

# Town of North Hempstead



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David L. Mammina, A.I.A.

*Members*  
Paul Aloe, Esq.  
Leslie Francis, Esq.  
Donal McCarthy, Esq.  
David I. Levine, Esq.

## Board of Zoning Appeals

210 Plandome Road  
Manhasset, NY 11030  
(516) 869-7667  
Fax (516) 869-7812

### CALENDAR FOR JULY 16, 2014

**APPEAL #19783 - David Sani (Owner)/ Ramin Benlevi, R.A. (Applicant)**, variances 70-29.B, 70-30.C, and 70-31.A to maintain an enclosed porch with insufficient aggregate side yards and within required front and side yard setbacks and to construct an addition exceeding the permitted floor area; S/side 19 Pond Park Rd., 636.10' W/of Bayview Ave., Great Neck, Sec. 2, Blk. 367, Lot 15, R-A District.

**APPEAL #19784 - Susan Mindick (Owner)/Heather Sanderson (Applicant)**, variance 70-52 to maintain a concrete patio within a required rear yard setback; S/side 9 Hawthorne Ln., 391.26' W/of Bayview Ave., Great Neck, Sec. 2, Blk. 373, Lot 2, R-A District.

**APPEAL #19785 - Midori Owaki & Tom E. Weiss (Owner)/Gregory Meindl (Applicant)**, variance 70-52.6 and 70-103.A to construct a new dwelling exceeding the permitted eave height with insufficient off-street parking; N/side 45 Marino Ave., 960.64' W/of Port Washington Blvd., Port Washington, Sec. 5, Blk. J, Lot 2, R-C District.

**APPEAL #19786 - Dena Prybutok**, variances 70-29.C and 70-100.2.A(2) to maintain fencing beyond the front building line and construct additions exceeding the permitted floor area; S/E/cor. 30 Richards Rd. and North Plandome Rd., Port Washington, Sec. 5, Blk. 71, Lot 80, R-A District.

**APPEAL #19787 - Smruti Patel**, variance 70-100.2.A to install fencing exceeding the permitted height; S/side 85 Nassau Dr., 455.20' W/of Deepdale Pkwy., Albertson, Sec. 7, Blk. 93, Lot 90, R-B District.

**APPEAL #19788 - Shefali Goyal**, variance 70-100.2.A(2) to erect fencing beyond the front building line; S/side 35 Sunset Rd. S., 468.34 W/of I.U. Willets Rd., Albertson, Sec. 7, Blk. 268, Lot 25, R-B District.

**APPEAL #19789 - Benjamin S. Ruggiero**, variance 70-100.1.B to maintain a deck and garage within a required rear yard setback; W/side 144 McKee St., 240' N/of Bryant Ave., Floral Park Centre, Sec. 8, Blk. 80, Lot 17, R-C District.

**APPEAL #19790 -John Stallone**, variances 70-50.C, 70-100.2.A, and 70-100.2.H to maintain a portico within a required front yard, an A/C unit within a required side yard, and fencing exceeding

the permitted height; E/side 82 Stephan Marc Ln., 503' W/of Lakeville Rd., New Hyde Park, Sec. 8, Blk. K-7, Lot 33, R-C District.

**APPEAL #18693.A - Rita Flaherty**, conditional use 70-45 & variance 70-231 to maintain alterations to a single-family dwelling for use as a Mother/Daughter residence exceeding the permitted gross floor area; W/side #1031 N. 2<sup>nd</sup> St., 360' N/of White Ave., New Hyde Park, Sec. 8, Blk. 2, Lots 21, R-C District.

**APPEAL #19791 - Susan Dastolfo**, variance 70-100.2.H to maintain an A/C unit within a required side yard setback; W/side 23 Grattan St., 270' N/of Hillside Ave., New Hyde Park, Sec. 9, Blk. 114, Lot 127, R-C District.

**APPEAL #19792 - Jose Rodriguez**, variance 70-100.2.A & 70-100.2.A(2) to maintain fencing exceeding the permitted height and beyond the front building line; S/E/cor. 98 Longfellow Ave. & Lowell St., Westbury, Sec. 10, Blk. 36, Lot 5295, R-C District.

**APPEAL #19793 - Giro Iadevaia**, variance 70-100.2.A to maintain fencing exceeding the permitted height; S/side 156 Manchester St., 147.74' E/of Cherry Ln., Westbury, Sec. 10, Blk. 276, Lot 3, R-B District.

**APPEAL #19794 - Kathleen Walsh**, variance 70-100.2.A(4) to maintain fencing exceeding the permitted height; E/side 107 Roosevelt Ct., 282.93' N/of Old Country Rd., Carle Place, Sec. 10, Blk. 288 Lot 9, R-C District.

**APPEAL #19795.A – DKA Properties**, variances 70-125, 70-103.A, 70-103.B, 70-103.F, 70-103.O, 70-229.A, 70-135, and 70-231 to maintain an addition to an auto body shop (not a permitted use) with insufficient off-street parking, parking stall dimensions, number of loading zones, access to a street, and access aisle width, fencing exceeding the permitted height, and non-compliance with pervious decision #12879; W/side 363 Great Neck Rd., 478.99' S/of Water Mill Ln., Great Neck, Sec. 2, Blk. 42, Lot 319, B-A District.

**APPEAL #19795.B - DKA Properties**, variances 70-125, 70-103.A, 70-103.B, 70-103.F, 70-103.O, 70-103.M, and 70-208.F, to construct additions to an auto body shop (not a permitted use) in a non-conforming structure, with insufficient off-street parking, insufficient stall dimensions, loading area, and parking in a required front yard setback; E/side #362 Great Neck Rd., 319.39' N/of Broadway, Great Neck, Sec. 2, Blk. 43, Lots 41, B-A District.

### **ADJOURNED CASES**

**APPEAL #19688 - 45 Glen Cove Scott, LLC (Owner)/Laffey Fine Homes International (Applicant)**, variance 70-196.J(1)(f) to install a wall sign exceeding the permitted height above grade; N/W/cor. 45 Glen Cove Rd. and Wellington Rd., Greenvale, Sec. 20, Blk. N, Lot 604, B-B District.

**APPEAL #19770 - Dolores Bergun**, variances 70-42 and 70-100.2.H to maintain a deck within a required rear yard setback and an A/C unit within a required side yard setback; W/side 15 Wood Pl., 100' S/of South Dr., Manhasset, Sec. 3, Blk. 91, Lot 11, R-B District.

**APPEAL #19781 - C&P Real Estate Holdings**, variances 70-103.A & 70-103.B for interior alterations to convert a warehouse to office space with insufficient off-street parking and insufficient parking stall size; W/side #99 Seaview Blvd., 597.69' W/of Osprey Ct., Port Washington, Sec. 6, Blk. 89, Lot 54, MPIP District.