

# Town of North Hempstead



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## Board of Zoning Appeals

210 Plandome Road  
Manhasset, NY 11030  
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### NEW CASES

JUNE 12, 2013

**APPEAL #19519 - Ronit Mahfar**, variance 70-27 and 70-101.A to permit the construction of dwelling on a lesser lot and the construction of a dwelling within a required side yard setback; S/side 3 Andover Rd, 100' E/of Plymouth Rd., Great Neck, Sec. 1, Blk. 104, Lots 589B & 590 B, R-A District.

**ADJOURNED TO JULY 17, 2013**

**APPEAL #19520 - Ivan Goodstein**, variance 70-100.1 to maintain 3 A/C units within a required front yard setback, S/E/cor. 60 Wensley Dr., and Sussex Rd., Great Neck, Sec. 2, Blk. 101, Lot 101, R-A District.

**RESERVED**

**APPEAL #19521 - Barry Boris Magid**, variance 70-30.C to maintain an enclosed porch within a required front yard setback; N/W/cor. 9 Brook Bridge Rd. and Orchard Rd., Great Neck, Sec. 2, Blk. 354, Lot 5, R-A District.

**GRANTED**

**APPEAL #19522 - Suzanne Binninger**, variance 70-100.1.A to construct a detached garage exceeding the permitted height; S/W/cor. 100 Gaynor Ave. and Lindberg St., Manhasset, Sec. 3, Blk. 71, Lot 49, R-B District.

**GRANTED**

**APPEAL #19523 - John & Barbara Salerno (Owner)/RMB Drafting Services, Inc. (Applicant)**, variances 70-100.2.A, 70-125.S, 70-208.F, and 70-215.A to maintain accessory structures to a non-conforming two-family dwelling, a wood frame addition within a Business District, and fencing exceeding the permitted height; N/side 19 Avenue A, 70' W/of Cross St., Port Washington, Sec. 4, Blk. 33. Lot 111, B-A/R-C District.

**RESERVED**

**APPEAL #19524 - Roslyn Plaza Housing Associates, L.P. (Owner)/JMS Architect & Planning P.C. (Applicant)**, variances 70-69.1 and 70-76.A to construct an accessory building (social center) within a required side yard and buffer zone; W/side 101 Laurel St., 160' N/of Donald St., Roslyn Heights, Sec. 7, Blk. 60, Lot 321, R-M District.

**CONTINUED**

**APPEAL #19525 - Angelo Spano**, variance 70-100.2.A(2) to maintain fencing beyond the front building line; N/W/cor. 1753 Stewart Ave., and 82<sup>nd</sup> Ave., New Hyde Park, Sec. 8, Blk. K-1, Lot 1, R-C District.

**GRANTED**

**APPEAL #19530 - Notre Dame Roman Catholic Church**, variances 7-039.B, 70-40.A, and 70-208.F to construct a garage addition to a non-conforming dwelling exceeding the permitted gross floor area and within a required front yard setback; N/W/cor. 9 Aberdeen Rd., and Mayfair Rd., New Hyde Park, Sec. 8, Blk. 295, Lot 1, R-B District.

**GRANTED**

**APPEAL #19526 - Angelo Iannone (Owner)/Ken Schulman (Applicant)**, variances 70-18 and 70-208.F to maintain an enclosed breezeway on a non-conforming dwelling exceeding the permitted lot coverage, N/side 121 Percheron Ln., 106.95' W/of Schoolhouse Ln., Roslyn Heights, Sec. 9, Blk. 539, Lot 12, R-AA District.

**GRANTED**

**APPEAL #19527 - HW Homes Inc. (Owner)/Rosso Uptown, Ltd. (Applicant)**, variance 70-225.B(7)(a) to maintain the addition of kitchen equipment and the expansion of kitchen floor area; S/W/cor. 52 Main St., and S. Bayles Ave., Port Washington, Sec. 5, Blk. 98, Lot 218, B-A District.

**GRANTED**

**APPEAL #19528 - Hope Horizon Realty, LLC (Owner)/J A T R Enterprises d/b/a Attilio's (Applicant)**, conditional use 70-139.A and variance 70-103.A to renew the use of a restaurant with insufficient off-street parking; N/W/cor. 96 & 98 Mineola Ave. and Elm St., Roslyn Heights, Sec. 7, Blk. 30, Lots 14, 31, & 32, B-B District.

**GRANTED**

**APPEAL #19529 - Robert Peck (Owner)/Henry M. Monteverde (Applicant)**, variances 70-196.J(1)(a), 70-196.J(1)(b), and 70-196.J(1)(f) to erect three wall signs exceeding the permitted height, maximum height above grade, and number of signs on a wall; S/side 1538 Union Tpke., 696.16' W/of New Hyde Park Rd., New Hyde Park, Sec. 8, Blk. 235, Lot 56, B-AA District.

**GRANTED**

**APPEAL #19516 - National Center For Disability Services (D/B/A The Viscardi Center)**, variances 70-196.J(2)(b), 70-196.J(2)(c), and 70-196.J(2)(d) to replace and existing ground sign within a required buffer exceeding the permitted area and with insufficient distance between bottom of sign and ground level; S/W/cor. 201 I.U. Willets Rd., and Searingtown Rd., Albertson, Sec. 9, Blk. 642, Lot 27, B-AA District.

**GRANTED**

**APPEAL #19531 - Joe Lushe (Owner)/Denise Rosa (Applicant)**, variance 70-225.B(7)(a) to maintain kitchen alterations creating non-compliance with prior Appeal #12569; S/side 480 Westbury Ave., 350' E/of Rushmore Ave., Carle Place, Sec. 10, Blk. 19, Lot 22, B-B District.

**GRANTED**

**CONTINUED CASE**

**JUNE 12, 2013**

**APPEAL #19492 - James Tomeo**, variances 70-40.A, 70-41.A, 70-42, 70-102.C.5(b) to construct first- and second-story additions within the required front and side yard setbacks, and to maintain a rear deck and pool within the required rear yard setback, N/side 62 Netherwood Dr., 141.83' E/of Deepdale Pkwy., Albertson, Sec. 7, Blk. 73, Lots 67, 68, 169, R-B District.

**GRANTED**

**ADJOURNED CASE:**

**JUNE 12, 2013**

**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

**GRANTED**

**READVERTISED CASE**

**JUNE 12, 2013**

**APPEAL #19328 - David Moore**, variances 70-28, 70-29.B, and 70-30.C to maintain alterations exceeding the permitted gross floor area and lot coverage, and a bay window within a required front yard setback; N/E/cor. 11 Soundview Crest & Country Club Dr., Manhasset, Sec. 3, Blk. 151, Lot 102, R-A District.

**GRANTED**

**RESERVED CASES**

**JUNE 12, 2013**

**APPEAL #19465 - Faizal Ali & Nali Ali**, variance 70-29.B to maintain a second story addition exceeding the permitted gross floor area; E/side 40 Hamilton Dr., 809.29' N/of Shelter Rock Rd., Roslyn, Sec. 9, Blk. 653, Lot 12, R-A District.

**GRANTED**

**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.

**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.

**GRANTED**