

Town of North Hempstead



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Board of Zoning Appeals

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NEW CASES

JANUARY 23, 2013

APPEAL #19438 - Margot Haydu (Owner)/Alan Cooper (Applicant), variances 70-30.A, and 70-31.A, to maintain a rear addition within a required side yard setback and a porch within a required front yard setback; S/side 8 Brentwood Rd, 207.72' E/of Plymouth Rd., Great Neck, Sec. 1, Blk. 104, Lot 578, R-A District.

GRANTED

APPEAL #19439 - Estate of Zofia Jacuimek, variances 70-50.A and 70-208.F to maintain a foyer on a two family dwelling within a required front yard setback; S/side 12 School St., 385.80' W/of Shell Rd., Port Washington, Sec. 5, Blk. 3, Lot 6, R-C District.

GRANTED

APPEAL #19440 - Jon Coppola (Owner)/JL Drafting, Inc. (Applicant), variances 70-100.2.A(2) and 70-100.2.A(4) to erect fencing exceeding the permitted height and beyond the front building line; NE/side 9 Concord Rd., 175.88' S/of Andover Rd., Port Washington, Sec. 6, Blk. 61, Lot 19, R-B District.

DENIED

APPEAL #19441 - Jian Xu (owner)/Antonio Lopez (Applicant), variances 70-50.A, 70-101.B, and 70-208.F to construct additions and alterations within a required front yard setback, and a porch exceeding the permitted encroachment into a front yard setback to a non-conforming dwelling; W/side 975 North Fifth St., 100' S/of White Ave., New Hyde Park, Sec. 8, Blk. 16, Lot 11, R-C District.

GRANTED

APPEAL #19442 - Alan Bona, variances 70-100.2.A(2) and 70-100.2.A(4) to maintain fencing exceeding the permitted height and forward of the front building line; S/W/cor. 305 Raff Ave. and Glen Cove Rd., Carle Place, Sec. 9, Blk. 94, Lot 77, R-C District.

GRANTED

APPEAL #19443 - Donna Buck (Owner)/Heather Sanderson(Applicant), variances 70-102.C.2(a)(5) to maintain a pool and equipment too close to the property lines and pool fencing beyond the rear building line; E/side 13 Vine Ct., 100' N/of Raff Ave., Carle Place, Sec. 9, Blk. 467, Lot 46, R-C District.

GRANTED

APPEAL #19444 - Marlene Endriss (Owner)/John J. Viscardi (Applicant), variance 70-100.2.H to maintain an A/C unit within a front yard; S/E/cor. 106 Schumacher Dr., and Stoothoff Dr., New Hyde Park, Sec. 9, Blk. 571, Lot 1, R-C District.

GRANTED

APPEAL #19445 – Manjeet Bawa, variances 70-100.1.B and 70-100.2.A.4 to maintain a sunroom within required side and rear yard setbacks and fencing exceeding the permitted height; N/side 563 Irving St., 50' E/of Longfellow Ave., Westbury, Sec. 10, Blk. 36, Lot 5300, R-C District.

GRANTED

APPEAL #19446 - Matthew G. Scott, variance 70-41.A to erect a detached garage with insufficient aggregate side yards, E/side 343 Rushmore Ave., 192.6' South of Asbury Ave., Carle Place, Sec. 10, Blk. 271, Lot 4, R-B District.

GRANTED

APPEAL #19447 - Fifth Avenue of LI Realty Associates (Owner)/Ruggles Sign Company, Inc. (Applicant), variance 70-196.J(1)(a) to install signage exceeding the number of permitted signs, S/W cor. 2052 Northern Blvd., and Searingtown Road, Manhasset, Sec. 3, Blk. 183, Lot 12, B-A/P Districts.

GRANTED

ADJOURNED CASES

APPEAL #19403 - Jon & Candace Singer (Owners)/ADL III Architecture, P.C. (Applicant), variances 70-29.C, 70-31.A, and 70-100.2.G to construct additions and alterations within a required side yard setback, exceeding the gross floor area and to maintain a portable shed in a required side yard; W/side 3 North Ct., 825.15' N/W/of Pine Dr., Port Washington, Sec. 5, Blk. C, Lot 63, R-A District.

RESERVED

APPEAL # 19268 - CLC Development Corp., variances 70-47.B, 70-47.1.B, 70-49.A, 70-51.E, and 70-100.2.A(2), to permit the maintenance of a two-family dwelling in a required side yard setback with insufficient lot area, lot width, and habitable floor area, and a fence within a required front yard setback; N/side 17 Elm St., 526' E/of Glen Cove Rd., Greenvale, Sec. 20, Blk. J-6, Lot 111, R-C District. (4-18-12)

ADJOURNED TO MARCH 6, 2013

APPEAL #19434 - David Griffin, variances 70-50.B and 70-100.2.A(2) to maintain an awning within a required side yard setback and fencing beyond the front building line; S/E/cor. 27 Mitchell Ave. and Wright Ave., Carle Place, Sec. 10, Blk. 45, Lot 1, R-C District.

GRANTED

RESERVED CASES - DECISIONS

JANUARY 23, 2013

APPEAL #19379 - Alex Couture, variance 70-100.2.A(2) to install fencing beyond the front building line; N/W/cor. 9 Old Hills Ln. and Ridge Dr., Port Washington, Sec. 6, Blk. 80, Lot 7, R-C District.

DENIED

APPEAL #19421 - Northern 90 Realty, L.L.C. (Owner)/ Recovery Racing VIII L.L.C. (Applicant), variances 70-103.A, 70-103.F, 70-134, 70-203.G, 70-203.Q to construct a two story retail building in a required rear yard setback with insufficient on-site parking, loading zones, landscaped buffer, and frontage on a residential street; S/E cor. 90 Northern Blvd. and Buttonwood Rd., Great Neck, Sec. 2, Blk. 68, Lot 1, B-A/R-C District.

GRANTED

APPEAL #19431 - Patricia and Thomas Maher, variance 70-103.C to maintain a gravel driveway not in compliance with Town Code; N/side 25 Bogart Ave., 131' W/of Old Hills Ln., Port Washington, Sec. 6, Blk. 80, Lot 10, R-A District.

GRANTED

APPEAL #19433 - Anjanie Narine (Owner)/Nancy Lang C/O JL Drafting, Inc. (Applicant), variances 70-50.A, 70-51.A, 70-100.2.H and 70-208.F to construct additions to a non-conforming dwelling within the required front and side yard setbacks and the installation of 2 A/C units within a required side yard setback; E/side 12 Franklin Ave., 90' S/of Hillside Ave., New Hyde Park, Sec. 8, Blk. 321, Lot 8, R-C District.

GRANTED

APPEAL #19437 - Nassau County Industrial Development Agency (Owner)/ Blue Cassel Commercial Realty, LLC (Applicant), variances 70-196.J(1)(b) and 70-196.I to install a tenant directory sign exceeding the permitted height and area and 5 directional signs; N/E/cor. 701 Prospect Ave. and Brush Hollow Rd., Westbury, Sec. 11, Blk. 100, Lot 123, B-A/New Cassel Urban Renewal Overlay District.

GRANTED