

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

**APPEAL #18797 - Mingde Yu & Ya Chun Peng**, variances 70-51 & 70-208.F to permit the maintenance of a rear addition to a non-conforming dwelling with insufficient side yard setback; E/side #46-23 Arcadia La., 220' S/of Pembroke Ave., Great Neck, Sec. 2, Blk. 78, Lot 17, R-C District.

**APPEAL #18798 - Vicky & Fan Zhang**, variances 70-39.B, 70-40.C & 70-208.F to permit the addition & alteration to a non-conforming dwelling to exceed the floor area & with insufficient front yard setback; N/W/cor. #3 Exeter La. & Bayview Ave., Manhasset, Sec. 3, Blk. 137, Lot 40, R-B District.

**APPEAL #18799 - Luciano & Maria Sbuttoni**, variance 70-30.B to permit the maintenance of an A/C unit within the front yard setback; S/E/cor. #40 Shorehaven La. & Shoreview Rd., Manhasset, Sec. 3, Blk. 138-01, Lot 62, R-A District.

**APPEAL #18800 - Ebrahim Molmed**, variances 70-30.B & 70-208.F to permit maintenance of additions & alterations to a non-conforming dwelling with insufficient front yard setback; S/side #30 Reid Ave., 100' W/of Carlton Ave., Port Washington, Sec. 5, Blk. 60, Lot 106, R-A District.

**APPEAL #18801 - Michael Rufiano/Laura Casale**, variance 70-100.2.H to permit the installation of three (3) A/C units within the front yard of a single family dwelling; N/E/cor. #79 Beechwood Ave. & Mackey Ave., Port Washington, Sec. 5, Blk. 92, Lot 112, R-C District.

**APPEAL #18802 - Steven Roth**, 70-100.2.H to permit the maintenance of two A/C units with insufficient side yard setback; N/side #11 Orchard Farm Rd., 80' W/of St. John Pl., Port Washington, Sec. 6, Blk. 28, Lot 7, R-A District.

**APPEAL #18803 - Maryann & Philip Ressa**, variance 70-31.A to permit maintenance of an open porch with insufficient aggregate side yard; S/side #34 Orchard Farm Rd., 68.34' E/of Ridge Dr., Port Washington, Sec. 6, Blk. 82, Lot 19, R-A District.

**APPEAL #18804 - Joseph Gasparini**, variance 70-50.C & 70-208.F to permit the alteration & second story addition to a non-conforming one-family dwelling within the front yard setback; W/side #74 Barwick St., 180' N/of Lowell Ave., Floral Park, Sec. 8, Blk. 66, Lots 220-222, R-C District.

**APPEAL #18805 - Robert Ritger**, variances 70-102.C & 70-100.2 to permit the maintenance of a fish pond with insufficient rear yard setback with the pond enclosure within the side yard setback & the replacement of fencing exceeding height; S/side #38 Second St., 100' E/of Old Steward Ave., Garden City Park, Sec. 9, Blk. 243, Lot 425, R-C District.

**APPEAL #18806 - Hong Sup Chung**, conditional use 70-139.A to permit the alteration of an existing commercial building for use as a yogurt shop, (conditional use) S/side #148 Main St., 51.68' W/of Monroe St., Port Washington, Sec. 5, Blk. 38, Lot 2, B-B District.

**APPEAL #18807 - Pyramid Squash Club, Inc./20 Seaview Corp.**, variances 70-103.A & 70-184.11 to permit the alterations to an industrial building for partial use as a sports club with insufficient off-street

parking & parking within the front yard setback; S/side #20 Seaview Blvd., 678' W/of Roslyn West Shore Rd., Port Washington, Sec. 6, Blk. 89, Lot 45 & 46, MPIP District.

**APPEAL #18808 - James D'Agostino/DAG Laundry Corp.**, variances 70-103.B, F, O, 70-138 & 70-203.G to permit maintenance of second floor apartment which is not a permitted use in a Business District, with insufficient off-street parking, drive isle, loading area & landscape buffer; S/side #484 Westbury Ave., 475' E/of Rushmore Ave., Carle Place, Sec. 10, Blk. 19, Lot 24, B-B District.

**ADJOURNED CASES**

**MARCH 10, 2010**

**APPEAL #18780 - Joao Fontes**, variances 70-50.C, 70-51.E, 70-208.F to permit maintenance of an enclosed front addition to a non-conforming two family dwelling with insufficient front & side yard setback.; N/side #581-583 Mineola Ave., Carle Place, Sec. 10, Blk. 31, Lots 39-40, R-C District.

**APPEAL #18787 - Thomas E. Tilley**, variance 70-100.2A(2) & (4) to permit the maintenance 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 #18792 - Jose Maldnado**, 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.