

Town of North Hempstead



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Board of Zoning Appeals

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CALENDAR FOR JANUARY 8, 2014

APPEAL #19660 - Sanam Ebrahim (Owner)/Alan Cooper, Architect (Applicant), variance 70-30.A to construct a new dwelling within a required front yard setback; E/side 3 Warwick Rd., 151.17' N/of Allenwood Rd., Great Neck, Sec. 2, Blk. 155, Lot 15, R-A District.

APPEAL #19661 - John Khajak Tirakian, variances 70-30.C and 70-101.B to construct a portico within a required front yard setback, E/side 11 Johnston Rd., 71' S/of Vista Hill Rd., Great Neck, Sec. 2, Blk. 176, Lot 140, R-A District.

APPEAL #19662 - Karen and Robert Holm, variances 70-100.2.H, 70-101.B, and 70-208.F to maintain a front portico and install an A/C unit on a non-conforming dwelling within required front yards; N/W/cor. 39 Third St. and Brinkerhoff Ln., Manhasset, Sec. 3, Blk. 131, Lot 9, R-C District.

APPEAL #19663 - Eric Forman (Owner)/Victor Thomas (Applicant), variance 70-100.2.A(4)(a)[5] to erect fencing exceeding the permitted height; S/side 10 Capi Ln., 67' W/of Capi Ln., Port Washington, Sec. 5, Blk. C, Lot 424, R-A District.

APPEAL #19664 - Rosemary Gilpin, variances 70-41.A, 70-101.B, and 70-103.A to maintain a rear deck with insufficient aggregate side yards, a covered porch within a required front yard setback and interior alterations with insufficient off-street parking; N/side 5 Delaware Ave., 200' W/of Port Washington Blvd., Port Washington, Sec. 5, Blk. G, Lot 539, R-B District.

APPEAL #19665 - Holly Weinstein, variances 70-41.A(1)(e) and 70-208.F to maintain an enclosed porch on a non-conforming dwelling with insufficient aggregate side yards; W/side 25 Crestwood Rd., 78' N/of Salem Ln., Port Washington, Sec. 6, Blk. 45, Lot 124, R-B District.

APPEAL #19666 - Cynthia Jordan (Owner)/Laura Casale, Architect (Applicant), variance 70-100.1 to maintain an A/C unit within a front yard; S/E/cor. 11 Ridge Dr. and Orchard Farm Rd., Port Washington, Sec. 6, Blk. 82, Lot 18, R-A District.

APPEAL #19667 - C&R Investors, Inc., variance 70-50.A to maintain first and second floor additions to a dwelling within a required front yard setback; S/side 22 MacGregor Ave., 198.37' E/of Jessica Pl., Roslyn Heights, Sec. 7, Blk. 51, Lot 9, R-C District.

APPEAL #19668 - Teresa Mattone (Owner)/RMB Drafting Services, Inc. (Applicant), variances 70-102.C(1), 70-102.C(2)(a)[5], 70-100.2.A(2), 70-100.2.I, 70-100.2.G, 70-100.2.H, and 70-202.1.C to maintain a barbeque and portable shed within a side yard, a generator within a front yard, pool enclosure fencing within the front and side yards, fencing beyond the front building line, and a retaining wall exceeding the permitted height, and to install an in-ground pool and 2 A/C units in a front yard, S/E/cor. 1 Steeple Ln. and Stirrup Ln., Roslyn Heights, Sec. 7, Blk. 218, Lot 6, R-AA District.

APPEAL #19669 - Binu George (Owner)/John J. Viscardi, R.A. (Applicant), variances 70-51.A and 70-100.1.B to maintain a chimney within a required side yard setback and a detached garage within the required side and rear yard setbacks; E/side 1020 North Third St., 280' N/of White Ave., New Hyde Park, Sec. 8, Blk. 4, Lot 47, R-C District.

APPEAL #19670 - William Kerrane, variance 70-100.2.A to construct fencing exceeding the permitted height; E/side 10 Pinewood Ln., 155.56' N/of Elm Dr., New Hyde Park, Sec. 8, Blk. 211-08, Lot 83, R-C District.

APPEAL #19671 - Barry Schiller, variances 70-29.B, 70-100.1.A, and 70-231 to construct a one story rear addition exceeding the permitted floor area and maintain a finished attic and pier in a front yard; W/side 59 Reed Dr., 386.05' N/of Green Dr., Roslyn, Sec. 9, Blk. 653, Lot 61, R-A District.

APPEAL #19672 - Fifth Avenue of LI Realty Associates, appeal for determination, or in the alternative, conditional use 70-126.D to convert a retail space to the temporary display of three automobiles; S/W cor. 2100A Northern Blvd., and Searingtown Road, Manhasset, Sec. 3, Blk. 183, Lot 120, B-A District.

APPEAL #19636.A - Port Associates, LLC (Owner)/Yummy Gyro (Applicant), appeal for determination, or in the alternative, conditional use 70-126.A and conditional use 70-225.B(7)(a) to modify kitchen equipment for a fast food restaurant, a conditional use; S/W/cor. #82 Main St & Haven Ave., Port Washington, Sec. 5, Blk. 82, Lot 125, B-A District.

APPEAL #19673 - Westbury Plaza Associates, LP (Owner)/Millennium Foods Ltd. (Applicant), conditional use 70-187.P and variances 70-103.A, and 70-208.F to maintain alterations for expansion of a non-conforming restaurant, a conditional use, with insufficient off-street parking; N/side 1071 Old Country Rd., 177.72' E/of Bond St., Westbury, Sec. 11, Blk. 328, Lot 185, I-B District.

ADJOURNED CASES

APPEAL #19084 – 813 Prospect Ave. LLC, variances 70- 103.A, 70 -125, and 70 -208.F to permit the maintenance of alterations to an existing non-conforming building and conversion of a mixed use building to a two-family dwelling with insufficient parking; N/W/cor. #813 Prospect Ave. & Sherman St., Westbury, Sec. 11, Blk. 103, Lot 46, B-A Zone, New Cassel overly district. (11-02-11)

APPEAL #19646 - Glen Plaza Associates, L.P., variances 70-196.J(2), 70-196.J(2)(b), 70-196.J(2)(c) to erect a ground sign advertising businesses not on the subject property exceeding the permitted area within a required buffer; S/W/cor. 230 Glen Cove Rd. and Westbury Ave., Carle Place, Sec. 9, Blk. 663, Lot 38, I-B District.