

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
DECISIONS
September 22, 2022

Case #3300: Application of Ed Sceppa of 4 Pennsylvania Court, 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(F) Side Yard; 9-105.19(G) Rear Yard for new side yard stairs / rear deck at 4 Pennsylvania Court, Long Beach, NY also known as Section 59, Block 271, Lot 213 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

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 and Tax Map.

DECISION: GRANTED with Conditions

Case #3314: Application of Jannette Giotta of 517 Franklin Boulevard, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-112.2 (g) Off-Street Parking; 9-112.2 (h) Off-Street Parking for off street parking in the front yard (East Hudson Street) at 517 Franklin Boulevard, Long Beach, NY also known as Section 59, Block 152, Lot 137 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3315: Application of Living Trust of Daniel Steele of 657 Laurelton Boulevard, 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(j) Subdivision for subdividing a 100' X 138' Parcel into 1 50' X 141' and 1 50' X 135" parcels at 657 Laurelton Boulevard, Long Beach, NY also known as Section 59, Block 41, Lot 29 - 35 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3316: Application of Bright Eye Beer Co. of 50 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: 9-105.15(b) Front Yard; 9-105.15(c) Rear Yard; 9-105.15(e) Height; 9-106.1(4) General Provisions; 9-112(16) Off-Street Parking for a 2nd floor event space with full bar at 50 West Park Avenue, Long Beach, NY also known as Section 59, Block 84, Lot 13 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3317: Application of 77 Lease Corp., c/o Robert Lindholm of 64 Michigan 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(m) Subdivision for subdividing a 60' X 60' parcel into 2 30' X 60' parcels at 64 Michigan Street, Long Beach, NY also known as Section 58, Block 99, Lots 22 - 23 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3318: Application of 77 Lease Corp., c/o Robert Lindholm of 68 Michigan 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(m) Subdivision for subdividing a 60' X 60' parcel into 2 30' X 60' parcels at 68 Michigan Street, Long Beach, NY also known as Section 58, Block 99, Lots 20 - 21 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3295: 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(E) Front Yard; 9-105.13(F) Side Yard; 9-105.13(F)(1) Side Yard; 9-105.13(G) Rear Yard; 9-105.13(I) Density; 9-105.13(K) Off Street Parking; 9-113.2(G) Off Street Parking Location; 9-113.2(H) Off Street Parking Size for a proposed 6 story multiple dwelling with 6 units at 454 East Broadway, Long Beach, NY also known as Section 59, Block 160, Lot 28 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3319: Application of Anthony Panobianco of 750 Lido Boulevard, Apt. 109, Lido 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(j) Subdivision for subdividing a 100' X 100' parcel into 2 50' X 100' parcels at 455 East Park Avenue, Long Beach, NY also known as Section 59, Block 154, Lots 23 - 27 on the Nassau County Land and Tax Map.

ADJOURNED

Dated: September 22, 2022
Long Beach, N.Y.

Rocco J. Morelli
Chairman