

ZONING BOARD OF APPEALS  
THE CITY OF LONG BEACH  
DECISIONS  
August 28, 2025

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 #3472: Application of James Lynch of 17 Wyoming Avenue, Long Beach, NY for an Application for an Interpretation of the Code pursuant to Section 9-106.1 (1) of the Zoning Code of Ordinances of the City of Long Beach, NY, for the property located at 15 Wyoming Avenue, Long Beach, NY also known as Section 59, Block 267, Lot 322 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #3443: Application of 457 E Penn LLC c/o Roney Horovei of 115 East 72<sup>nd</sup> Street, New York, 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 a Modification to Variance #3443 in order to maintain new interior dimensions of the attached garage at 457 East Penn Street, Long Beach, NY also known as Section 59, Block 158, Lot 66 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

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 a/k/a Section 58, Block 133, Lot 374 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3473: Application of Karl Verastegui of 229 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: 9-105.3(D) Side Yard; 9-105.3(K) Expanding Use for a new two family house at 231 East Chester Street, Long Beach, NY also known as Section 59, Block 123, Lot 153 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 #3428: Application of Long Beach West LLC dba LB Coffee & Tea of 220 West Park Avenue, Long Beach, NY for a Modification to the existing conditions of Variance #3428 to extend hours to 12 AM for the property located at 220 West Park Avenue, Long Beach, NY also known as Section 59, Block 59, Lot 25 on the Nassau County Land and Tax Map.

**DECISION: GRANTED, with Amendment to remove time restrictions**

Case #3475: Application of Rivka Wakslak of 15 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; 9-105.(H) Density in order to convert a one family/doctors office into a two family house at 211 Edwards Boulevard, Long Beach, NY also known as Section 59, Block 86, Lot 39 on the Nassau County Land and Tax Map.

**ADJOURNED**

Case #3476: Application of BSD Long Life LLC c/o Avi Walkin of 52 East Park Avenue, #203, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.15(b) Front Yard; 9-105.15(e) Height for alterations to an existing commercial building at 367 West Park Avenue, Long Beach, NY also known as Section 59, Block 46, Lot 41 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Dated: August 28, 2025  
Long Beach, N.Y.

Rocco J. Morelli  
Chairman