

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
DECISIONS
June 26, 2025

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, Lot 21 on the Nassau County Land and Tax Map.

DECISION: DENIED

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, Lot 101 on the Nassau County Land and Tax Map.

DECISION: GRANTED, 2 Year Conditional/Temporary Variance

Case #3459: Application of Michael O'Leary of 1115 West Park Avenue, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-113.2(A) Off Street Parking Curb Cut Size to maintain the curb cut size at 1115 West Park Avenue, Long Beach, NY also known as Section 58, Block 133, Lot 374 on the Nassau County Land and Tax Map.

ADJOURNED

Case #3463: Application of Isaac Lapidus of 115 Ocean Avenue, Lawrence, 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 in order to maintain off street parking in the front yard at 155 West Market Street, Long Beach, NY also known as Section 59, Block 68, Lot 50 on the Nassau County Land and Tax Map.

ADJOURNED

Case #3469: Application of Jonathan & Adriana Lazare of 125 Cleveland Avenue, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-106.2 Mixed Use in order to temporarily convert a 2 family house to a mixed use for a 1 family house and doctors office at 125 Cleveland Avenue, Long Beach, NY also known as Section 59, Block 201, Lot 237 on the Nassau County Land and Tax Map.

DECISION: GRANTED, 2 Year Conditional/Temporary Variance

Case #3178: Application of Long Beach & Park Holding LLC of 88 Heron 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(K) Use; 9-112(21) Off Street Parking for Renewal of 2 Year Conditional/Temporary Variance #3178 in order 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 & Tax Map.

DECISION: GRANTED, 2 Year Conditional/Temporary Variance

Case #3464: Application of Blerim & Luljete Shatri of 512 State 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(e) Rear Yard; 9-107.7(f) Building Area for a one story addition at 512 State Street, Long Beach, NY also known as Section 59, Block 163, Lot 11 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3465: Application of Jeffrey and Debra Rabiner of 263 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: 9-113.2(G) Off Street Parking for new off street parking in the front yard at 263 West Beech Street, Long Beach, NY also known as Section 59, Block 61, Lot 172 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3466: Application of Alonna Miceli of 69 Farrell 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 for a 2nd story addition at 69 Farrell Street, Long Beach, NY also known as Section 59, Block 204, Lot 36 on the Nassau County Land and Tax Map.

DECISION: GRANTED with Conditions

Case #3467: Application of Robert Fischetti of 85 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(B) Height; 9-113.2(A) Off Street Parking for a new 3 story house at 85 Minnesota Avenue, Long Beach, NY also known as Section 58, Block 99, Lots 37 - 38 on the Nassau County Land and Tax Map.

DECISION: DENIED

Case #3468: Application of Christopher & Saskia Schroeck of 108 Cleveland 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(C) Front Yard; 9-113.2(H) Off Street Parking Size for a new front yard deck, temporary 2 family use and new off street parking at 108 Cleveland Avenue, Long Beach, NY also known as Section 59, Block 202, Lot 20 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3470: Application of Viana Infante of 106 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(D) Side Yard; 9-105.5(F) Building Area for a new 3 story house with roof deck at 104 California Street, Long Beach, NY also known as Section 59, Block 243, Lot 2 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3471: Application of Patrick & Jacquie Connell of 521 West Olive 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 for a new front yard deck at 521 West Olive Street, Long Beach, NY also known as Section 59, Block 25, Lots 65-66 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Dated: June 26, 2025
Long Beach, N.Y.

Rocco J. Morelli
Chairman