

ZONING BOARD OF APPEALS  
THE CITY OF LONG BEACH  
DECISIONS  
April 24, 2025

Case #3452: Application of Gregory & Michael Sinto of 542 East Hudson 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(K) Expanding Use; 9-105.7(C) Front Yard; 9-105.7(D) Side Yard; 9-112.(1) Off Street Parking in order to in order to convert a one family house into a two family house, and additions at 538 East Hudson Street, Long Beach, NY also known as Section 59, Block 167, Lot 21 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3352: Application of Mitchell & Nancy Greebel of 231 West Beech 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.(A) Use; 9-112.(1) Off Street Parking for renewal of Conditional/Temporary Variance #3352 for a 2<sup>nd</sup> kitchen at 231 West Beech Street, Long Beach, NY also known as Section 59, Block 61, Lot 162 on the Nassau County Land and Tax Map.

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

Case #3457: Application of John Ashton of 7 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: 9-105.19(E) Front Yard for a front yard deck at 7 Delaware Avenue, Long Beach, NY also known as Section 59, Block 268, L. 125 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #1315: Application of Jordan & Leslie Price of 150 East Penn 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.(A) Use; 9-105.(H) Density; 9-112.(1) Off Street Parking for renewal of Conditional/Temporary Variance #1315 for 2 family use at 150 East Penn Street, Long Beach, NY also known as Section 59, Block 114, L. 127 on the Nassau County Land and Tax Map.

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

Case #3394: Application of Ronald Greco & Joan Bercovitz of 15 Wyoming Avenue, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.19(E) Front Yard for construction of a new house at 15 Wyoming Avenue, Long Beach, NY also known as Section 59, Block 267, L. 322 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #3451: Application of John & Diane Joyce of 20 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: 9-105.19(A) Use; 9-105.19(C) Lot Area; 9-105.19 (D) Building Area; 9-105.19(F) Side Yard; 9-105.19(G) Rear Yard; 9-105.19(I) Density; 9-113.2(A) Off Street Parking Curb Cut Size for a new two family house at 20 Ohio Avenue, Long Beach, NY also known as Section 58, Block 116, L. 21 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2312: Application of Beech Street Commons LLC of 48 Old Country Road, Mineola, NY and Perfetta Corp. of 20 Edison Drive, Plainview, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-106.1(4) New Bar for a Renewal of Conditional/Temporary Variance #2312 and to increase the length of an existing bar by 28' 7" for a total 44' 6" at 777 W. Beech Street, Long Beach, NY also known as Section 59, Block 5, L. 101 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #3458: Application of Patrick & Lauren Smith of 105 Belmont Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.6.(A) Use; 9-105.6.(I) Lot Size; 9-105.6(H) Density for a 2 Year Conditional/Temporary Variance for a 2 family use to maintain a 2<sup>nd</sup> kitchen at 105 Belmont Avenue, Long Avenue, NY also known as Section 59, Block 197, L. 45 on the Nassau County Land and Tax Map.

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

Dated: April 24, 2025  
Long Beach, N.Y.

Rocco J. Morelli  
Chairman