

Town of North Hempstead



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Board of Zoning Appeals

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CALENDAR FOR NOVEMBER 13, 2013

APPEAL #19627 - Natalie Tsang, variance 70-31.A to maintain a rear addition within a required side yard setback; E/side 95 Bayview Ave., 102.70' N/of Woodland Pl., Great Neck, Sec. 2, Blk. 35, Lot 152, R-A District.

APPEAL #19628 - Sean Fagan, variances 70-48 and 70-49.B to construct a garage exceeding the permitted lot coverage and gross floor area; W/side 4628 Belmont Rd., 100' N/of Kensington Pl., Great Neck, Sec. 2, Blk. 78, Lots 29-30, R-C District.

APPEAL #19629 - Edward Pymm, variances 70-51.E, 70-101.B, and 70-208.F to construct additions and alterations to a non-conforming dwelling within required front and side yard setbacks; E/side 64 Locust St., 200' S/of Hillside Ave., Manhasset, Sec. 3, Blk. 48, Lot 106, R-C District.

APPEAL #19630 - Joseph Misso (Owner)/Dov Hadas(Applicant), variances 70-40.C and 70-208.F to construct an addition to a non-conforming dwelling within a required front yard setback; SE/cor. 41 Highfield Ave. and Radcliff Ave., Port Washington, Sec. 4, Blk. 22, Lot 13, R-B District.

APPEAL #19631 - Christian & Patricia Ramirez, variances 70-20.C and 70-208.F to construct a reverse gable and a covered front porch on a nonconforming dwelling within a required front yard setback; S/side 12 Horseshoe Ln., 234' E/of Parkway Dr., Roslyn Heights, Sec. 7, Blk. 172, Lot 3, R-AA District.

APPEAL #19632 - Geraldine Gaurneri (Owner)/David Massa (Applicant), variances 70-50.A and 70-208.F to maintain a covered porch within a required front yard setback; E/side 936 Cherry Ln., 345' N/of Bryant Ave., Floral Park, Sec. 8, Blk. 11, Lot 70, R-C District.

APPEAL #19633 - Andrea T. Fazio-Sarkissian, variance 70-40.C to maintain an open porch and portico within a required front yard setback; N/side 11 Midtown Rd., 133.36' E/of Langdon Rd., Carle Place, Sec. 9, Blk. 597, Lot 4, R-B District.

APPEAL #19634 - Nassau Land Developers, LLC, variance 70-47.1.D to subdivide a parcel creating two lots with insufficient lot width; N/W/Cor. 545 Whittier St. and Longfellow Ave., Westbury, Sec. 10, Blk. 64, Lot 5138, R-C District.

APPEAL #19622 - Felicia Bellamy, variances 70-195.16(A), 70-195.16(B), and 70-195.16(E) to maintain a cellar and garage conversion not in compliance with Town Code; E/side 232 Rushmore St., 175' S/of Park Ave., Westbury, Sec. 11, Blk. 6, Lot 14, R-C/New Cassel Overlay District.

APPEAL #19635 - Allaur Realty, variances 70-103.A and 70-208.F to convert office space to medical office within a nonconforming building; S/E corner 488 Great Neck Rd. & Clair St., Great Neck; Sec. 2, Blk. 50, Lot 6, B-A District.

APPEAL #19636 - Port Associates, LLC (Owner)/Yummy Gyro (Applicant), conditional use 70-225.B(7)(a) to modify kitchen equipment for a restaurant; S/W/cor. #82 Main St & Haven Ave., Port Washington, Sec. 5, Blk. 82, Lot 125, B-A District.

ADJOURNED CASES

APPEAL #19618 - John Andriano, variances 70-102.C(5) and 70-229.A to maintain an in-ground swimming pool within the side and rear yard setbacks, not in compliance with prior appeal #18562; N/side 112 Albertson Pkwy., 450.03' W/of Deepdale Pkwy., Albertson, Sec. 7, Blk. 55, Lot 52, R-B District.

APPEAL #19617 - Nicholas Demeo (Owner)/Chris Gray (Applicant), variances 70-48, 70-49.B, 70-50.B, 70-202.2.A, and 70-208.F to construct additions to a non-conforming dwelling with insufficient on-site water retention, exceeding the permitted lot coverage and gross floor area, and within required front yard setbacks; N/E cor. 79 Highland Ave., and Birch St., Port Washington, Sec. 6, Blk. 18, Lot 543, R-C District.

APPEAL #19624 - Robert Villency (Owner)/250 RH LLC (Applicant), variance 70-196.J(1)(a) to erect signage exceeding the number permitted on a wall; S/side 250 South Service Rd., 369.86' W/of Willis Ave., Roslyn, Sec. 7, Blk. M, Lot 1023, B-A District.

APPEAL #19625 - Scott Dellon (Owner)/Dellon Sales (Applicant), variance 70-196.J(2)(b) to erect a ground sign exceeding the allowable area; E/side #1 Albertson Ave., 1373.48' N/of I.U. Willets Rd., Albertson, Sec. 7, Blk. 209, Lot 31, I-B District.

APPEAL #19626 - 120 Voice Road Realty LLC, variances 70-103, 70-194, and 70-203.1(C) to permit a day care center with insufficient off-street parking and drop-off area and to install a fence exceeding the permitted height; S/side #120 Voice Rd., 764.39' W/of Glen Cove Rd., Carle Place, Sec. 9, Blk. 663, Lot 14, I-B District.

CONTINUED CASE

APPEAL #19512.A - Reena Gulati, variances 70-20.C, 70-21.A, and 70-22.3.A to construct a 2 story addition and garage within the sky exposure plane, required front yard, and side yard setbacks, and with insufficient aggregate side yards; E/side 112 Schoolhouse Ln., 208.25S/of I.U. Willets Rd., Roslyn Heights, Sec. 9, Blk. 546, Lot 9, R-AA District.

REOPENED CASE

APPEAL #19171 – 813 Prospect Ave. LLC, variances 70-195.14.A, C, & E, 70-208.F, and 70-215.A, to permit an addition of frame construction to an existing non-conforming commercial structure with inadequate screening of service areas from adjacent streets and neighboring residences for conversion of a two-family dwelling into a mixed use; N/W/cor. #813 Prospect Ave. & Sherman St., Westbury, Sec. 11, Blk. 103, Lot 46, B-A Zone, New Cassel overly district.