of 17 Greenleaf Street, Rye, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(B) Height; 9-105.5(C) Front Yard for construction of a new house at 98 Pennsylvania Avenue, Long Beach, NY also known as Section 59, Block 242, Lot 5 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2748: Application of Yoindra Ramnarayan of 87-55 Dunton Street, Jamaica, NY and 815 West Park Holding LLC of 64 West 48th Street, New York, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.9(D) Side Yards; 9-105.9(E) Rear Yard; 9-105.9(I) Minimum Lot Size for construction of a new one family house at 815 W. Park Avenue, Long Beach, NY also known as Section 59, Block 250, Lot 8 on the Nassau County Land and Tax Map

OPEN FOR VOTING

Case #2749: Application of William Ferrante of 61 Delaware 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(D) Side Yard; 9-105.5(E) Rear Yard to elevate the existing house at 61 Delaware Avenue, Long Beach, NY also known as Section 59, Block 237, Lot 49 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2750: Application of Ronald Sabedra of 272 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: 9-105.3(B) Height; 9-105.3(D) Side Yard; 9-112(1) Off Street Parking to elevate the existing house at 272 East Chester Street, Long Beach, NY also known as Section 59, Block 124, Lot 68 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2751: Application of Stuart Taylor of 46 East Fulton Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2(B) Height; 9-105.2(C) Front Yard to elevate the existing house at 46 East Fulton Street, Long Beach, NY also known as Section 59, Block 93, Lot 27 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2752: Application of Joshua Geisler of 223 West Pine Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.1(A) Use; 9-112(1) Off Street Parking for a Conditional/Temporary Variance to maintain a 2nd kitchen (Kosher) at 223 West Pine Street, Long Beach, NY also known as Section 59, Block 53, Lot 65 on the Nassau County Land and Tax Map.

DECISION: GRANTED, as Amended

Dated: August 26, 2016
Long Beach, N.Y.

Rocco J. Morelli
Chairman