

Town of North Hempstead



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Board of Zoning Appeals

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NEW CASES

JUNE 26, 2013

APPEAL #19532 - Leonard Kahn (Owner)/Alan Cooper, Architect PLLC (Applicant), variances 70-29.B, 70-31.A, and 70-32 to construct a second floor addition exceeding the permitted gross floor area and maintain a deck within required side and rear yards; W/side 24 Brook Bridge Rd., 42.28' N/of Woodland Pl., Great Neck, Sec. 2, Blk. 48, Lot 71, R-A District.

CONTINUED

APPEAL #19533 - Valerie Bongiovi (Owner)/Louis Baldano, Architect, P.C. (Applicant), variances 70-40.A, 70-41.A, and 70-208.F to construct additions to a non-conforming dwelling within required front and side yard setbacks and with insufficient aggregate side yards; S/side 44 Radcliff Ave., 360' E/of Warwick Pl., Port Washington, Sec. 4, Blk. 24, Lot 75, R-B District.

GRANTED

APPEAL #19534 -Safia Fatimi, variance 70-100.2.H to maintain 2 A/C units within a required side yard setback; S/side 38 Fairview Ave., 190' W/of Elm St., Port Washington, Sec. 6, Blk. 10, Lot 63, R-C District.

GRANTED

APPEAL #19535- The Nettie Jonath Trust, variances 70-50.A and 70-103.A(1) to maintain a one story addition and partial garage conversion within a required front yard setback and with insufficient off-street parking; W/side 107 Woodlawn Rd., 50.41' N/of Fairview Ave., Port Washington, Sec. 6, Blk. 19, Lot 88, R-C District.

GRANTED

APPEAL #19536 - Michael Hartman, variances 70-50.B, 70-103.A(1) and 70-208.F to maintain additions to a non-conforming dwelling within a required front yard setback with insufficient parking; SW/cor., 108 Highland Ave., and Woodlawn Rd., Port Washington, Sec. 6, Blk. 19, Lot 574, R-C District.

RESERVED

APPEAL #19537 - Marianne Roofeh (owner)/Bruce Spenadel (Applicant), variances 70-46, 70-49 and 70-52.6 to maintain a single family dwelling exceeding the maximum permitted height, eave height, and gross floor area; E/side 11 Norman Pl., 100' S/of Maple St., Roslyn Heights, Sec. 7, Blk. 49, Lot 812, R-C District.

GRANTED

APPEAL #19538 - Gary Chan, variance 70-20.A to maintain a one story addition within a required front yard setback; NE/cor. 19 Strawberry Ln., and Shadetree Ln., Roslyn Heights, Sec. 7, Blk. 224, Lot 16, R-AA District.

GRANTED

APPEAL #19543 – Ronni Wlodinguer, appeal for determination, or in the alternative, variances 70-100.2H and 70-100.1 to maintain accessory structures (two piers) and an A/C unit within the required front yard setback, NW/cor. 29 Allenwood Rd. & Radnor Rd., Great Neck, Sec. 2, Blk. 147, Lots 311-314, R-A District.

GRANTED

APPEAL #19539 - NS/LIJ Hospital Corp., conditional use 70-96.5.C and 70-96.6 to construct a helipad with an elevator/stair tower exceeding the permitted height, a conditional use; E/side 300 Community Dr., 1540' N/of Long Island Expressway, Manhasset, Sec. 3, Blk. E, Lot 190, Hospital District.

GRANTED

APPEAL #19540 - Fifth Avenue of LI Realty Associates (Owner)/Giorgio Armani (Applicant), variance 70-196(J)(1)(a) and 70-196(J)(1)(f), to install signage exceeding the number of permitted signs and height above ground; S/W cor. 2006 Northern Blvd., and Searingtown Road, Manhasset, Sec. 3, Blk. 183, Lot 12, B-A District.

GRANTED

APPEAL #19114.A - 433 Main Street Realty, variance 70-148.12.A to construct roof and elevator bulkhead exceeding the permitted height, not in compliance with prior Appeal #19114; W/side #433 Main St., 1195' N/of Pine Dr., Port Washington, Sec. 5, Blk. C, Lot 430, B-W District.

GRANTED

APPEAL #19541 - Cary Wolf, Roslyn Realty Corp. (owner)/Wally Taha, Roslyn Masters Service Station, conditional use 70-126.D, and variances 70-103.F and 70-208.F to maintain a non-conforming gas station engaged in the sale and storage of automobiles, a conditional use, and a convenience store with insufficient loading area; W/side 145 Roslyn Rd., 164.24' S/of Church St., Roslyn Heights, Sec., 7, Blk. 282, Lot 131, B-A District.

RESERVED

APPEAL #19542 - BP Products North America, Inc., variances 70-196(J)(2)(a) and 70-196(J)(2)(b) to install signage exceeding the number of signs and area permitted; S/E/cor. 2298 Jericho Tpke., and Nassau Blvd., Garden City Park, Sec. 33, Blk. 518, Lot 13, I-B District.

RESERVED

REOPENED CASE

JUNE 26, 2013

APPEAL # 19363 - Deborah Silberman and David Edelstein, variance 70-32, 70-100.2.A(2), and (4)(b), 70-100.2.H, 70-101, and 70-103.C to maintain an attached carport with gravel parking surface within a required rear yard setback; to maintain an A/C unit within a required front yard setback, and to maintain/install fencing exceeding the permitted height and within a front yard; N/W corner 4 Brookbridge Road and Country Place, Great Neck, Sec. 2, Blk. 45, Lots 128, R-A District.

GRANTED

RESERVED CASES

JUNE 26, 2013

APPEAL #18919 - Carmela Iannelli., variances 70-49.B&C, 70-51.A, 70-52.3B & 70-208.F to permit the maintenance of an alteration & addition to a single family dwelling exceeding the permitted gross floor area & lot coverage with insufficient side yard setback & encroachment into the required sky exposure plane; S/side 123 Bethel Rd., 182.95' W/of Dorsett Ave., Albertson, Sec. 9, Blk. 113, Lot 31 & 32, R-C District.

GRANTED

APPEAL #19464 - Abe Mathews, variance 70-49B and 70-49C, to construct one and two-story additions exceeding the permitted gross floor area; S/side 43 Bellwood Dr., 647.87' W/of Herricks Rd., Garden City Park, Sec. 9, Blk. 612, Lot 14, R-C District.

DENIED

APPEAL #19468 - Josephine Petriello (Owner)/Oscar Cuevas (Applicant), variance 70-41.A and 70-49.C.1 to construct a dwelling exceeding the permitted gross floor area with insufficient aggregate side yards; S/side 38 Corwin Ave., 340' E/of Leonard Blvd., New Hyde Park, Sec. 8, Blk. 168, Lot 14, R-C District.

DENIED

APPEAL #19499 - Louis Reichman and Sons Limited Partnership (Owner)/Dri-Mark Products (Applicant), variances 70-103 and 70-208 to convert a warehouse to office use; E/side 15 Harbor Park Dr., 1,248.11' S/of Industrial Park Drive, Port Washington, Sec. 6, Blk. 86, Lot 11, PIP District.

GRANTED

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.

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.

GRANTED

AMENDED DECISION

JUNE 26, 2013

APPEAL # 19023 – Nick Koutsoftas/James Curtis, R.A., variance 70-39.C, 70-40.B, 70-41.B, 70-101.B & 70-208.F to permit an alteration and addition to an existing non-confirming dwelling exceeding the permitted floor area and into a required front and side yard setback; N/E/cor. #42 Amherst Rd. & Campbell Pkwy., Albertson, Sec. 9, Blk. 120, Lot 51-55, R-B District.

GRANTED