



**INC. VILLAGE OF SOUTH FLORAL PARK
383 ROQUETTE AVENUE
SOUTH FLORAL PARK, NEW YORK 11001
www.southfloralpark.org**

Village of South Floral Park Zoning Board of Appeals
Public Hearing, Wednesday, August 26, 2026, at 6:00 p.m.
Meeting Held at the Elmont Library, 700 Hempstead Tpke, Elmont NY 11003

MEETING AGENDA

1. ZBA Chairperson calls the meeting to order and calls upon Clerk Long to proceed with roll call.
2. Roll Call
3. Application of New York Land Development Corp. II, owner of portion of premises formerly known as 186 Kingston Avenue, South Floral Park, New York, shown on Nassau County Land & Tax Map as Section 32, Block 339, Lots 53-55 (the "Premises"), in connection with Applicant's application for building permit to construct 2-story, 1-family home on the Premises ("Building Permit Application"), for relief in the alternative, as follows: (a) appeal of determination by Village Building Official contained in September 6, 2025 Letter denying Building Permit Application on grounds that, under Village Code §§ 43-2, 72-7, and 173-10, construction is not permitted on a building lot that is part of a larger building lot as to which Village subdivision approval has not been granted, and (b) if appeal is denied, variances from Village Code §§ 210-19 and 210-20, to permit construction of home on lot having (i) lot area of 3,654 sq. ft., where minimum of 4,800 sq. ft. is required, and (ii) width of 42 feet, where minimum of 56 feet is required; if the appeal is denied, but the variances are granted, the project will also be subject to subdivision approval by the Village Board of Trustees in its capacity as Planning Board under Village Code Chapter 43.

Present: _____

Comments: _____

Motion to approve/deny the variance application _____/_____

Vote: _____

4: Application of Cassandra Persaud, owner of premises known as 453 Louis Avenue, South Floral Park, New York, shown on Nassau County Land & Tax Map as Section 32, Block 336, Lot 31 (the "Premises"), for variance from Village Code § 210-13, to legalize second kitchen in existing single-family home, where no single-family home may include more than one kitchen. Applicant proposes second kitchen to accommodate elderly family member whose restricted mobility restricts access to second floor, where primary kitchen is located.

Present: _____

Comments: _____

Motion to approve/deny the variance application _____/_____

Vote: _____

Meeting Adjourned _____ / _____ Time: _____

LEGAL NOTICE PUBLIC HEARING
Zoning Board of Appeals
Village of South Floral Park

NOTICE IS HEREBY GIVEN THAT the Zoning Board of Appeals of the Village of South Floral Park will hold a Public Hearing on August 26, 2026, **at 6:00 PM** in Conference Room 2, Elmont Public Library, 700 Hempstead Turnpike, Elmont, New York 11003, for:

1. Application of Cassandra Persaud, owner of premises known as 453 Louis Avenue, South Floral Park, New York, shown on Nassau County Land & Tax Map as Section 32, Block 336, Lot 31 (the "Premises"), for variance from Village Code § 210-13, to legalize second kitchen in existing single-family home, where no single-family home may include more than one kitchen. Applicants propose second kitchen to accommodate elderly family members whose restricted mobility restricts access to second floor, where primary kitchen is located.

The application and plans are on file in the Village Office, 383 Roquette Avenue, South Floral Park, NY, and may be examined during business hours: Monday-Friday 9AM-4PM.

At the public hearing, all persons will be given opportunity to be heard. Those persons planning to attend meetings and who require special accommodation because of disability are requested to notify Village Administrator Mary Long, (516) 352-8047, at least 48 hours prior to meeting.

Carlos Johnson, Chairman
Zoning Board of Appeals
Village of South Floral Park
July 23, 2026