

TOWN OF NORTH HEMPSTEAD**BOARD OF ZONING APPEALS****RESERVED CASES****FEBRUARY 9, 2011**

APPEAL #18817 - Peter Petti/Sunoco, Inc., variances 70-103.A & 70-203.P(2) to permit maintenance of alterations to a service station for use as a convenience store with insufficient off-street parking spaces; N/W/cor. #993 Willis Ave & Nassau Blvd., Albertson, Sec. 7, Blk. 99, Lot 39, B-A District. (3-24-10)(8-18-10)

APPEAL #18842 - Loni Jo Metal Corporation, conditional use 70-187.K & variances 70-103A & F, 70-192.B, 70-194, 70-212B & 70-215 to permit the maintenance of an unprotected metal building, out door storage of supplies & materials, fence exceeding the height, insufficient parking & loading zones; W/side #69 Kinkel St., 100' S/of Main St., Westbury, Sec. 11, Blk. 75, Lot 79, I-B District.(5-26-10)

APPEAL #18872.A - Roslyn Maple, LLC / Town of North Hempstead, variances 70-47.1D & 70-49.C to permit erection of a new dwelling with insufficient average lot width & exceeding the permitted gross floor area; S/side Maple Street & Bryant Place [between Elliot Pl. & Van Nostrand Ave.] Roslyn, Sec. 7, Blk. 49, Lot: Paper Road, R-C District. (6-9-10) (7-14-10)

APPEAL #18911 - 433 Main Street Realty, LLC, variances 70-148.11.B, 70-148.12.B, 70-203.4(3)(c) & 70-231 to permit the construction of a senior residence with subsurface parking exceeding the permitted dwelling unit density, number of stories, height and with insufficient minimal vertical distance to the groundwater table & parking spaces without direct access to the street; W/side #433 Main St., 1195' N/of Pine Dr., Port Washington, Sec. 5, Blk. C, Lot 430, B-W District. (10-20-10)

APPEAL #18928 - Joanna Scobbo, variances 70-50.C, 70-101.B, 70-208.F to permit the additions & alterations, and open porch, to a non-conforming dwelling with insufficient front yard setback; S/E/cor. #26 Highland Ave. & Orchard St., Port Washington, Sec. 6, Blk. 9, Lots 656-659, R-C District. (9-8-10)

APPEAL #18930 - Francisco Jin, variance 70-19.B to maintain the addition & alterations to a dwelling exceeding the permitted gross floor Area; W/side #34 Hemlock La., 201.55" N/of I.U. Willets Rd., Roslyn Heights, Sec. 7, Blk. 168, Lot 28, R-AA District.(9-8-10)

APPEAL #18989 – Andrea Diaz/Ayyappadas Pillay/Michael Angelone, variance 70-50C & 70-101B to permit the maintenance of an existing open portico within the required front yard setback; E/side #12 Croyden Ave., 120' S/of Sperry Ct., New Hyde Park, Sec. 8, Blk. 345, Lot 12, R-C District. (11-17-10)

APPEAL #19000 – Bhagwat Gupta/Westbury Properties, LLC, conditional use 70-126.A to permit the use of an existing bagel café as a Subway sandwich restaurant. A request for a determination to review the notice of disapproval issued by the Building Official or, in the alternative a variance of 70-103.A for insufficient off-street parking; N/E/cor. #347 Old Country Rd. & Cherry Ln., Carle Place, Sec. 10, Blk. 288, Lot 53, B-A District. (12-15-10)

APPEAL #19002 Great Neck Library, variance 70-18, 70-19.B, 70-103.A & L(2), 70-202.2.A to permit the addition and alteration to an existing public library exceeding the permitted lot coverage & floor area, with insufficient parking, landscape area, fencing, & insufficient on-site drainage; E/side #159 Bayview Ave., 514.5' N/of Bluebird Dr., Great Neck, Sec. 1, Blk. 203, Lot 5, R-AA District. (12-15-10)

APPEAL #19011 – RMB Drafting, Inc./Joseph Gerbasi, variance 70-50.A, 70-51.A, 70-101.B, & 70-

208.F to permit the maintenance of additions and alterations to an existing non-conforming dwelling into a required front and side yard setback; W/side #517 Beech St., 320' N/of Bryant Ave., New Hyde Park, Sec. 8, Blk. 347, Lot 9, R-C District. (1-12-11)

APPEAL #19015 – Roberto Herrera, conditional use 70-225.B(7)(a) & 70-229.A to permit a change in kitchen equipment and kitchen size to an existing, approved restaurant; N/W/cor. #611 Old Country Rd. & Tennyson Ave., Westbury, Sec. 10, Blk., 60, Lot 225, B-A District. (1-12-11)

APPEAL #19022 – Thomas Sciametta, variance 70-41.A, 70-42 & 70-101.B to permit an alteration and addition into a required front, side, and rear yard setback; N/side #63 Brower Ln., 118.78' W/of Hickory Ln., Roslyn Heights, Sec. 7, Blk. M-2, Lot 55, R-B District. (1-26-11)

APPEAL # 19023 – Nick Koutsoftas/James Curtis, R.A., variance 70-39.C, 70-40.B, 70-41.B, 70-101.B & 70-208.F to permit an alteration and addition to an existing non-confirming dwelling exceeding the permitted floor area and into a required front and side yard setback; N/E/cor. #42 Amherst Rd. & Campbell Pkwy., Albertson, Sec. 9, Blk. 120, Lot 51-55, R-B District. (1-26-11)

APPEAL # 19024 – Timothy Rodolico/Michael Angelone, P.E., variance 70-49.B, 70-51.A & 70-100.2.H to permit an alteration and addition exceeding the permitted gross floor area, and encroaching into a required side yard, W/side #126 Funston Ave., 100' S/of Evans Ave., Albertson, Sec. 9, Blk. 657, Lot 13, R-C District. (1-26-11)

APPEAL #19027 – Urban Avenue Auto Wash/Paul Vallario, conditional use 70-187.P & variance 70-192.A to permit the maintenance of an accessory structure in a required front yard setback; E/side #14 Urban Ave., 98.87' N/of Old Country Rd., Westbury, Sec. 11, Blk. 75, Lot 37, I-B District. (1-26-11)