

Town of North Hempstead



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Board of Zoning Appeals

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CALENDAR FOR DECEMBER 11, 2013

REOPENED CASE

APPEAL #19084 – 813 Prospect Ave. LLC, variances 70- 103.A, 70 -125, and 70 -208.F to permit the maintenance of alterations to an existing non-conforming building and conversion of a mixed use building to a two-family dwelling with insufficient parking; N/W/cor. #813 Prospect Ave. & Sherman St., Westbury, Sec. 11, Blk. 103, Lot 46, B-A Zone, New Cassel overly district. (11-02-11)

NEW CASES

APPEAL #19648 - Christian & Patricia Harper, variances 70-30.B, 70-31.B, 70-100.2.A(2), and 70-208.F to maintain a screened-in porch on a non-conforming dwelling within a required front yard setback, an attached shed within a required side yard setback, and fencing beyond the front building line; SE/ cor. 2 Longview Rd. and Beverly Rd., Port Washington, Sec. 5, Blk. 28, Lot 228, R-A District.

APPEAL #19649 - Christine Scaffidi, variances 70-100.2.A and 70-100.2.A(2) to maintain fencing exceeding the permitted height and beyond the front building line; N/E/cor. 16 Glen Ln. and Lewis Ln., Port Washington, Sec. 5, Blk. 165, Lot 1, R-C District.

APPEAL #19650 - Marina Mitchell, variances 70-100.2.H and 70-102.C(5)(b) to maintain a pool within required front and side yard setbacks and installation of a generator within a required side yard setback; N/side 3 Montfort Rd., 205.24' S/of Orchard Farm Rd., Port Washington, Sec. 6, Blk. 22, Lot 20, R-A District.

APPEAL #19651 - Gary Dieber, variances 70-103.A and 70-208.F to maintain interior alterations to a non-conforming structure with insufficient off-street parking; S/side 10 Hawthorne Ave., 282' E/of Lowell Rd., Port Washington, Sec. 6, Blk. 53-01, Lot 106, R-B District.

APPEAL #19652 - Lois Lehrer (Owner)/Michael Sciara, AIA (Applicant), variance 70-30.B to maintain an extension within a required front yard setback; NE/cor. 40 Crest Rd., East Ln., New Hyde Park, Sec. 8, Blk. 240, Lot 6, R-A District.

APPEAL #19653 - Shawn Ryan (Owner)/Emilio Susa, Architect P.C. (Applicant), variances 70-40.A, 70-41.A, 70-100.2.H, 70-101.B and 70-208.F to construct a second story addition within required front and side yard setbacks and with insufficient aggregate side yards, a portico within a required front yard setback and 2 A/C units within a required side yard setback on a non-conforming dwelling; S/side 78 Laurel Dr., 119.21' W/of Lawrence St., New Hyde Park, Sec. 8, Blk. 300, Lot 9, R-B District.

APPEAL #19654 - Sandy Portnoy, variance 70-100.2.H to maintain an A/C unit in a required side yard setback; E/side #40 Brussel Dr., 86.86' S/of Herbert Dr., New Hyde Park, Sec. 9, Blk. 589, Lot 23, R-C District.

APPEAL #19655 - Robert Westerfeld (Owner)/Wendy Piserchia (Applicant), variances 70-49.C and 70-50.A to construct additions exceeding the permitted floor area within a required front yard setback and a roofed porch within the required front yard setback; N/side 231 Mineola Ave., 325' W/of Silver Lake Blvd., Carle Place, Sec. 10, Blk. 8, Lot 149, R-C District.

APPEAL #19656 - Bartolomeo Abbatiello (Owner)/Michael Zampini (Applicant), appeal for determination, or in the alternative, variances 70-138 and 70-208.G to maintain a two-family dwelling within a Business District – not a permitted use and an enclosed porch increasing habitable living space; N/side 535 Westbury Ave., 50' W/of Sicardi Pl., Carle Place, Sec. 10, Blk. 272, Lot 215, B-B District.

APPEAL #19657 - 1111 Northern Boulevard, LLC (Owner)/Cumberland Farms (Applicant), variances 70-103.F, 70-203.G, 70-203.P(2)(f), 70-231, 70-196.J(1)(b), 70-196.J(1)(f), and 70-196.K(4) to construct a convenience store within a gasoline service station exceeding the maximum permitted area with insufficient off-street loading, buffers, landscaping, and wall signs exceeding the permitted area and height above grade, and ground signs exceeding the permitted area and height above grade; NE/cor. 1111 Northern Blvd. and Maple St., Manhasset, Sec. 3, Blk. 236, Lots 10 & 11, B-A District.

APPEAL #19658 - The Salvation Army, variances 70-103.A and 70-130.A to construct a new two-story religious building exceeding the permitted height with insufficient off-street parking; SE/cor. 992 Prospect Ave. and New York Ave., Westbury, Sec. 11, Blk. 31, Lot 90, B-A/R-C/New Cassel Urban Renewal Overlay Districts.

APPEAL #19659 - Ventura Marina Management Corp. (Owner)/433 Main Street Realty, LLC (Applicant), variances 2-9.R and 2-9.N to erect a temporary trailer on a lot not adjacent to the subject property; W/side 403-405 Main St., 10' N./of 2nd Ave., Port Washington, Sec. 5, Blk. C, Lot 462, B-W District.

ADJOURNED CASES

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 #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.