

**RESERVED CASES**

**AUGUST 8, 2013**

**APPEAL #19302 – Congregation and Yeshiva Beth Eliyahu/James Martino, R.A.**, variances 70-103.A, 70-103.B, 70-103.F, 70-103.K, 70-105, 70-203.G and 70-208.F to expand a non-conforming commercial building for use as an educational facility with insufficient off-street parking, insufficient number of loading zones, parking located off-premises, elimination of required buffer strip and a playground and building addition within a Parking District – not a permitted use; S/E/cor. 195 Middle Neck Rd. & Allenwood Rd., Great Neck, Sec. 2, Blk. 351, Lot 1, B-A/P Districts. (7-18-12)

**APPEAL #19327 - Mitchell Shapiro (Owner)/Edna Guilor, R.A. (Applicant)**, appeal for determination 70-24 to maintain 1 attached and 1 detached garage – not a permitted use - or in the alternative a variance from 70-24, and a variance from 70-100.1.A to maintain a detached garage exceeding the permitted height; W/side 18 Robin Way, 131.97' N/of Woodland Pl., Great Neck, Sec. 2, Blk. 41, Lots 49, 50, R-A District. (7-18-12) (10-24-12)

**APPEAL #19436 - Domenick Perruzza**, variance 70-138 to maintain a dwelling unit within a mixed use building – not a permitted use; W/side 710 Port Washington Blvd., 70' N/of Davis Ave., Port Washington, Sec. 5, Blk. 129, Lot 140, B-B District. (4-10-13)

**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.

**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.

**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.

**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.

**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.

**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.

**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.

**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.

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