

# Town of North Hempstead



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## Board of Zoning Appeals

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1553rd

**PUBLIC HEARING**

**WEDNESDAY, MAY 9, 2012**

**9:30 A.M.**

**TOWN OF NORTH HEMPSTEAD**

**BOARD OF ZONING APPEALS**

**NEW CASES**

**MAY 9, 2012**

**APPEAL #19272 - John Liotta**, variances 70-29.B, 70-31.A and 70-102.C(5)(b) to maintain a one story addition with insufficient aggregate and side yard setbacks and exceeding the permitted gross floor area, and a pool within the required side and rear yard setbacks; E/side 70 Pickwick Rd., 282.29' N/of Quaker Ridge Rd., Manhasset, Sec. 3, Blk. 50, Lot 116, R-A District.

***CONTINUED***

**APPEAL #19273 - Ross Gershkowitz**, variances 70-40.C, 70-41.B, 70-101.B, and 70-208.F to maintain a deck within required side and front yard setbacks for a non-conforming dwelling; S/E/cor 44 Shoreview Rd. & Andover Ln., Manhasset, Sec. 3, Blk. 52, Lot 18, R-B District.

***GRANTED WITH CONDITIONS***

**APPEAL #19274 - Leigh M. Bickell**, variance 70-51.E to maintain a one story addition and covered deck within a required side yard setback; S/side 34 Third St., 300' E/of Clapham Ave., Manhasset, Sec. 3, Blk. 132, Lot 10 & 17, R-C District.

***GRANTED WITH CONDITIONS***

**APPEAL #19275 - Jody B. Amsel**, variance 70-100.2.H to maintain an A/C unit within a required front yard setback; S/W/cor. 18 S. Washington St. & Webster Ave., Port Washington, Sec. 5, Blk.; 55, Lot 19, R-C District.

***GRANTED WITH CONDITIONS***

**APPEAL #19276 - Christopher Spina**, variances 70-100.2.A(2) and 70-100.2.A(4) to permit the installation of fencing exceeding the permitted height and within a required front yard setback; N/E/cor. 1 Reid Ave. & N. Plandome Rd., Port Washington, Sec. 5, Blk. 557, Lot 57, R-C District.

***RESERVED***

**APPEAL #19277 - Debra Lee Donovan**, variance 70-100.2.H to maintain an A/C unit within a required side yard setback; N/side 9 Lea Pl., 55' W/of Hilltop Pl., Albertson, Sec. 7, Blk. 212, Lot 12, R-C District.

***GRANTED WITH CONDITIONS***

**APPEAL #19278 - David Esposito**, variances 70-100.2A, 70-100.2A(2), 70-100.2A(4)B, to maintain fencing exceeding the permitted height, and within a required front yard setback; N/side #195 Yale St., 113.71' W/of Pinetree La., Roslyn Heights, Sec. 7, Blk. 313, Lot 33, R-B District.

***GRANTED WITH CONDITIONS***

**APPEAL #19279 - John Amisano**, variances 70-50.C and 70-208.F to maintain a bay window within a required front yard setback; E/side 906 Hillside Blvd., 105' N/of Bryant Ave., New Hyde Park, Sec. 8, Blk. 15, Lot 58, R-C District.

***ADJOURNED***

**APPEAL #19280 - Haseeb Latchana**, variance 70-100.1.B to maintain a detached garage within a required side and rear yard setback; W/side #190 Cherry Ln., 40' N/of Whittier Ave., Floral Park, Sec. 8, Blk. 97, Lots 63-65, R-C District.

**GRANTED**

**APPEAL #19281 - John J. Viscardi, R.A.**, variances 70-50.C and 70-208.F to maintain a dormer within a required front yard setback on a non-conforming dwelling; S/side 49 Park Cir., 35' W/of Sperry Blvd., New Hyde Park, Sec. 8, Blk. 336, Lot 2, R-C District.

**GRANTED**

**APPEAL #19282 - Kulangara and Susannamma Kuruvilla**, variances 70-51.A and 70-100.2.H to maintain additions and 2 A/C units within the required side yard setback; W/side 5 Park West, 159.71' S/of Hillside Dr. S., New Hyde Park, Sec. 9, Blk. 508, Lot 37, R-C District.

**GRANTED WITH CONDITIONS**

**APPEAL #19283 - Beth Bradley**, variance 70-101.B to maintain a portico within the required front yard setback; E/side 139 Devon Rd., 360' S/of Dorset Ave., Albertson, Sec. 9, Blk. 553, Lots 7,8, R-C District.

**GRANTED**

**APPEAL #19284 - Roger Pistocchi & Nancy Leghart**, variances 70-40.C, 70-100.2.A, and 70-208.F to maintain additions within a required front yard setback to a non-conforming dwelling and fencing exceeding the permitted height; S/side 8 Tenth St., 100' W/of Titus Ave., Carle Place, Sec. 10, Blk. 266, Lot 23, R-B District.

**GRANTED IN PART**

**APPEAL #19285 - Truth & Beauty LLC**, variances 70-196.J(1)(a), (b) and (f), to permit the erection of 2 wall signs exceeding the permitted height, area and number of signs; S/side 250 South Service Rd., 369.95' W/of Willis Ave., Roslyn Heights, Sec. 7, Blk. M, Lot 1023, B-A District.

**GRANTED**

**APPEAL #19286 - AVR-Carle Place Associates, LLC**, variances 70-196.J (1)(b), and (f), and 70-196.J(2)(d) to permit the installation of wall signs exceeding the permitted height and area, and a ground sign with insufficient open space between sign and grade; S/side 40 Westbury Ave, 206' W/of Glen Cove Rd., Carle Place, Sec. 9, Blk. 663, Lot 44, I-B 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.

**GRANTED WITH CONDITIONS**

**ADJOURNED CASE**

**APPEAL #19240 - Francisco Nogueira**, variance 70-47.B, 70-47.1.B, and 70-103.A.1 to maintain a two-family dwelling with insufficient parking, lot width and area; S/side 226 Broadway, 375' W/of Silver Lake Blvd., Carle Place, Sec. 10, Blk. 8, Lots 17-19, R-C District. (2-15-12)

***GRANTED IN PART WITH CONDITIONS***

**CONTINUED CASES**

**APPEAL #19229 – Antonino Sausa & Pia Pizzolato**, variances of 70-40.C and 70-41.B, to permit the construction of a one-family dwelling with insufficient front & side yard setbacks; S/E/cor. 70 Harbor Hills Dr. & Warwick Pl., Port Washington, Sec. 4, Blk. 15, Lot 29, R-B District. (01-25-12)

***GRANTED***