

ZONING BOARD OF APPEALS  
THE CITY OF LONG BEACH  
DECISIONS  
December 17, 2020

Case #3173: Application of Donna Pappalardo & Jeff Paragallo of 48 Alabama 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 second story deck at 48 Alabama Street, Long Beach, NY also known as Section 59, Block 259, Lot 4 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3174: Application of Michael Cunha of 253C Roslyn Road, Roslyn Heights, NY & Antonio Cunha of 8 Alpine Drive, Syosset, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2(K) Use; 9-105.2(C) Front Yard to convert a 1 family into a 2 family at 161 West Hudson Street, Long Beach, NY also known as Section 59, Block 67, Lot 49 on the Nassau County Land and Tax Map.

**DECISION: DENIED**

Case #3175: Application of John Barnes of 93 California 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 FEMA compliant house at 93 California Street, Long Beach, NY also known as Section 59, Block 242, Lot 33 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3176: Application of Jeana Johnston of 117 West Penn 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.(C) Front Yard for a new front yard deck at 117 West Penn Street, Long Beach, NY also known as Section 59, Block 74, Lot 170 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3177: Application of Charles Rafimayeri LLC of 34 Shore Park Drive, Great Neck, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2(j) Sub-Division; 9-105.2(k) Expanding Use; 9-105.2(d) Side Yard; 9-113.2(g) Off-Street Parking Design Standards for the sub-division of the existing 100 X 100 plot of land into two separate building lots, the conversion of a two-family dwelling into a one family dwelling and constructing a new two family dwelling at 355 East Beech Street, Long Beach, NY also known as Section 59, Block 142, Lots 64 – 68 on the Nassau County Land and Tax Map.

**DECISION: DENIED**

Case #3178: Application of Long Beach & Park Holding LLC of 714 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(K) Use; 9-112(21) Off Street Parking to maintain a doctors office at 714 East Park Avenue, Long Beach, NY also known as Section 59, Block 200, Lot 7 on the Nassau County Land and Tax Map.

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

Case #3179: Application of James Dowling of 93 Tennessee 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 to maintain front & side yard decks at 93 Tennessee Avenue, Long Beach, NY also known as Section 59, Block 231, Lot 33 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2250: Application of Alfred DeStefano of 801 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(a) Use, 9-106.2 Mixed Uses; 9-112 (1) & (21) Off Street Parking to Renew 2 Year Conditional/Temporary Variance for one family with a professional office and/or Day Care Center at 801 East Park Avenue, Long Beach, NY also known as Section 59, Block 82, L. 1 - 5 on the Nassau County Land and Tax Map.

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

Case #3180: Application of Philip Aquila of 657 Neptune Boulevard, 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(K) Use; 9-105.2(D) Side Yard for a special use for a second kitchen / maintain side yard stair at 657 Neptune Boulevard, Long Beach, NY also known as Section 59, Block 164, L. 42 on the Nassau County Land and Tax Map.

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

Case #3181: Application of Anthony Maceroni of 106 Pacific Boulevard, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.6(C) Front Yard; 9-105.6(D) Side Yard for a new front porch at 106 Pacific Boulevard, Long Beach, NY also known as Section 59, Block 197, L. 21 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2920: Application of Shaen Begleiter of 670 West Broadway, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.12(c) Lot Area; 9-105.12(e) Front Yard; 9-105.12(f) Side Yard; 9-105.12(i) Density; 9-105.12(k) Off Street Parking; 9-113.2(g) Off-Street Parking Design Standard; 9-113.2(h) Off Street Parking Design Standard for an Extension to Variance #2920 in order to elevate an existing 6 family dwelling at 668 West Broadway, Long Beach, NY also known as Section 59, Block 18, L. 37 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Dated: December 17, 2020  
Long Beach, N.Y.

Rocco J. Morelli  
Chairman