

Town of North Hempstead



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Board of Zoning Appeals

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NEW CASES

APRIL 24, 2013

APPEAL #19484 - Vishnu Patel, variance 70--21.E to maintain a garage within a required side yard setback; N/side 27 Carriage Ln, 542' E/of Roslyn Rd., Roslyn Heights, Sec. 7, Blk. 190, Lot 6, R-AA District.

GRANTED

APPEAL #19485 - Erich Ackermann, variance 70-46.A to maintain a second story addition exceeding the permitted height; W/side 23 Burnham Ave., 200' N/of Willow St., Roslyn Heights, Sec. 7, Blk. 243, Lot 882, 883, R-C District.

GRANTED

APPEAL #19486 - Andrea Marsanico (Owner)/John J. Viscardi, R.A (Applicant), variances 70-50.A and 70-208.F to maintain a raised front porch within a required front yard setback on a non-conforming dwelling; E/side 954 North Sixth St., 340' S/of White Ave., New Hyde Park, Sec. 8, Blk. 18, Lot 87, R-C District.

GRANTED

APPEAL #19487 - Salvatore Luppino (Owner)/Leavich of Manhasset, Inc. (Applicant), renewal of conditional use 70-126.A for the continued use of a retail store as a take-out restaurant; N/E/cor. #480 Plandome Rd. & Gaynor Ave., Manhasset, Sec. 3, Blk. 69, Lot 1, B-A District.

GRANTED

APPEAL #19488 - 4B's Realty V Harbor Park Drive LLC, variances 70-103.B, 70-161.B and 70-136.A to construct parking within a required front yard setback with insufficient parking stall size and landscaping; S/side 12 Harbor Park Dr., 1458.79' W/of Roslyn West Shore Rd., Port Washington, Sec. 6, Blk. 58, Lot 103, PIP District.

RESERVED

APPEAL #19489 - Apex Senior Citizen Housing L.P., variances 70-103.A(1) and 70-103.F(1) to convert storage and garage space into office use with insufficient off-street parking and loading zones; S/E/cor. 498 Union Ave. and Grant St., New Cassel, Sec. 10, Blk. 242, Lot 231, B-A/R-C Districts.

RESERVED

RESERVED CASES

APRIL 24, 2013

APPEAL #19475 - Valerie & Dario Nunez, variances 70-40.B, 70-40.C, 70-42 and 70-208.F to construct a second story addition and two story portico on a non-conforming dwelling within required front and rear yard setbacks, and maintain an enclosed porch within a required front yard setback; N/W/cor. 91 Rocky Wood Rd. and Oxford Rd., Manhasset, Sec. 3, Blk. 181, Lot 260, R-B District.

GRANTED

APPEAL #19479 - Christopher & Jenna Ingram, variance 70-100.2.A to maintain fencing exceeding the permitted height; N/side 155 Whitney St., 107.25' W/of Carle Rd., Westbury, Sec. 10, Blk. 276, Lot 9, R-B District.

GRANTED

APPEAL #19480 - Joe Franco (Owner)/Joseph A. Deal (Applicant), variance 70-225.B(7)(a) for interior alterations to an existing restaurant; S/side 420 Northern Blvd., 560' E/of Merrivale Rd., Great Neck, Sec. 2, Blk. 85, Lot 20, B-A District.

GRANTED

APPEAL #19482.A - Acadia Marcus Avenue LLC (PetSmart), conditional use 70-126 to convert a retail space to a pet shop; S/side 1600 Marcus Ave., 170' E/of New Hyde Park Rd., Sec. 8, Blk. 302, Lot 27, B-A District.

GRANTED