

TOWN OF NORTH HEMPSTEAD

BOARD OF ZONING APPEALS

NEW CASES

FEBRUARY 15, 2012

APPEAL #19236 - Richard Landsman, variances 70-100.2.A(2) and 70-100.2.A(4) to permit the maintenance of an iron gate and stone piers exceeding the permitted height within a required front yard setback of a single family dwelling; S/side 8 Bayview Ave., 100' E/of N. Plandome Rd., Port Washington, Sec. 5, Blk. 53, Lot 3, R-A District.

GRANTED

APPEAL #19237 - Mohammad Azadi, variance 70-39.C to permit the maintenance of a one-story addition to a single family residence exceeding the permitted gross floor area; W/side 109 Jefferson Ave., 264.33' S/of Forest St., Roslyn Heights, Sec. 7, Blk. G, Lot 59, R-C District.

CONTINUED

APPEAL #19238 - Emilio Susa, RA, variance 70-100.2.A(4)(b) to permit the maintenance of fencing exceeding the permitted height at a single family dwelling; W/side 133 Gerard Ave., 200' S/of Lawrence St., New Hyde Park, Sec. 8, Blk. 249, Lot 19, R-C District.

CONTINUED

APPEAL #19239 - John Laurino, variances 70-18, 70-19.B, 70-21.A, and 70-22.3.B to permit the construction of a garage and breezeway to a single family dwelling within a required side yard setback and sky exposure plane; exceeding the permitted aggregate side yard, lot coverage and gross floor area; N/side 105 Percheron Ln., 440' E/of Hummock Ln., Roslyn Heights, Sec. 9 Blk. 539, Lot 15, R-AA District.

CONTINUED

APPEAL #19240 - Francisco Nogueira, variance 70-47.B, 70-47.1.B, and 70-103.A.1 to permit the maintenance of a two-family dwelling with insufficient parking, lot width, and lot area; S/side 226 Broadway, 375' W/of Silver Lake Blvd., Carle Place, Sec. 10, Blk. 8, Lots 17-19, R-C District.

ADJOURNED

APPEAL #19241 - Fariba Youdim, variances 70-50.C, 70-100.2.A(2)(4), to permit the maintenance of an enclosed porch at a single family dwelling within a required front yard setback and fencing exceeding the permitted height and within a required front yard setback; N/E/cor, 19 Mitchell Ave. and Landsdowne Ave., Carle Place, Sec. 10, Blk. 45, Lot 6, R-C District.

GRANTED IN PART/DENIED IN PART

APPEAL #19242 – Sean Rainey, North Hempstead Housing Authority, variance 70-85.A to permit the installation of brick piers and canopy at an existing nonconforming four story apartment building within a required front yard setback; W/side 155 East Shore Rd., 868.55' S/of Grace Ave., Great Neck, Sec. 2, Blk. 210, Lot 3A and 3B, RPH District.

GRANTED

APPEAL #19243 - 1355 Northern Associates, LLC, variances NY State Town Law 280-a, 70-41.C, 70-103, 70-133, 70-203G and 70-203.T(2)b to permit the conversion of an existing Parish building to office use and the construction of a bank with drive-thru facilities within required side yard setbacks and with insufficient parking and screening depth; N/E/C 1355 Northern Blvd. & Plandome Rd., Manhasset, Sec. 3, Blk. 83, Lot 13, R-B / B-A / P Districts.

ADJOURNED

APPEAL #19244 - The Russell Partnership, renewal of Special Permit under section 70-225.E to permit the maintenance of an existing detached garage for commercial storage; N/side 225 Russell St., 101.1' W/of Roslyn Rd., Roslyn Heights; Section: 7 Block: 70, Lots: 6-8, R-C / B-A Districts.

GRANTED

APPEAL #19245 - JMT Restaurant Corp., conditional use 70-187.Q to permit the expansion of an existing restaurant; N/W/cor. #39 Old Country Rd & Glen Cove Rd., Carle Place, Sec. 9, Blk. 670, Lot 28, I-B District.

RESERVED DECISION

APPEAL #19246 - Sulzer Metco (US), Inc., appeal for determination, or in the alternative, variances 70-192.A, 70-193, 70-229, and a variance to 70-103.A to permit the installation of a vehicle door with associated paved access to an existing commercial building within a required front yard setback, with insufficient parking, conflicting loading and parking circulation and non-compliance with previous Appeal #15889; N/side 1101 Prospect Ave., 550.02' W/of Cantiague La., Westbury, Sec. 11, Blk. 329, Lot 369, Ind. B District.

RESERVED DECISION

APPEAL #18882 - New York SMSA Limited Partnership, d/b/a/Verizon Wireless/Torac Realty, LLC, extension of time for a request for a determination under 70-225 to review the Notice of Disapproval by the Building Official or in the alternative a variance of Chapter 75 of the code for the installation of a free standing wireless communication facility; N/side #2200 Marcus Ave., 938' W/of New Hyde Park Rd., Sec. 8, Blk. G, Lots 170 & 173, I-B District.

GRANTED

ADJOURNED CASE

APPEAL #19225 – Edward Pymm, Appeal for Determination or, in the alternative, variance 70-208.F to permit additions & alterations to a non-conforming two-family dwelling; E/side 64 Locust St., 200' S/of Hillside Ave., Manhasset, Sec. 3, Blk. 48, Lot 106, I-B District.

CONTINUED

RESERVED CASES (PENDING DECISION)

FEBRUARY 15, 2012

APPEAL #19090 – Thomas Iannotti/Kurt Jacobs, R.A., conditional use 70-45.A and variances 70-50.C and 70-230 to permit additions and alterations not in compliance with Town Code to a single family dwelling into a required front yard setback and a conversion to a mother-daughter use; N/side #295 Curtis Ave., 60' E/of Lindbergh Blvd., Carle Place, Sec. 10, Blk. 35, Lot 94, R-C District. (5-25-11).

RESERVED DECISION

APPEAL #19100 – Christopher Cavallaro, variance 70-49.C to permit an addition and alteration to an existing one family dwelling exceeding the permitted gross floor area; E/side #60 Gerard Ave., 360' S/of Evans St., New Hyde Park, Sec. 8, Blk. 114, Lots 8-12, R-C District. (7-13-11).

RESERVED DECISION

APPEAL #19110 – Hyung Ryul Shoi, variances 70-125 and 70-215 to permit the construction of a single-family dwelling with frame construction in a business zone – not a permitted use; N/side #16 Arleigh Dr., 90.53' W/of Willis Ave., Albertson, Sec. 7, Blk. 76, Lots 26-28, B-A & R-B Districts. (7-13-11).

RESERVED DECISION

APPEAL #19131 - Rachel Chacko/Kevin McCray, R.A., variances 70-49.B & 70-50.A maintain construction of a second floor & rear addition to an existing single-family residence exceeding the permitted gross floor area & extending into the required front yard setback; S/side #112 Lipton La, 695' E/of Center St, Williston Park; Sec 9, Blk. 655, Lot 47; R-C District.

GRANTED IN PART/DENIED IN PART

APPEAL #19144 – G&I Contractors, conditional use 70-139.I, variances 70-203.J and requests for determination or, in the alternative, variances 70-146.A, 70-145.A, , 70-212.A & 70-229.A to permit the maintenance of an expansion and alterations to a commercial structure within a required rear yard setback, not in compliance with a previous decision (Appeal No. 11936) and an accessory storage building; N/E/ cor #110 Mineola Ave., & Villa Pl., Roslyn Heights, Sec. 7, Blk. 30, Lot 23, B-B District. (9-7-11).

RESERVED DECISION

APPEAL #19150 – 17-B Street Corp., request for determination or, in the alternative, variances 70-47.A, 70-47.1.D, 70-51.A, and 70-210.1 to permit the maintenance of an existing dwelling within a required side yard setback on a subdivided lot with insufficient lot area and lot width; N/side #17 School St., 425' E/of Harbor Rd., Port Washington, Sec. 5, Blk. A, Lot 159, R-C District. (9-21-11).

RESERVED DECISION

APPEAL #19162 – Gennari’s Italian and French Bakery/DBA Cardinali Bakery, conditional uses 70-139.A & F and variances 70-103.A, 70-145.A, 70-146, and 70-203.G & J to permit the maintenance of additions and alterations to a commercial structure for use as a retail bakery, commercial bakery and restaurant with insufficient parking; elimination of clear space between vehicular entry doors and street; within a required rear yard setback; elimination of a required planting strip buffer; and fence exceeding the permitted height; N/side #465 Westbury Ave., 278.08’ W/of Cherry Ln., Carle Place, Sec. 10, Blk. 18, Lots 54-59 & 161, B-B District. (10-5-11)

RESERVED DECISION

APPEAL #19168 – Steven F. Levine, variances 70-52, 70-100.2.A(2) and 70-100.2.A(4) to permit the maintenance of fencing exceeding the permitted height and masonry walls within the required front and rear yard setbacks; S/E/cor. #110 Plympton Ave. & E. Woodward St., Roslyn Heights, Sec. 7, Blk. 16, Lot 307, R-C District. (10-5-11).

RESERVED DECISION

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. (11-02-11)

RESERVED DECISION

APPEAL #19173 – Sandy Portnoy, appeal for determination on the applicability of Section 2-28 of the Town Code; E/side #40 Brussel Dr., 96.86’ S/of Herbert Dr., New Hyde Park, Sec. 9, Blk. 589, Lot 23, R-C District (original hearing closed November 16, 2011). (R – 10-05-11) (R – 01-11-12)

RESERVED DECISION

APPEAL #19176 – Sean McPartland, variances 70-38, 70-39.B, 70-40.A, 70-41.A, and 70-208.F to permit a second story addition to a non-conforming single family dwelling within required front and side yard setbacks and exceeding the permitted lot coverage and gross floor area; N/side #131 Laurel Dr., 275’ W/of Lawrence St., New Hyde Park, Sec. 8, Blk. 303, Lot 8, R-B District.

RESERVED DECISION

APPEAL #19189 – Eric Jennings, variances 70-52, 70-100.2.A(2), & 70-100.2.H to permit the installation of a fence and A/C unit in a required front yard setback and the expansion of a deck into a required rear yard setback; S/E/cor. #78 Terrace Dr. & Clearland Ave., Carle Place, Sec. 10, Blk. 304, Lot 18, R-C District. (11-02-11)

RESERVED DECISION

APPEAL #19200 - Chris Koestner, variance 70-100.2.A(2), to permit the erection of fencing in a front yard and exceeding the permitted height, N/side 123 Willow St., 100' W/of Madison Ave., Roslyn Heights, Sec. 7, Blk. 26, Lots 5, 6, 47, 48, R-B District. (12-14-11)

RESERVED DECISION

APPEAL #19232 - 95 Hopper Avenue, LLC, variances 70-103.A, B, F, & M and 70-212.B, to permit the maintenance of an alteration to an industrial building, construction of an interior basketball court and maintenance of outdoor storage with insufficient off-street parking and loading zones, insufficient parking stall size, parking within the required front yard setback and storage of materials within 120' of the property line, not properly screened from the ground level and exceeding the allowable lot area for storage use; W/side 95 Hopper St., 100' S/of Main St., Westbury, Sec. 11, Blk. 71, Lot 9-15, 50-58, I-B District. (01-25-12)

GRANTED