

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
DECISIONS
January 27, 2022

Case #2979: Application of 250-258 East Park Enterprises Inc. & Ben Ferrante of 2700 Two Brothers Court, Oceanside, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-106.2 Mixed Uses Prohibited; 9-113 Off Street Parking for a Modification to Variance #2979 to expand the existing mixed use from two units above commercial to three units above commercial at 250 East Park Avenue, Long Beach, NY also known as Section 59, Block 125, Lot 22 on the Nassau County Land & Tax Map.

OPEN FOR VOTING

Case #2990: Application of Stephen Marro of 20 Bath Street, Lido Beach, NY & Peter Hamlet of 701 West 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: 9-105.19(c) Lot Area; 9-105.19(e) Front Yard; 9-105.19(f) Side Yard; 9-105.19(g) Rear Yard; 9-112(1) Off Street Parking for a Modification to Variance #2990 for construction of a new house instead of an elevation as originally granted at 12 Arizona Avenue, Long Beach, NY also known as Section 59, Block 270, Lot 509 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3271: Application of Keith & Nilka McDonnell of 433 East Harrison 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 for a 3rd floor addition at 433 East Harrison Street, Long Beach, NY also known as Section 59, Block 148, Lot 54 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3272: Application of Edward J. Crowley & Evelyn Martinez of 42 California 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(B) Height; 9-105.5(C) Front Yard for a new three story house at 42 California Street, Long Beach, NY also known as Section 59, Block 265, Lot 7 on the Nassau County Land and Tax Map.

DECISION: GRANTED with Conditions

Case #3273: Application of Joseph & Sarah Mordetsky of 546 West 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: 9-113.2(G) Off Street Parking; 9-113.2(H) Off Street Parking Size to remove garage / new off street parking in the front yard at 546 West Chester Street, Long Beach, NY also known as Section 59, Block 23, Lot 16 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3274: Application of 41 Connecticut Avenue LLC / Charles Cino & Lauren Capo-Cino of 86 Walnut Avenue, Rockville Centre, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-113.2(H) Off Street Parking Size for new off street parking at 41 Connecticut Avenue, Long Beach, NY also known as Section 58, Block 103, Lot 44 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3275: Application of Emily Corzel of 48 Arizona 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 for a new front yard porch and south side stairs at 48 Arizona Avenue, Long Beach, NY also known as Section 59, Block 262, Lot 39 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3276: Application of Michael & Wendy Goldstein of 83 Joyce Road, Plainview, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.13(C) Lot Area; 9-105.13(D) Building Area; 9-105.13(F) Side Yard; 9-105.13(F)(1) Side Yard; 9-105.13(K) Off Street Parking for a 3 story with roof deck multiple dwelling with 6 units at 61 Neptune Boulevard, Long Beach, NY also known as Section 59, Block 175, Lot 141 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3277: Application of Kevin Hanrahan of 331 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: 9-105.2(E) Rear Yard for a new rear yard deck at 331 East Walnut Street, Long Beach, NY also known as Section 59, Block 140, Lot 49 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3278: Application of Danny Monaghan of 654 West Chester Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.3(B) Height for a roof deck with 1st & 2nd floor additions at 654 West Chester Street, Long Beach, NY also known as Section 59, Block 12, Lot 113 on the Nassau County Land and Tax Map.

DECISION: GRANTED with Conditions

Case #3279: Application of Lawrence Puzack of 520 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: 9-106.1(2) General Provisions; 9-113.2(d) Off Street Parking Design Standards to maintain a camping trailer in driveway at 520 East Chester Street, Long Beach, NY also known as Section 59, Block 169, Lot 44 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Dated: January 27, 2022
Long Beach, N.Y.

Rocco J. Morelli
Chairman