

Town of North Hempstead



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David L. Mammina, R.A., A.I.A.

Members
Donal McCarthy, Esq.
Paul Aloe, Esq.
Leslie Francis, Esq.
David I. Levine, Esq.

Board of Zoning Appeals

210 Plandome Road
Manhasset, NY 11030
(516) 869-7667
Fax (516) 869-7812

NEW CASES

MAY 22, 2013

APPEAL #19503 - Todd Stack, variance 70-100.2.A to install fencing exceeding the permitted height; N/side 21 Normandy Ln., 188.08' W/of Norgate Rd., Manhasset, Sec. 3, Blk. 16, Lot 15, R-C District.

GRANTED, SUBJECT TO CONDITION

APPEAL #19504 - Eugene DeBlasio, variance 70-42.6 to maintain a driveway, patio and brick walkway, exceeding the permitted impervious coverage; S/side 16 Rolling Hill Rd., 125.99' E/of Strathmore, Rd., Manhasset, Sec. 3, Blk. 55, Lot 199, R-B District.

RESERVED

APPEAL #19505 - Arthur Dover, variance 70-40.A to construct a second story addition within a required front yard setback; S/W/cor. 78 Shadyside Ave. and Harbor Hills Dr., Port Washington, Sec. 4, Blk. 10, Lot 67, R-B District.

GRANTED

APPEAL #19506 - Francine Noga, variances 70-50.C, 70-51.A, and 70-208.F to maintain an enclosed front porch within a required front yard setback, and a covered rear deck within a required side yard setback on a non-conforming dwelling; S/side 12 Prospect Ave., 267.02' E/of Main St., Port Washington, Sec. 5, Blk. 44, Lot 22, R-C District.

GRANTED

APPEAL #19507 - Jonathan Fielding, variance 70-208.F to maintain a rear deck within a business district; W/side 38 S. Bayles Ave., 519.93' N/of South St., Port Washington, Sec. 5, Blk. 98, Lot 25, B-A District.

ADJOURNED TO JUNE 12, 2013

APPEAL #19508 - George Soteros, variance 70-100.1 to maintain 2 A/C units and install a new gas generator in a required front yard setback; S/cor. 10 Willow Dr. and Chelsea Dr., Port Washington, Sec. 5, Blk. 110, Lot 93, R-A District.

GRANTED, SUBJECT TO CONDITIONS

APPEAL #19509 - Eric Bloom, variance 70-50.C to maintain a portico in a required front yard setback; S/side 29 Essex Ct, 194.77' W/of Derby Rd., Port Washington, Sec. 5, Blk. 147, Lot 3, R-C District.

GRANTED

APPEAL #19510 - Anthony & Gina Ciorciari, variance 70-100.2.H to maintain an A/C unit within a required side yard setback; S/side 82 Fairview Ave., 40' E/of Birch St., Port Washington, Sec. 6, Blk. 20, Lot 819-820, R-C District.

GRANTED, SUBJECT TO CONDITION

APPEAL #19511 - Cyndia Kopp, variance 70-41.A to maintain a rear addition within a required side yard setback with insufficient aggregate side yards; S/side 66 Wakefield Rd., 1,035' E/of Emerson Ct., Port Washington, Sec. 6, Blk. 67, Lot 17, R-B District.

GRANTED

APPEAL #19512 - Reena Gulati, variances 70-20.C and 70-21.A to construct a 2 story addition and garage within required front and side yard setbacks and with insufficient aggregate side yards; E/side 112 Schoolhouse Ln., 208.25S/of I.U. Willets Rd., Roslyn Heights, Sec. 9, Blk. 546, Lot 9, R-AA District.

RESERVED

APPEAL #19513 - Ahbrew Co., variance 70-210 to permit the continued use of an accessory building as a dwelling unit; E/side #14 Locust Pl., 100' N/of Bayview Ave., Manhasset, Sec. 3, Blk. 138-2, Lot 314, R-C District.

GRANTED

APPEAL #19514 - Roma Bari Realty Corp., variance 70-103.A to permit the continued use of a non-conforming restaurant with insufficient off-street parking and variances approved via Appeal #18192 dated 10/31/2007; W/side #706 Port Washington Blvd., 40.21' N/of Davis Ave., Port Washington, Sec. 5, Blk. 129, Lot 142, B-B District.

GRANTED, SUBJECT TO CONDITIONS

APPEAL #19515 - Harvey Anikstein/213 Roslyn Road Corp. (Owner)/Vairam Alagappan (Applicant), variance 70-196.J(1)(f) to erect a sign exceeding the permitted height above ground; N/W/cor. 213 Roslyn Rd., and Jane St., Roslyn Heights, Sec. 7, Blk. 66, Lots 42-44, B-A District.

GRANTED

APPEAL #19517 - Benoit Jeune, conditional use 70-195.13 and variance 70-203.G to convert a retail space to a laundromat with insufficient landscaped buffer; S/W/cor. 1008 Prospect Ave. and State St., Westbury, Sec. 11, Blk. 32, Lot 89-90, B-A/New Cassel Urban Renewal Overlay District.

GRANTED, SUBJECT TO CONDITIONS

APPEAL #19518 – Peter Petti/Sunoco, Inc., variances 70-103.A & 70-203.P(2) to permit maintenance of alterations to a service station for use as a convenience store with insufficient off-street parking spaces; N/W/cor. #993 Willis Ave & Nassau Blvd., Albertson, Sec. 7, Blk. 99, Lot 39, B-A District.

GRANTED, SUBJECT TO CONDITIONS

RESERVED CASES

MAY 22, 2013

APPEAL #19324 - JDN Properties of Long Island, request for determination or in the alternative, variances 70-34, 70-103.A, 70-103.B, 70-134, 70-203.G, 70-203.Q, 70-208.F, and 70-212; and conditional use 70-139.A, to construct additions to a non-conforming commercial building fronting on a residential street and within a required rear yard setback with insufficient off-street parking, parking off premises, space for the parking, sale, and storage of automobiles, outdoor storage of vehicles with insufficient screening, and insufficient landscaped buffer; N/E and cor. 22 Mineola Ave. and Warner Ave., Roslyn Heights, Sec. 7, Blk. 45, Lots 44-50, 323, 324, 330; and S/E cor. Mineola Ave. and Warner Ave., Sec. 7, Blk. 24, Lots 27 & 69, B-B/R-B Districts.

WITHDRAWN IN PART, GRANTED IN PART

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.

GRANTED

APPEAL #19501 - Caroldee Realty Corp. (Owner)/Union Turnpike Restaurant, LLC (Applicant), conditional use 70-126.A, appeal for determination, or in the alternative, variances 70-103.A, and 70-229.A to permit outdoor dining with insufficient off-street parking, and non-compliance with previous Appeal #18473, S/E/cor. 1270 Union Tpke. and Claudy Ln., New Hyde Park, Sec. 8, Blk., 235, Lots 17, 18 and 58, B-A District.

GRANTED, SUBJECT TO CONDITIONS