

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
DECISIONS
September 25, 2025

Case #3276: 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.(F)(1) Off Street Parking; 9-113.2.(H) Off Street Parking for a Modification to Variance #3276 in order to maintain two (2) spaces in the North side yard at 61 Neptune Boulevard, Long Beach, NY also known as Section 59, Block 175, Lot 141 on the Nassau County Land & Tax Map.

ADJOURNED

Case #3436: Application of James Warren of 608 West Chester 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(C) Front Yard; 9-105.2(D) Side Yard; 9-113.2(G) Off Street Parking for a Modification to Variance #3436 with respect to Side Yard and Off Street Parking at 608 West Chester Street, Long Beach, NY also known as Section 59, Block 12, Lot 133 on the Nassau County Land & Tax Map.

DECISION: GRANTED

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 & 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 & Tax Map.

APPLICATION WITHDRAWN

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 & Tax Map.

DECISION: DENIED

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 & Tax Map.

DECISION: DENIED

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 & Tax Map.
APPLICATION WITHDRAWN

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 & Tax Map.
ADJOURNED

Case #3477: Application of Jose Franco of 160 East Chester Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2(C) Front Yard in order to construct 2 new front yard decks at 160 East Chester Street, Long Beach, NY also known as Section 59, Block 109, Lot 62 on the Nassau County Land & Tax Map.
OPEN FOR VOTING

Case #3478: Application of Charles Franzini of 110 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: 9-105(D) Side Yard for new side yard steps with outdoor shower at 110 West Beech St., Long Beach, NY also known as Section 59, Block 74, Lot 162 on the Nassau County Land & Tax Map.
OPEN FOR VOTING

Dated: September 25, 2025
Long Beach, N.Y.

Rocco J. Morelli
Chairman