

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
DECISIONS
January 22, 2026

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.

DECISION: DENIED

Case #3473: Application of Karl Verastegui of 229 East Fulton Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.3(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.

DECISION: DENIED

Case #3482: Application of Kamran Pourgal & 550 E Harrison LLC of 3 Guys Lane, Old Westbury, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.7(B) Height; 9-113.2(A) Off Street Parking Curb Cut Size in order to maintain new construction conditions at 550 Harrison Street, Long Beach, NY also known as Section 59, Block 164, Lot 27 on the Nassau County Land and Tax Map.

DECISION: DENIED

Case #3261: Application of Lorraine DiGilio & Barry Esposito of 128 Atlantic 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(H) Density; 9-112.(1) Off Street Parking for Renewal of 2 Year Conditional/Temporary Variance #3261 for a two family use at 128 Atlantic Avenue, Long Beach, NY also known as Section 59, Block 196, Lot 10 on the Nassau County Land and Tax Map.

DECISION: DENIED

Case #1452: Application of Lancer Insurance Company of 370 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: 9-112(15) Off Street Parking for a Modification to Variance #1452 in order to remove condition to provide off street parking at 373 West Park Avenue, for the property located at 370 West Park Avenue, Long Beach, NY also known as Section 59, Block 47, Lots 6-16 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3384: Application of James & Kelly Anne Fruhauf of 511 West 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(K) Use; 9-112.(1) Off Street Parking for Renewal of 2 Year Conditional/Temporary Variance #3384 for 2 family use at 511 West Fulton Street, Long Beach, NY also known as Section 59, Block 19, Lot 28 on the Nassau County Land & Tax Map.

DECISION: GRANTED, 2 Year Conditional/Temporary Variance

Case #3484: Application of Joseph & Julie Canty of 23 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: 9-113.2(G) Off Street Parking for new off street parking partially in the front yard at 23 Farrell Street, Long Beach, NY also known as Section 59, Block 224, Lot 41 on the Nassau County Land & Tax Map.

DECISION: GRANTED

Case #3485: 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(C) Lot Area; 9-105.19(E) Front Yard; 9-105.19(F) Side Yard; 9-105.19(G) Rear Yard for a new house at 20 Ohio Avenue, Long Beach, NY also known as Section 58, Block 116, Lot 21 on the Nassau County Land & Tax Map.

OPEN FOR VOTING

Case #3486: Application of Mary Delay of 47 Dalton 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(D) Side Yard for a new side yard deck and stairs at 47 Dalton Street, Long Beach, NY also known as Section 59, Block 217, Lot 30 on the Nassau County Land & Tax Map.

OPEN FOR VOTING

Case #3487: Application of Kenneth Roldan & Magdalen Hamilton-Roldan of 679 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: 9-105.4(B) Height for a new roof deck at 679 West Beech Street, Long Beach, NY also known as Section 59, Block 15, Lot 1 on the Nassau County Land & Tax Map.

DECISION: GRANTED, with Conditions

Case #3488: Application of Angelo Santaniello of 90 New Hampshire 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 partially in the front yard at 90 New Hampshire Street, Long Beach, NY also known as Section 59, Block 231, Lot 9 on the Nassau County Land & Tax Map.

DECISION: GRANTED

Case #3489: Application of Maurice Ryan of 1 Tennessee Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-113.2(A) Off Street Parking Curb Cut Size; 9-113.2(G) Off Street Parking; 9-113.2(H) Off Street Parking Size in order to maintain off street parking in the front yard with a 36' curb cut at 1 Tennessee Avenue, Long Beach, NY also known as Section 59, Block 251, Lot 142 on the Nassau County Land & Tax Map.

OPEN FOR VOTING

Case #3490: Application of Susan Litt Peebles of 112 Pacific Boulevard, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-113.2(H) Off Street Parking Size for new off street parking in the side yard at 112 Pacific Boulevard, Long Beach, NY also known as Section 59, Block 197, Lot 18 on the Nassau County Land & Tax Map.

DECISION: GRANTED

Case #3491: Application of Laura Buchanan of 109 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.(I) Lot Size; 9-105.6.(H) Density for a special use permit for a 2 family use at 109 Cleveland Avenue, Long Beach, NY also known as Section 59, Block 201, Lot 44 on the Nassau County Land & Tax Map.

ADJOURNED

Dated: January 22, 2026
Long Beach, N.Y.

Rocco J. Morelli
Chairman