

# Town of North Hempstead



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## Board of Zoning Appeals

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### NEW CASES

SEPTEMBER 25, 2013

**APPEAL #19604 – Constantine Manos**, variance 70-41.A to maintain a 1-story addition within the required side yard setback; S/side 140 Webster Ave., 301.74 W/of Lindberg St., Manhasset, Sec. 3, Blk. 68, Lot 127, R-B District.

**APPEAL #19594 - Thomas Schmitt**, appeal for or, in the alternative, variances 70-29.C, 70-31.A(1)(c), 70-100.2.D, and 70-208.F to maintain additions and alterations to a non-conforming dwelling exceeding the permitted floor area, a brick patio/terrace within a required side yard setback, and an accessory structure within a required rear yard setback; E/side 110 Sussex Dr., 614.41' N/of Harrow Ln., Manhasset, Sec. 3, Blk. 184, Lot 171, R-A District.

**APPEAL #19595 - Dena & Richard Berrebbi**, variances 70-40.C, 70-41.B, and 70-208.F to construct additions to a non-conforming dwelling within the required front and side yard setbacks; N/W/cor. 2 Derby Rd. & Port Washington Blvd., Port Washington, Sec. 5, Blk. 147, Lot 82, R-B District.

**APPEAL #19574 - Kevin Lyons**, variance 70-100.2.A to maintain fencing exceeding the permitted height; W/side 15 Jessica Pl., 100' S/of Maple St., Roslyn Heights, Sec. 7, Blk. E, Lot 835, R-C District.

**APPEAL #19576- Scott Salvato (Owner)/Philippe Ohanessian (Applicant)**, variance 70-40.B to maintain a walkout bay window within a required front yard setback; N/W cor. 9 Manor Ave., Roslyn Heights, Sec. 7, Blk. 146, Lot 106, R-B District.

**APPEAL #19596 - Guiyan Xu**, variance 70-100.1.A to maintain a shed, fencing, and an A/C unit within a required front yard setback, and a deck within the required side yard setback; S/W/cor. 4 Belmont Dr. and Turf Ln., Roslyn Heights, Sec. 7, Blk. 168, Lot 44, R-AA District.

**APPEAL #19578 - Luis Suarez**, variances 70-50(A) and 70-208.F to maintain a portico and second-story addition within the required front yard setback of a nonconforming dwelling; E/side #1016 North 4th St., 220' N/of White Ave., New Hyde Park, Sec. 8, Blk. 7, Lot 60, R-C District.

**APPEAL #19597 - Patrick O'Brien (Owner)/ Emilio Susa (Applicant)**, variance 70-50.B and 70-208.F to maintain a porch on a non-conforming dwelling within a required front yard setback; N/E cor. 1 Corwin Ave. and New Hyde Park Rd., New Hyde Park, Sec. 8, Blk.169, Lot 51, R-C District.

**APPEAL #19581 - Shakeel Lakhani**, variances 70-100.2.A(2) and 70-100.2.H to maintain an A/C unit within a required rear yard setback and fencing beyond the front building line; N/E cor. 142 Haddon Rd. and Joseph St., New Hyde Park, Sec. 8, Blk. 235, Lot 44, R-C District.

**APPEAL #19598 - Young Joon Lee (Owner)/Jung H. Choi (Applicant)**, variances 70-40.A, 70-41.A, 70-102.C(2)(a)[1], 70-102.C(2)(a)[5], and 70-208.F to construct a second-story addition to a non-conforming dwelling with insufficient aggregate side yards, a two-story front porch within a required front yard setback, and to maintain pool fencing with insufficient height located forward of the rear building line; N/side 35 Primrose Dr., 471.11' W/of Aster Dr., New Hyde Park, Sec. 8, Blk. 313, Lot 8, R-B District.

**APPEAL #19599 - Artie Gullo**, variances 70-51.A, 70-101.B and 70-208.F to construct a second story addition to a non-conforming dwelling with insufficient aggregate side yard and to maintain a portico within a required front yard setback; W/side 39 William St., 434.82' S/of Maple Blvd., New Hyde Park, Sec. 8, Blk. 340, Lot 28, R-C District.

**APPEAL #19583 - Louis P. DeRose**, variance 70-100.2.H to maintain an A/C unit within a required side yard setback; N/side 45 Tenafly Dr., 527.51' W/of Devonshire Dr., New Hyde Park, Sec. 9, Blk. 511, Lot 19, R-C District.

**APPEAL #19600 - Indira Mathur**, variance 70-39.B to construct 2<sup>nd</sup> floor additions exceeding the permitted floor area; W/side 44 Nassau Dr., 113.10 N/of Pine St., New Hyde Park, Sec., 9, Blk. 580, Lot 13, R-B District.

**APPEAL #19601 - Spiro Georgedakis (Owner), Scott Kahn (Applicant)**, variance 70-100.2.H to maintain an A/C unit in a required front yard setback; N/W/cor. 11 Hamilton Dr. and Shrub Hollow Rd., Roslyn, Sec. 9, Blk. 623, Lot 7, R-A District.

**APPEAL #19602 - Nicholas Kordas**, variance 70-100.2.A(4)(b) to maintain fencing exceeding the permitted height; W/side 111 Reed Dr., 155' S/of Helen Ct., Roslyn, Sec. 9, Blk. 653, Lot 45, R-A District.

**APPEAL #19603 - Charles Lyons**, variances 70-40.C, 70-100.2.A(4), and 70-208.F to construct first and second floor additions to a non-conforming dwelling, a portico within a required front yard setback, and maintenance of fencing exceeding the permitted height; S/side 142 Webster St., 71.23' W/of Carle Rd., Westbury, Sec. 10, Blk. 277, Lot 3, R-B District.

**APPEAL #19590 - Henry Ty**, conditional use 70-187.Q and variances 70-100.2H, 70-192 and 70-193, to convert a vacant commercial space to a delicatessen, a conditional use, with insufficient loading zones and the installation of an accessory structure within a required front yard setback; SE/cor. #160 Denton Ave. & Eighth St., Garden City Park, Sec. 9, Blk. 230, Lot 153, I-B District.

## **ADJOURNED CASES**

**APPEAL #19477 - Mathew Varghese**, variances 70-49.B, 70-50.B, 70-51.B, 70-101.A, and 70-103.A.1 to construct a second story addition within the required front and side yard setbacks, convert a garage to habitable space and other alterations which exceed the permitted floor area, with insufficient off-street parking and exceeding the allowable projection into a yard; N/W/cor. 219 White Ave., and North Third St., New Hyde Park, Sec. 8, Blk. 3, Lot 35, R-C District.

**APPEAL #19491 - Daniel Devito (Owner)/John Cunniffe (Applicant)**, variances 70-208.F and 70-215 to maintain a two-story frame addition to a non-conforming two-family dwelling; E/side 34 South Bayles Ave., 356.59' N/of Munson St., Port Washington, Sec. 5, Blk. 98, Lot 9, B-A District.

**APPEAL #19563 - Steven Rosenzweig**, variance 70-50.C to maintain an enclosed porch within a required front yard setback; E/side 232 Monitor St., 200' S/of Broadway, Westbury, Sec. 11, Blk. 40, Lots 13-15, R-C District.

**APPEAL #19566 - Port Washington Protection Engine Co. No. 1**, variances 70-49.C, 70-50.C, 70-52.6 and 70-103.A to construct a 2-story addition within a required front yard setback with insufficient off-street parking and exceeding the permitted gross floor area and height; NW/cor. 14 South Washington St., and Webster Ave., Port Washington, Sec. 5, Blk. 35, Lots 1, 2, 17, 120, 124, R-C District.