

**RESERVED CASES**

**AUGUST 29, 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 #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 #19497 - Helen Arzanipour**, variances 70-19.B and 70-22.3 to maintain a single family dwelling exceeding the permitted floor area and within the required sky exposure plane; S/side 60 Percheron Ln., 120' W/of Bucket Ln., Sec. 9, Blk. 540, Lot 10, R-AA 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 #19555 - Melissa Pelcovitz**, variances 70-29.B, 70-31.A, and 70-103.A and 70-208.F to construct a two-story addition to a non-conforming dwelling with insufficient aggregate side yards and off-street parking spaces and exceeding the permitted floor area, E/side 3 Saddle Rock Terrace, 117.25' N/of Old Mill Rd., Great Neck, Sec. 1, Blk. 131, Lot 7, R-A District.

**APPEAL #19561 - Jain George**, variance 70-100.2.A(2), to erect fencing beyond the front building line, SE/cor. 2 Herricks Ct. and Rhodes Dr., New Hyde Park, Sec. 9, Blk. 530, Lot 49, R-C District.

**APPEAL #19567 - CARWA Corp. and WACAR Corp.**, variances 70-103.A, 70-103.F and 70-146.A, to construct a one-story building within a required rear yard setback with insufficient off-street parking and loading areas; NW/cor. 606 Port Washington Blvd. and Beechwood Ave., Port Washington, Sec. 5, Blk. 94, Lot 567, B-B District.

**APPEAL #19568 - Greencove Associates, LLC(Owner)/Bohler Engineering, PLLC (Applicant),** conditional use 70-126.A to convert a retail space to a food use; SE/cor. #90 Northern Blvd. & Town Path Rd., Greenvale, Sec. 7, Blk. D, Lot 231, B-A District.

**APPEAL #19569 - Ivy Enterprises, Inc./HJJ Seaview Realty, LLC,** variances 70-103.A and 70-103.B, to construct a new warehouse/office building with insufficient off-street parking and size of stalls; N/side 3 Seaview Blvd., 217.80' W/of Roslyn West Shore Dr., Port Washington, Sec. 6, Blk. 89, Lot 12, MPIP District.

BZVA