

Town of North Hempstead



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Board of Zoning Appeals

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NEW CASES

SEPTEMBER 11, 2013

APPEAL #19570 - Valentin Magro (Owner)/Laura Casale (Applicant), variance 70-100.2.A(2) to maintain fencing within a required front yard setback; N/side 55 Virginia Dr., 296.19' E/of Thompson Shore Rd., Manhasset, Sec. 3, Blk. 61, Lot 10, R-C District.

APPEAL #19571 - Joan Bester, variance 70-41 to maintain a rear deck within a required side yard setback and with insufficient aggregate side yards; W/side 98 Mackey Ave., 150' S/of Pine St., Port Washington, Sec. 5, Blk. 76, Lot 420, R-B District.

APPEAL #19572 - Joe Marino (Owner)/Victor Thomas (Applicant), variances 70-40.A, 70-101.B, and 70-208.F to construct a front porch and vestibule to a non-conforming structure within a required front yard setback; N/side 9 Colonial Rd, 320' E/of Port Washington Blvd., Port Washington, Sec. 6, Blk 59, Lot 22, R-B District.

APPEAL #19573 - Cindy Golden, variances 70-40.C and 70-208 .F to construct a 2nd story addition to a non-conforming dwelling within a required front yard setback; N/side 37 Wakefield Ave., 92.50' E/of Lynn Rd., Port Washington, Sec. 6, Blk. 68, Lot 20, R-B District.

APPEAL #19575 - Sanyal Deepa (Owner)/ Jared Mandel Architect, P.C. (Applicant), variances 70-40 and 70-100.2.A to construct a second floor addition and front porch within a required front yard setback and fencing exceeding the permitted height; N/side 94 Beverly Dr., 247.79' W/of Deepdale Pkwy., Albertson, Sec. 7, Blk. 95, Lot 38, R-B District.

APPEAL #19577 - Steve & Nancy Goldstein, variance 70-100.2.A(2) to erect replacement fencing exceeding the permitted height; S/side 31 Sunset Dr. S., 591' W/of I.U. Willets Rd., Albertson, Sec. 7, Blk. 268. Lot 23, R-B District.

APPEAL #19579 - Margaret Haffner, variances 70-44.B, 70-49.A, 70-100.2.A(2) and 70-210.B to maintain conversion of a seasonal cottage to a dwelling unit – not a permitted use - with insufficient floor area and location to the rear of main structure and fencing within a required front yard setback; SW/cor. 204 Willis Ave. and 85th Ave., Floral Park Centre, Sec. 8, Blk. 90, Lot 215, R-C District.

APPEAL #19580 - Raymond F. Reichert, variance 70-100.2.A(2) to erect replacement fencing within a required front yard setback; S/E cor. 1894 Stewart Ave., and 80th Ave., New Hyde Park, Sec. 8, Blk. 215, Lot 57, R-C District.

APPEAL #19582 - Robert Newman, variances 70-100.2A to erect fencing in the rear yard exceeding the permitted height; N/side #97 Joseph St., 342' E/of Haddon Rd., New Hyde Park, Sec. 8, Blk. 235, Lot 49, R-C District.

APPEAL #19584 - Pierre St. Victor (Owner)/Mark Wittenberg, R.A., P.C. (Applicant), variances 70-100.2.A(4) and 70-195.16.B(3)(b) to maintain a bathroom renovation in a basement with an exterior entrance and fencing exceeding the permitted height; W/side 193 Swalm St., 600' N/of Broadway, Westbury, Sec. 11 Blk. 25, Lot 69, R-C and New Cassel Overlay District.

APPEAL #19585 - 1165 Northern LLC, variance 70-196.J(1)(f) to erect signage exceeding the permitted height above grade; N/side #1165 Northern Blvd., 619.24' E/of Maple St., Manhasset, Sec. 3, Blk. 50, Lot 236, B-A District.

APPEAL #19586 - Ann Jackelow, conditional use 70-126.F and variances 70-103.A and 70-208.F to permit the conversion of a non-conforming retail store to a food use with established insufficient off-street parking; SE/cor. #346 Plandome Rd. & Maple Pl., Manhasset, Sec. 3, Blk. 71, Lot 55, B-A District.

APPEAL #19587- Padilla Realty (Owner)/Tres Bon Dry Cleaners (Applicant), variance 70-196.J(1)(a) to erect signage exceeding the number permitted on a wall; S/W cor. 1085 Willis Ave., and Albertson Pkwy., Albertson, Sec. 7, Blk. 74, Lot 72, B-A District.

APPEAL #19588 - M&S Realty Group LLC (Owner)/Twenty Five Restaurant Group, Inc. (Applicant), appeal for determination, or in the alternative, renewal of conditional use 70-126.A and variances 70-103.A, 70-208.F to permit the additions and alterations to a non-conforming restaurant with insufficient off-street parking; N/E/cor. #388 Willis Ave. & Cambridge St., Roslyn Heights, Sec. 7, Blk. 147, Lots 105, 110-112, B-A & R-C Districts.

APPEAL #19589 - Albertson Hook & Ladder, Engine & Hose Co. No. 1, variance 70-103.A to repave lot with insufficient parking at an existing firehouse; S/side #100 I.U. Willets Rd., 52.42' E/of Devon Rd., Albertson, Sec. 9, Blk. 96, Lot 3, R-C District.

APPEAL #19591 - Ke Feng Dai/Myron D. Vogel, conditional use 70-187.P; 70-225(7)(a) to permit the conversion of a retail store to a restaurant; E/side #183 Glen Cove Rd., 0.0' N/of L.I.R.R., Carle Place, Sec. 10, Blk. N, Lot 238, I-B District.

APPEAL #19592 - Sterling Jewelers/Basser-Kaufman Real Estate Investors & Developers (Jared), variances 70-196.J(1)(f) and 70-196.J(1)(a) to erect signage exceeding the number permitted on a wall and height above grade; N/side #191 Old Country Rd., 500' E/of Glen Cove Rd., Carle Place, Sec. 10, Blk. N, Lot 277, I-B District.

APPEAL #19593 - Rhinebeck Realty (Owner)/Drazen Cackovic (Applicant), variance 70-196.J(2)(c) to erect replacement signage within a required buffer zone; N/side 885 Old Country Rd., 94.04' W/of Belmont Pl., Westbury, Sec. 10, Blk. 233, Lot 52, B-A District.

ADJOURNED CASE

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.