

Town of North Hempstead



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Board of Zoning Appeals

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CALENDAR FOR SEPTEMBER 17, 2014

RESIDENTIAL CASES

APPEAL #19824 - Michael S. Becker & Jean E. Liebowitz-Becker, variances 70-28, 70-29.B, and 70-208.F to maintain an enclosed porch on a non-conforming dwelling exceeding the permitted floor area and lot coverage; E/side 17 Parkside Dr., 299.39' N/of Woodland Pl., Great Neck, Sec. 2, Blk. 41, Lot 42, R-A District.

APPEAL #19825.A – Chin Suk Pak (Owner)/Sung-Ho Shin (Applicant), variances 70-37.1.B, 70-39, 70-41.A, 70-210.1 to subdivide and maintain a single-family dwelling on a diminished lot with insufficient lot width, side yard setbacks and aggregate side yards; S/side 61 Manor Dr., 157.83' E/of Manor Pl., Great Neck, Sec. 2, Blk. 109, Lots 1-5 & 107, R-B District.

APPEAL #19825.B – Chin Suk Pak (Owner)/Sung-Ho Shin (Applicant), variances 70-36, 70-40.B, 70-100.1.H, 70-101.B, and 70-703.A to construct a single-family dwelling exceeding the permitted height with insufficient off-street parking, and bay windows, a porch and detached garage within a required front yard setback; S/side 61 Manor Dr., 157.83' E/of Manor Pl., Great Neck, Sec. 2, Blk. 109, Lots 1-5 & 107, R-B District.

APPEAL #19826 - Mendi Esmaeili, variance 70-100.2.A(2) to maintain fencing beyond the front building line; S/W/cor. 2 Cornell Dr. and Horace Harding Blvd., Great Neck, Sec. 2, Blk. 283-01, Lot 172, R-B District.

APPEAL #19827 - Terence Ho – variance 70-37.1.B to subdivide a parcel into 2 lots with insufficient lot width; N/side 121 Park Ave., 190' E/of Pine St., Manhasset, Sec. 3, Blk. 76, lot 200, R-B District.

APPEAL #19828 - Arlene Garatt & William Marman – variances 70-50.C & 70-208.F to construct a covered porch on a non-conforming dwelling within a required front yard setback; N/side 21 Second Ave., 405' E/of Wall St., Port Washington, Sec. 5, Blk. 44, Lot 36, R-C District.

APPEAL #19829 - Robert Romero (Owner)/Emilio Susa, Architect P.C. (Applicant), variance 70-40.A to maintain an addition within the required front yard setback; S/E/cor. 11 Browers Ln. & Powerhouse Rd., Roslyn Heights, Sec. 7, Blk. M-1, Lot 40, R-B District.

APPEAL #19830 - Howard Benjamin – variance 70-100.2.A(4)(b) to install fencing beyond the front building line; S/side 7 Crest Hollow Ln., 440.46’ W/of I.U. Willets Rd., Albertson, Sec. 7, Blk. 279, Lot 15, R-A District.

APPEAL #19831 - Robert Schroeter, appeal for determination or in the alternative, variances 70-30.B, 70-229.A, and variances 70-26.A, 70-32.3.A, 70-32.3.B, 70-100.1.B, 70-100.2.H, and 70-208.F to maintain additions to a non-conforming dwelling within the required front & side yard setbacks, exceeding the maximum height, and within the required sky exposure plane, a detached garage within the required side and rear yard setbacks, an A/C unit within the required front yard setback, and non-compliance with prior BZA decision #17614; S/W/cor. #11 North Dr. & Greenway East., New Hyde Park, Sec. 8, Blk. 208, Lot 81, R-A District.

APPEAL #19832- Crystal Lee (Owner)/Riccardo Cervini (Applicant), variances 70-28, 70-29.B, 70-29.C, 70-208.F, 70-100.2.A(2), 70-100.2.A(4), 70-100.2.H, and 70-100.2.I to construct sunrooms in a non-conforming dwelling exceeding the permitted floor area and lot coverage, and to maintain fencing exceeding the permitted height beyond the front building line, and an A/C unit, water feature and filter within a required front yard setback; S/E/cor. 28 Independence Dr. and Continental Dr., New Hyde Park, Sec. 8, Blk. 276, Lot 20, R-A District.

APPEAL #19833 - Patricia Chin, variance 70-100.2.A(4)(b) to maintain fencing beyond the front building line; S/side 275 Jerome Ave., 296.98’ W/of Glen Cove Rd., Carle Place, Sec. 9, Blk. 80, Lot 70, R-C District.

APPEAL #19834 - Amy Lefkowitz (Owner)/Byron Nernoff (Applicant), variance 70-100.2.H to maintain an A/C unit within a required side yard setback; N/side 29 Camden Pl., 733.06’ S/W/of Yorkshire Pl., New Hyde Park, Sec. 9, Blk. 517, Lot 26, R-C District.

APPEAL #19835 - Michael & Sandra Quinn (Owner)/John J. Viscardi, R.A. (Applicant), variances 70-50.H, 70-100.2.A(2), &70-100.2.H to construct a 2nd story addition & install 2 A/C units within a required front yard setback, and maintain fencing beyond the front building line; S/E/cor. 51 Morris Dr. & Joseph Rd., New Hyde Park, Sec. 9, Blk. 537, Lot 27, R-C District.

APPEAL #19836 - Daniel Zylberberg, variances 70-100.2.H and 70-100.2.A(4)(b) to maintain fencing exceeding the permitted height and beyond the front building line and the installation of 2 A/C units within a required front yard setback; S/W/cor. 102 Titus Ave. & Asbury Ave., Carle Place, Sec. 10, Blk. 263, Lot 6, R-B District.

APPEAL #19837 - Sharlene Waterman, variance 70-100.2.A & 70-100.2.A(2) to maintain fencing exceeding the permitted height and beyond the front building line; W/side 169 Elizabeth St., 100’ S/of Division Ave., Westbury, Sec. 11, Blk. 35, Lot 34, R-C District.

COMMERCIAL CASES

APPEAL #19839 - 32 Urban Corp. – appeal for determination, or in the alternative, variance 70-103.A.1, conditional use 70-187.P, and variance 70-103.M to maintain interior alterations to create a retail space and a food use (a conditional use) with insufficient off-street parking and parking in a required front yard setback; E/side 26 Urban Ave., 600' S/of Main St., Westbury, Sec. 11, Blk. 75, Lot 33, I-B District.

ADJOURNED CASE

APPEAL #19809 - Anjali Kakwani (Owner)/Jogendra S. Bagga, variances 70-49.B, 70-50.B, 70-100.2.A(2), 70-100.2.A(4)(b), 70-100.2.H and 70-208.F to maintain additions to a non-conforming dwelling exceeding the permitted floor area, a deck within a required front yard setback, an A/C unit within a required side yard setback, fencing exceeding the permitted height and fencing beyond the front building line; N/side 355 Glen Cove Ave., 200' W/of Rushmore Ave., Carle Place, Sec. 10, Blk. 268, Lot 323, R-C District.