

**TOWN OF NORTH HEMPSTEAD****BOARD OF ZONING APPEALS****NEW CASES****FEBRUARY 10, 2010**

**APPEAL #18784 - Douglas Lee**, variance 70-100.2H to permit the maintenance of an A/C unit within the required side yard setback; E/side #10 Exeter La., 40' N/of Bayview Ave., Manhasset, Sec. 3, Blk. 37, Lot 28, R-B District.

**APPEAL #18785 - Carmella Fratello/Joseph Cacioppo**, variances 70-30.6 & 70-208.F to permit addition & alteration to a non-conforming dwelling into a required front yard; S/side #164 Country Club Dr., 39.72 N/of Payne Whitney La., Manhasset, Sec. 3, Blk. 147, Lot 19, R-A District.

**APPEAL #18786 - Deepak S. Patel**, variance 70-50.C to permit maintenance of a two story portico into the required front yard setback; S/E/cor. #2 Plainfield Rd. & Willis Ave., Albertson, Sec. 7, Blk. 199, Lot 1, R-C District.

**APPEAL #18787 - Thomas E. Tilley**, variance 70-100.2A(2) & (4) to permit installation of a fence exceeding height & located within the front yard; N/E/cor. #45 Harvard St. & Manor Ave., Roslyn Heights, Sec. 7, Blk. 317, Lot 62, R-B District.

**APPEAL #18788 - Chien-Hsing Lin**, variance 70-100.2H to permit the maintenance of a central A/C unit in a required side yard setback; N/side #7 Wilben Ct. 176.81' E/of Lakeville Rd., New Hyde Park, Sec. 8, Blk. B-2, Lot 174, R-C District.

**APPEAL #18789 - Michael Fagan/Leo Pyzynski, R.A.**, variance 70-50.C, 70-100.2A(2), 70-208.F to permit the second floor addition & front portico to a non-conforming dwelling with established insufficient front yard & the maintenance of a fence within the front yard; S/W/cor. #1419 Terrace Blvd. & Baxter Ave., New Hyde Park, Sec. 8, Blk. 169, Lot 21, R-C District.

**APPEAL #18790 - Terese Bloom**, variance 70-100.1B to permit maintenance of an accessory building (shed) to a detached garage; N/side #119 Nugent St., 132' W/of Haddon Rd., New Hyde Park, Sec. 8, Blk. 246, Lot 52, R-C District.

**APPEAL #18791 - Jayesh Shah**, variances 70-100.2A(2) & (4) erection of a fence exceeding the permitted height located within the front yard; N/W/cor. #57 Tottenham Pl. & Bryn Mawr Rd., New Hyde Park, Sec. 9, Blk. 523, Lot 29, R-C District.

**APPEAL #18792 - Jose Malonado**, variance 70-195.15D maintenance of an exterior stairwell to the basement, not permitted within the New Cassel Urban Renewal Overlay District; N/side #623 Roman Ave., 50' W/of Wright St., Westbury, Sec. 11, Blk. 94, Lot 25, R-C District.

**APPEAL #18793 - Kyung Sook Moon, R.A./James Lee** conditional use 70-126.A & variance 70-103.A & F, to permit alteration to a commercial building for use a food service with insufficient off-street parking & loading area; N/side #45 Northern Blvd. 103.13' E/of Nassau Blvd. Great Neck, Sec. 2, Blk. 51, Lot 100, B-A District.

**APPEAL #18794 - Willis Ave. Food Group/Milman Associates**, request for a determination to review th Notice of Disapproval issued by the Building Official conditional use 70-126.F & variance 70-208.F to permit the use of a non-conforming commercial building for use as a delicatessen; S/E/cor. #390 Willis

Ave. & Cambridge St., Roslyn Heights, Section 7, Blk. 83, Lots 243-244, B-A District.

**APPEAL #18795 - Hanover Community Bank**, variance 70-196.J(2.c) to permit the erection of a ground sign with insufficient setback; N/W/cor. #2131 Jericho Tpke. & Villa Pl., Garden City Park, Sec. 9, Blk. 237, Lots 13-15, 36-38, I-B District.

**APPEAL #18796 - Country Glen Center/Anthony's Pizza Kitchen**, conditional use 70-187.G & variance 70-103.A to permit the use of an existing retail space as a restaurant (90 seats) with insufficient off-street parking; N/W/cor. #137 Old Country Rd. & Glen Cove Rd., Carle Place, Sec. 9, Blk. 670, Lots 27,28,31,46-52,54,55,59 & 60, I-B District.

### **ADJOURNED CASES**

**FEBRUARY 10, 2010**

**APPEAL #18735 - Country Glen, LLC**, conditional use 70-187.G & variance 70-103.A to permit alteration to an existing retail store in a shopping center for the use as a restaurant with insufficient off-street parking; N/W/cor. #125 Old Country Rd. & Glen Cove Rd., Carle Place, Sec. 9, Blk. 670, Lots 27,28,31,46-52, 54, 55, 59 & 60, I-B District.

**APPEAL #18746 - Arihay Kaiknov**, variances 70-16.A, 70-19.B, 70-20.C & 70.22.6 to permit maintenance of a single family dwelling exceeding maximum height, gross floor area, insufficient front yard setback & exceeding percentage of paved area (drive-way) within the front yard; N/side #382 I.U. Willets Rd., 119.29 W/of Field La., Roslyn Heights, Sec. 7, Blk. 163, Lot 11, R-AA District.

**APPEAL #18752 - Eric & Luba Wilck/John Ferraro, R.A.**, variance 70-29.B to permit a rear sunroom addition to a dwelling exceeding gross floor area; S/W/cor. #109 Cherrywood Dr. & Brook South Ct., New Hyde Park, Sec. 8, Blk. 289, Lot 30, R-A District.

**APPEAL #18756 - Lastrada Realty Corp./Peter Guglelmi**, variances 70-44, 70-103.F & 70-203.G to permit the expansion of a retail parking lot into a residence district, which is not a permitted use, with insufficient loading area & landscape buffer area; S/side #92 Villa St., 74.11' W/of Mineola Ave., Roslyn Heights, Sec. 7, Blk. 14, Lot 142, B-B/R-C District.

**APPEAL #18660 - Ronald Notarantonio/Frank Truglio, R.A.**, variances 70-195.13 & 70-103.F to permit alteration of a commercial building to a self-service Laundromat which is a prohibited use in the New Cassel Urban Renewal Overlay District & with insufficient loading zone; S/side #566 Union Ave., 113.19' W/of Grand Blvd., New Cassel, Sec. 10, Blk. R, Lot 755, B-B District (7-15-09)