

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
DECISIONS
May 28, 2026

Case #3500: Application of Beach Friends Sensory Club, LLC of 355 East 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: 9-105.2(a) Use; 9-112(18)(a) Off-Street Parking; 9-113.2(g) Off-Street Parking Design Standards to convert an existing Mixed-Use Occupancy into a Full Day Care Center at 355 East Park Avenue, Long Beach, NY also known as Section 59, Block 139, L. 24 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3417: Application of Jacob Spilberg of 533 East Market 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 (A) Use; 9-106.2 Mixed Use; 9-112.(1) Off Street Parking for Renewal of Conditional/Temporary Variance #3417 for a mixed Use (bike/surfboard rental from garage) at 533 East Market Street, Long Beach, NY also known as Section 59, Block 167, Lot 54 on the Nassau County Land & Tax Map.

DECISION: GRANTED 2 Year Conditional/Temporary Variance

Case #3501: Application of Kenneth Moore of 73 Illinois Avenue, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(D) Side Yard for a new north side deck at 73 Illinois Avenue, Long Beach, NY also known as Section 58, Block 113, Lot 53 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3502: Application of Virginia Hillman of 94 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, deck and portico at 94 Farrell Street, Long Beach, NY also known as Section 59, Block 207, Lot 3 on the Nassau County Land and Tax Map.

DECISION: GRANTED with Conditions

Case #1544: Application of Arthur Carpentieri of 28 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(A) Use; 9-113.2(G) Off Street Parking for a Renewal of Special Use Permit #1544 for a 2nd kitchen and for new off street parking partially in the front yard at 28 Minnesota Avenue, Long Beach, NY also known as Section 59, Block 252, Lot 14 on the Nassau County Land and Tax Map.

DECISION: GRANTED Special Use Permit

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: May 28, 2026
Long Beach, N.Y.

Rocco J. Morelli
Chairman