

# Town of North Hempstead



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## Board of Zoning Appeals

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### CALENDAR FOR DECEMBER 10, 2014

10:00 A.M.

#### RESIDENTIAL CASES

**APPEAL #19887 - Loren & Adriana Minsky (Owner)/Harras, Bloom & Archer, LLP (Applicant)**, variances 70-29.C, 70-30.B, and 70-32 to maintain conversion of a porch to habitable space exceeding the permitted floor area and within required front and rear yards; SW/cor. 308 Mill Spring Rd. and Castle Ridge Rd., Manhasset, Sec., 3, Blk. 160, Lot 289, R-A District.

**APPEAL #19889 - Heinz R. Jufer and Leanne Ussher**, variances 70-50.C and 70-51.A to construct additions to a dwelling within required front and rear yards and with insufficient aggregate side yards; N/side #7 Second Avenue, 115' E/of Main St., Port Washington, Sec. 5, Blk. 44, Lot 39, R-C District.

**APPEAL #19890 - Scott Shafranek**, variances 70-29.B and 70-208.F to construct additions to a nonconforming dwelling exceeding the permitted floor area; SE/cor. #12 Orchard Farm Rd. & St. John Pl., Port Washington, Sec. 6, Blk. 23, Lot 24, R-A District.

**APPEAL #19891 - Kumar Sharma**, variance 70-100.1.B to maintain a detached garage within the required rear and side yard setbacks; S/side #12 Maple Lane, 118.75' W/of Haddon Road, New Hyde Park, Sec. 8, Blk. B-06, Lot 37, R-C District.

**APPEAL #19892 - Jinok Chang (Owner)/Jung H. Choi (Applicant)**, variance 70-101.B to maintain a porch within a required front yard; N/side #36 Sutton Hill Ln., 446.7' W/of Country Village Ln., New Hyde Park, Sec. 8, Blk. 282, Lot 22, R-A District.

**APPEAL #19893 - Myank Shukla (Owner)/Victor Thomas, Architect, P.C. (Applicant)**, variances 70-19.C and 70-20.C to construct additions to a dwelling exceeding the permitted floor area and within a required front yard; S/side #32 Schoolhouse Ln., 590.88' W/of Bunker Ln., Roslyn Heights, Sec. 9, Blk. 545, Lot 19, R-AA District.

**APPEAL #19894 – Marie Piepol**, variances 70-208.F, 70-50.A, 70-100.1.A, 70-102.C(5)(a) and 70-100.2.A(4)(b) to maintain a portico on a nonconforming dwelling within a required front yard, accessory structures in the side yard, a pool with insufficient side and rear yard setbacks, and a fence exceeding the permitted height; W/side #1 Second Street, 100.96' N/of Waldo Avenue, Greenvale, Sec. 19, Blk. 3, Lot 26, R-C district.

**APPEAL #19895 - Wojciech Kraewczyk**, variances 70-100.2.H and 70-100.1.A to maintain 2 A/C units within a required front yard; SE/cor. #82 Dyckman Ave. & Nassau Blvd., New Hyde Park, Sec. 33, Blk. 517, Lot 87, R-B District.

### **CONTINUED CASE**

**APPEAL #19867 - James Wynn**, variance 70-100.2.A(2) to maintain fencing beyond the front building line; N/W/cor. 199 Brook St. and Railroad Ave., Westbury, Sec. 11, Blk. 41, Lot 66, R-C/New Cassel Overlay District.

### **ADJOURNED CASES**

**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. (9-17-14)

**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 #19859 – Town of North Hempstead Community Development Agency**, variance 70-195.16D to construct a single-family dwelling with an interior cellar stairwell along the perimeter wall; E/side of Third Street, 87.12' S/of Brush Hollow Road, Westbury, Sec. 11, Blk. 167, Lot 32, R-C/New Cassel Overlay Districts.

### **COMMERCIAL CASES**

**APPEAL #19896 - Northern 90 Realty, L.L.C. (Owner)/Recovery Racing VIII L.L.C. (Applicant)**, variances 70-196.J(1)(a) and 70-196.J(1)(f) to erect signage exceeding the number permitted on a wall and exceeding the permitted height above grade; SE/cor. #90 Northern Blvd. and Buttonwood Rd., Great Neck, Sec. 2, Blk. 68, Lot 1, B-A/R-C District.

**APPEAL #19897 - Chanel, Inc.**, variance 70-196.J(1)(a) to erect signage exceeding the number permitted on a wall; SW/cor. #2040 Northern Blvd. & Searingtown Rd., Manhasset, Sec. 3, Blk. 183, Lot 12, B-A District.

**APPEAL #19898 - Loro Piana**, variance 70-196.J(1)(a) to erect signage exceeding the number permitted on a wall; SW/cor. #2018 Northern Blvd. & Searingtown Rd., Manhasset, Sec. 3, Blk. 183, Lot 12, B-A District.

**2:00 P.M. – COMMERCIAL CASES**

**APPEAL #19899 – 322-326 Main Street, LLC**, variances 70-146.B, 70-202.1.C, 70-203.G and 70-103.B to construct a mixed-use building in a required side yard and with insufficient parking stall size and landscaped buffer, and to construct a retaining wall exceeding the permitted height; S/side 322-326 Main Street, 209.32' W/of Jackson St., Port Washington, Sec. 5, Blk. 34, Lots 8, 9, 107 & 220, B-B District.

**APPEAL #19900 - The Scotts Company**, variances 70-103.A, 70-103.F and 70-103.O to construct interior alterations to a commercial building with insufficient off-street parking, loading area, and stall size; W/side #800 Port Washington Boulevard, 322.01' S/of Vanderverter Ave., Port Washington, Sec. 5, Blk. 129, Lot 74, B-A, I-B Districts.

**APPEAL #19901 - DeNicola Realty, Inc. (Owner)/Van Buren Truck Sales Corp. (Applicant)**, conditional use 70-126.D and variance 70-132.B to continue the parking, storage, and sales of automobiles within a required front yard; NW/cor. 2299 Jericho Tpke. and Nassau Blvd., Garden City Park, Sec. 9, Blk. 251, Lot 7, B-A District.

**APPEAL #19902 - Gordon Jericho Corp.**, conditional use 70-208 to permit the continued use of premises for the storage & sales of materials at retail/wholesale; W/side #801 Willis Ave., 214.53' S/of Roe Ave., Albertson, Sec. 9, Blk. 657, Lot 23, B-A & R-C District.