



BOARD OF ZONING APPEALS APPLICATION FOR VARIANCE

Property Information:			
Property Address: Lot A - Assemblage of Properties - see attached; Lot B - 3 Van Buren Avenue & No # Van Siclen Avenue			
Business Name (If Commercial): Stella Cerrone, LLC			
Section: Lot A - see attached; Lot B - 532	Block: 58	Lot: 426, 428, 430, 425, 427, 429, 431	Zone: B2 & B3 Zoning Districts
Existing: ☐ Single Family ☐ 2-Family ☒ Commercial/Business ☐ Other:			
Are there any Violations or Notices of Violations Outstanding on this Property? No (If yes, attach copies.)			
Applicant information:			Incomplete applications will not be accepted
Applicant Name: STELLA CERRONE LLC		Relationship of Applicant to Owner:	
Mailing Address: 152 Jericho Turnpike	City: Floral Park	State: NY	Zip: 11001
Phone Number: _____			
Owner Information:			
Owner Name: Lot A - see attached; Lot B - Cerrone Floral Realty, Inc.			
Mailing Address: 152 Jericho Turnpike	City: Floral Park	State: NY	Zip: 11001
Phone Number: _____			
Previous Appeals: (check one)			
☐ A previous appeal has been made on this property (attach all relevant decisions)			
☒ A previous appeal has not been made on this property			
Type of Variance Applied For:			
Article _____ Section 99-6 and 99-16 of Code			
Variance or Relief Desired: ☒ Proposed ☐ Maintain (year built _____)			
The applicant seeks the following area variances for two multi-family buildings:			
1) max height & number of stories; 2) minimum habitable floor area; 3) minimum parking;			
4) minimum dimension for parking spaces & 5) a rear yard setback for Lot B only.			
Reason(s) Supporting Appeal: (if necessary, submit separate attachment)			
The applicant will demonstrate that the proposed development is in character with other commercial buildings on Jericho Turnpike; that there is sufficient parking to accommodate the proposed development; and that if granted the variances will not have a negative impact on neighboring properties.			
Owner Signature:			
CERRONE FLORAL REALTY, INC.  Signature of Property Owner By: Elsa Cerrone			



**BOARD OF ZONING APPEALS
APPLICATION FOR VARIANCE**

Affidavit of Individual Owner:

STATE OF NEW YORK)

SS.:

COUNTY OF NASSAU)

_____ being duly sworn, deposes and says that (s)he is the owner of the property described in this application and that the statements contained therein are true; that he/she is the appellant herein and he/she authorizes _____ to act as his/her agent and to make this application

Signature of Owner

Sworn before me this _____ day of _____, 20____

Notary Public

Affidavit of Corporate Owner:

STATE OF NEW YORK)

SS.:

COUNTY OF NASSAU)

Elsa Cerrone being duly sworn, deposes and says that (s)he is the President of Cerrone Floral Realty Inc. which is the owner of the property described in this application and that the statements contained therein are true; that Cerrone Floral Realty, Inc. is the appellant herein and hereby authorizes Forchelli Deegan Terrana LLP to act as his/her agent and to make this application.

CERRONE FLORAL REALTY, INC.

Name of Corporation

By: Elsa Cerrone
Signature and Title Elsa Cerrone, President

Sworn before me this 6 day of May, 2026

S-2
Notary Public

DOMINICO BISNER
NOTARY PUBLIC - STATE OF NEW YORK
No. 0150307851
Qualified in Nassau County
Commission Expires 03-09-2030



BOARD OF ZONING APPEALS

APPLICATION FOR VARIANCE

Affidavit of Corporate Owner (continued) Answer all applicable questions:

STATE OF NEW YORK)

ss.:

COUNTY OF NASSAU)

I, Elsa Cerrone being duly sworn, deposes and say:

1. I am the President of Cerrone Floral Realty, Inc., the corporation applying for the variance in the annexed application dated the 5th day of May 2026.

2a. Said corporation is the owner of record of the premises described in the aforementioned application for variance.

-or-

2b. I am the sole owner of record of the premises described in the annexed application for variance, and reside at

-or-

2c. I am one of the owners of record of the premises described in the annexed application for variance and make this affidavit at the request of all the owners of record and on behalf of all such owners, whose names and home address are as follows:

3. This affidavit is made a part of the application for variance dated May 5, 2026, as if fully set forth herein at length.

4. It is understood that I make this affidavit to induce the granting of the decision for variance by the Board of Zoning Appeals of the Incorporated Village of Floral Park, NY

5. There are no contracts for the sale of the premises described in the application for variance except as listed below. A copy of said contract is attached hereto and made a part hereof.

Contract Dated: _____

Name of Contract Vendee: _____

Home Address: _____

(If corporation, list names and home addresses of officers and all stockholders, including percentage of each ownership)

6. There is no other contract presently in existence, or presently contemplated, which affects the premises for which this variance is sought, with regard to its occupancy, lease or sale of any or any part thereof, except as follows. A copy of said contract is attached hereto and made a part hereof.

Contract Dated: _____

Contract Expires: _____

Name of Parties: _____

Home Address: _____

(If corporation, list names and home addresses of officers and all stockholders, including percentage of each ownership)



BOARD OF ZONING APPEALS
APPLICATION FOR VARIANCE

Affidavit of Corporate Owner (continued) Answer all applicable questions:

~~7. There is no lease presently in existence covering all or any part of the premises described in the application for variance, except as follows. A copy of said contract is attached hereto and made a part hereof.~~

~~Lease Dated: _____~~

~~Lease Expires: _____~~

~~Name of Lessee: _____~~

~~Home Address: _____~~

~~(If corporation, list names and home addresses of officers and all stockholders, including percentage of each ownership)~~

~~(Note: if more than four (4) leases, and none are for a commercial use except for Home Professional Office [as defined in Article II of the Zoning Ordinance of the Incorporated Village of Floral Park], only list number of lessees. Otherwise, all are to be listed, showing type of occupancy with copies of all leases attached.)~~

8. There are no other persona, firms, partnerships, organizations or corporations, except as herein mentioned, or in the application for variance, who have or may have any financial or monetary interest in the premises described in the application for variance or in said application for variance, except: for the companies listed in the Rider and Stella Cerrone, LLC

(If none, so state. Otherwise, state names and home addresses. If corporation, list names and home addresses of officers and all stockholders, including percentage of each ownership)

9. In connection with the application for variance, I firmly swear that I have not paid, nor have I promised to pay, or have I made, or promised to make, any gift to any person who is employed by the Incorporated Village of Floral Park, or any elected or appointed official thereof, or to any member of his/her family.

10. I also swear and agree as part of the application for variance and as part of this affidavit, to file, within forty-eight (48) hours after a change of ownership prior to the issuance of a certification of completion, an affidavit embodying the following:

- Name and home address of each new owner (if corporation, list names and home addresses of officers and all stockholders, including percentage of each ownership)
- A statement indicating that negotiations were not commenced until after the filing of the application for variance and this affidavit.
- A reaffirmation of paragraph 9.

CERRONE FLORAL REALTY, INC.

Elsa Cerrone

Signature

By: **ELSA CERRONE**

Sworn before me this

6 day of May, 2026

S. J. 2.

Notary Public

LEON W. COBISNER
NOTARY PUBLIC, STATE OF NEW YORK
Exp. 01/03/2028
Qual. in Nassau County
Commission Expires 05/09/2030

RIDER TO BZA VARIANCE APPLICATION
OWNERS OF LOT A

Property Information & Owner Information:

E.C. Floral Park Realty Corp.
152 Jericho Turnpike
Floral Park, NY 11001

Property	144-146 Jericho Turnpike Section 32, Block 59, Lots 364-365
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Cerrone Floral Realty, Inc.
152 Jericho turnpike
Floral Park, NY 11001

Property	150-152 Jericho Turnpike Section 32, Block 59, Lots 360-363
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Cerrone Floral Realty, Inc.
152 Jericho turnpike
Floral Park, NY 11001

Property	160 Jericho Turnpike Section 32, Block 59, Lots 358-359
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162 Jericho Turnpike Realty Corp.
26 Floral Parkway
Floral Park, NY 11001

Property	162 Jericho Turnpike Section 32, Block 59, Lots 356-357
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162 Jericho Turnpike Realty Corp.
26 Floral Parkway
Floral Park, NY 11001

Property	8 S. Tyson Avenue Section 32, Block 59, Lots 368, 370, 372, 374
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Cerrone Floral Realty, Inc.
152 Jericho turnpike
Floral Park, NY 11001

Property	18 S. Tyson Avenue Section 32, Block 59, Lots 376, 378
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