

# Town of North Hempstead



*Chairman*  
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 OCTOBER 1, 2014

#### RESIDENTIAL CALENDAR

**APPEAL #19840.A – Evergreen PW, LLC (Owner)/Robert Barbach (Applicant)**, variances 70-49.B and 70-103.A(1) to construct a single-family dwelling on a subdivided lot with insufficient off-street parking and exceeding the permitted floor area; S/W/cor. 20 Evergreen Ave. and Franklin Ave., Port Washington, Sec. 5, Blk. 81, Lot 19, R-C District.

**APPEAL #19840.B – Evergreen PW, LLC (Owner)/Robert Barbach (Applicant)**, variances 70-50.B, 70-100.2.D and 70-101.B to construct a single-family dwelling on a subdivided lot within a required front yard setback and a detached garage too close to the dwelling on the adjacent lot; S/W/cor. 20 Evergreen Ave. and Franklin Ave., Port Washington, Sec. 5, Blk. 81, Lot 19, R-C District.

**APPEAL #19841 - Angel Herrera (Owner)/Edward W. Dickman (Applicant)**, variances 70-49.C, 70-51.A, and 70-100.1.A to maintain an addition exceeding the permitted floor area with insufficient aggregate side yards and accessory structures in the front yard; W/side 34 Albertson Ave., 100' S/of Coventry Ave., Albertson, Sec. 9, Blk. 103, Lot 13, R-C District.

**APPEAL #19842 - Xundong Chen (Owner)/Nassau Expeditors (Applicant)**, variance 70-100.2.H to maintain an A/C unit within a required side yard setback; N/side 317 Mallard Rd., 100' E/of Holle Pl., Carle Place, Sec. 10, Blk. 33, Lot 61, R-C District.

**APPEAL #19843 - Iris Trejo Ruiz**, variance 70-100.2.A(2) to maintain fencing beyond the front building line; W/side 227 Wright St., 275' S/of Broadway, Westbury, Sec. 11, Blk. 40, Lot 40, R-C/New Cassel Overlay Districts.

**APPEAL #19844 - Blanca Canas**, variance 70-100.2.A(4).B to maintain fencing beyond the front building line; N/side 12 Elderberry Ln., 120' W/of Maplewood Dr., Westbury, Sec. 11, Blk. 117, Lot 69, R-C District.

COMMERCIAL CALENDAR

**APPEAL #19845- KMO 361 Realty Associates, LLC (Owner)/Gap, Inc. (Applicant)**, variances 70-196.J(1)(a) and 70-196.J(1)(b) to install signage exceeding the number permitted on a wall, exceeding the permitted area and height above grade; S/side 1950 Northern Blvd., 250' E/of The Gate, Manhasset, Sec. 3, Blk. 219, lot 9, B-A District.

**APPEAL #19846 - Robert Gramman**, conditional use 70-139(I) and variance 70-146(A) to install an accessory structure (shed), a conditional use, within a required rear yard setback; S/W/cor. 356 Westbury Ave., and Rushmore Ave., Carle Place, Sec. 10, Blk. 14, Lot 31, B-B District.

**APPEAL #19847 - 95 Hopper Avenue, LLC**, variances 70-103.A(1), 70-103.B, 70-103.F, 70-103.M and 70-212.B to maintain interior alterations for use as an automotive manufacturing facility with insufficient off-street parking, loading, parking stall size, parking within a required front yard setback, and an outdoor storage area with insufficient distance to front lot line; W/side 95 Hopper Ave., 100' S. of Main St., Westbury, Sec. 11, Blk. 71, Lot 9, I-B District.

**APPEAL #19848.A - Westbury Toyota**, variances 70-196.J(1)(a), 70-196.J(1)(b), 70-196.J(1)(f) to install signage exceeding the number permitted on a wall, permitted height, height above grade and area; N/side #1121 Old Country Rd., 913.5' E/of Bond St., Westbury, Sec. 11, Blk. 328, Lot 124, I-B District.

**APPEAL #19848.B - Westbury Toyota**, variances 70-196.J(1)(a), 70-196.J(1)(b), 70-196.J(1)(f) to install signage exceeding the number permitted on a wall, permitted height, height above grade and area; S/W/cor. 115 Frost St., and Fulton St., Westbury, Sec. 11, Blk. 328, Lot 135, I-B District.

CONTINUED CASE

**APPEAL #19436 - Domenick Perruzza**, request for determination, or in the alternative, variance 70-138 to maintain a dwelling unit within a mixed use building – not a permitted use; W/side 710 Port Washington Blvd., 70' N/of Davis Ave., Port Washington, Sec. 5, Blk. 129, Lot 140, B-B District.

ADJOURNED CASES

**APPEAL #19821 - Bharat Patel**, variances 70-52 & 70-100.1.A to maintain a deck exceeding the permitted rear yard coverage and within a required rear yard setback; S/W/cor. 30 Byrd Ave. and Wright Ave., Carle Place, Sec. 10, Blk. 42, Lot 43, R-C District.

**APPEAL #19822 - Jose Bonilla**, variances 70-195.16.B(1), 70-195.16.B(3), and 70-195.16.D to maintain a finished cellar with storage areas exceeding the permitted horizontal dimension, a bathroom, and an exterior entrance; E/side 346 Grand St., 275' S/of Park Ave., Westbury, Sec. 11, Blk. 1, Lot 1, R-C /New Cassel Overlay District.

**APPEAL #19429 - Wojciech Telacki**, variances 70-36, 70-39.C, 70-40.A, 70-42.7 to construct additions to a single family dwelling within the required front yard setback exceeding the permitted

floor area, eave height, and height above grade; W/side 14 Glamford Ave., 432.38' S/of Radcliff Ave., Port Washington, Sec. 4, Blk. 28, Lots 24-27 & 61, R-B District.

**APPEAL #19734 - Antonio Vacchio (Owner)/Edward W. Dickman (Applicant)**, variances 70-40.A & 70-101.B to maintain a 2<sup>nd</sup> story addition and portico within a required front yard setback; N/W/cor. 3 West Ct. & North Ct., Roslyn Heights, Sec. 7, Blk. 308, Lot 3, R-B District.