

TOWN OF NORTH HEMPSTEAD

BOARD OF ZONING APPEALS

NEW CASES

APRIL 18, 2012

APPEAL #19269 - Richard Waters, variance 70-100.2.A to permit the maintenance of fencing exceeding the permitted height; N/side 26 Roosevelt Ct., 262.61' W/of Carle Road, Westbury, Sec. 10, Blk. 101, Lot 21, R-C District.

DENIED

APPEAL #19270 - Robert Schaufield, Esq., variance 70-27.1.B to permit a proposed subdivision and maintenance of a dwelling on a lesser lot; N/W/cor. 20 Somerset Dr. South & Rutland Rd., Great Neck, Sec. 2, Blk. 94, Lots 8, 18, 109, 209, R-A District.

ADJOURNED

APPEAL #19272 - Heather Harris, variance 70-1012.C.2 to permit the maintenance of a pool fence forward of the rear building line, W/side 107 The Dell, 116.83'S/of Ridge Rd., Searingtown, Sec. 7, Blk. 155, Lot 2, R-A District.

GRANTED

APPEAL #19271 – Cow Bay Housing, appeal for determination under 70-225 and variance 70-202.1.C, to permit the erection of a retaining wall exceeding the permitted height; S/side 2 Bay Green Lane (Harbor Hills Rd.), 403.87' W/of New Charles Ave., Port Washington, Sec. 5., Blk. A, Lot 336, R-M District.

GRANTED

AMENDED CASE

APPEAL #18710 - Bella Calabria Farms, Inc./Dominicks Deli/ Rosa Zito, conditional use 70-45.E and variances 70-45.E(1)(a), 70-45.E(5), 70-103.F & 70-103.M to permit maintenance of a retail grocery store/delicatessen with insufficient landscaped buffer and number of loading zones, parking within a required front yard setback, and vehicular access from other than a thoroughfare; N/W cor #401 Herricks Rd. & Wilson Blvd., New Hyde Park, Sec. 9, Blk. 515, Lot 43, R-C District.

ADJOURNED

CONTINUED CASE

APPEAL #19226 – Syed Hussain, variance 70-203.P(2), 70-213, 70-100.1A, 70-132.A, to permit the addition of a convenience store to an existing gasoline service station exceeding the permitted floor area and with insufficient landscaping; an accessory structures exceeding the permitted height within a required front yard setback; N/E/cor. 601 Port Washington Blvd. & Fairview Ave., Port Washington, Sec. 6, Blk. 4, Lot 135, B-A District. (01-11-12)

CONTINUED

ADJOURNED CASE

APPEAL #18999 – Wheatley Hills Golf Club, LLC, request for a determination under 70-225.A of the code to review the outstanding permit fees due as indicated on the notice of omission issued by the Building Official; N/side 147 Hillside Ave., East Williston, Sec. 9, Blk. 546, Lots 13A & B, R-AA District (Town) and R-AA (Village of East Williston). (3-7-12)

ADJOURNED

RESERVED CASE

APPEAL #19254 - Abeetza Pizza, Inc., conditional use 70-126.A, and variances 70-103.A, 70-103.B, 70-103.F and 70-229.A to permit the expansion of a restaurant, a conditional use, with insufficient off street parking, size of parking stalls, and loading zones, and non-compliance with previous Appeal #15299; N/E/Cor, 82-08 Glen Cove Rd. & Cedar St., Greenvale, Sec. 20, Blk. 77, Lot 4E, B-A/R-C Districts. (3-7-12)

GRANTED WITH CONDITIONS