

Town of North Hempstead



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Board of Zoning Appeals

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NEW CASES

JULY 17, 2013

APPEAL #19543 - Johanna Chang, variance 70-100.2.A(2) to construct fencing within a required front yard setback; SE/cor., 44 Plymouth Rd, and Revere Rd., Port Washington, Sec. 6, Blk. 46, Lot 35, R-B District.

ADJOURNED TO SEPTEMBER 11, 2013

APPEAL #19544 - Francesca Prestia, variance 70-100.2.A(2) to maintain a fence within a required front yard setback; SW/cor. 30 Villa St. and Plympton Ave., Roslyn Heights, Sec. 7, Blk. 12, Lot 751, R-C District.

RESERVED

APPEAL #19545 - Harri Ram, variances 70-49.B, 70-52, 70-52.3, and 70-101.A to maintain a single-family dwelling exceeding the permitted floor area and within the required sky plane, rear yard and front yard setbacks; NW/cor. 21 Maple Ave., and Plympton Ave., Roslyn Heights, Sec. 7, Blk. 15, Lot 765, R-C District.

ADJOURNED SINE DIE

APPEAL #19546 - Abul H. Quadir, variances 70-49.B, 70-41, 70-100.1(B), and 70-208.F to maintain an enclosed patio exceeding the permitted gross floor area, additions within a required side yard, and an accessory structure (shed) within a required rear yard setback to a non-conforming dwelling; N/side 703 White Ave., 50' E/of East 7th St., New Hyde Park, Sec. 8, Blk. 10, Lot 162, R-C District.

CONTINUED

APPEAL #19547 - Anthony & Claire Fazio, conditional use 70-45.A to permit the conversion of a single-family dwelling into a mother-daughter residence; W/side 63 Bregman Ave., 200' S/of Evans St., New Hyde Park, Sec. 8, Blk. 212, Lot 41, R-C District.

GRANTED

APPEAL #19548 - Jayesh & Neha Shah, variance 70-100.2.A(2) to maintain a fence within a required front yard setback; N/W/cor. #57 Tottenham Pl. & Bryn Mawr Rd., New Hyde Park, Sec. 9, Blk. 523, Lot 29, R-C District.

DENIED

APPEAL #19549 - Thomas and Caroline Toscano, variance 70-100.2.A to erect fencing exceeding the permitted height; S/side 31 Edgewood Dr., 275.62' W/of Carling Dr., New Hyde Park, Sec. 9, Blk. 605, Lot 16, R-C District.

GRANTED AS AMENDED

APPEAL #19550 - Laura Baccaray, conditional use 70-35.A, and variances 70-40.B, 70-40.C, and 70-42 to construct additions and alterations within required front and rear yards for conversion of a single family dwelling to a mother-daughter use; N/W/cor. #2 Peachtree La., & Twelfth St., Carle Place, Sec. 10, Blk. 280, Lot 17, R-B District.

GRANTED

APPEAL #19551 - Alfredo Monares, variance 70-100.2.A(2) to maintain fencing within a required front yard setback; NE/cor. 635 Broadway and Wright St., Westbury, Sec. 11, Blk. 16, Lot 15, R-C District.

RESERVED

APPEAL #19552- Karen Rennie, variance 70-101.B to construct a portico within a required front yard setback; N/side 83 Bedford Ave., 100' W/of Nassau Blvd., Garden City Park, Sec. 33, Blk. 520, Lot 945, R-C District.

GRANTED

APPEAL #19553 - Kamran Malekan, conditional use 70-126.H and variances 70-103.A, 70-132, 70-202.1.C, 70-203.G, and 70-208.F to construct additions and alterations to a non-conforming structure within a required front yard setback, insufficient landscaped buffer and insufficient parking stall size, accessory parking within a greater restricted district – a conditional use, and construction of a retaining wall exceeding the permitted height; W/side 999-1009 Northern Blvd., 201.57' N/of Villa Rd., Manhasset, Sec. 2, Blk. 189, Lot 27, B-A/R-C Districts.

RESERVED

APPEAL #19554 - Country Plaza Associates of Carle Place, LLC (Owner)/Sam Ash New York Megastores, LLC (Applicant), appeal for determination, or in the alternative, variance 70-196.J(4) to install signage exceeding the permitted window area; NW/cor. 385 Old Country Road and Carle Rd., Carle Place, Sec. 10, Blk. 288, Lot 45, B-A District.

GRANTED

CONTINUED CASE

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.

GRANTED

ADJOURNED CASE

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.

GRANTED

REOPENED CASE

APPEAL #19270 - Lisen Liu (Owner)/Robert Schaufield, Esq. (Applicant), variance 70-27.1.B to permit the maintenance of a dwelling on a lesser lot; N/W/cor. 20 Somerset Dr. South & Rutland Rd., Great Neck, Sec. 2, Blk. 94, Lots 8, 18, 109, 209, R-A District.

GRANTED