

Town of North Hempstead



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Board of Zoning Appeals

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CALENDAR FOR JANUARY 7, 2015

RESIDENTIAL CASES

APPEAL #19903 – Murray Rabinowitz, variances 70-29.C & 70-208.F to construct an addition to a non-conforming dwelling exceeding permitted floor area; N/side #1 Country Pl. 80' W/of Brook Ridge Rd., Great Neck, Sec. 2, Blk. 45, Lot 130, R-A District.

APPEAL #19888 – Tony Kostoulas, variances 70-100.1.A and 70-100.2.A(2) to maintain a pergola in the side yard and fencing in the front yard; SW/cor. #232 Dover Road & Blenheim Drive, Manhasset, Sec. 3, Blk. 228, Lot 10, R-A District.

APPEAL #19904 - Victor Garcia, variance 70-100.2.A.2 to maintain fence forward of building line; NE/cor. #23 Herbert Ave. & Herbert Pl., Port Washington, Sec. 5, Blk. G, Lot 36, R-C District.

APPEAL #19905 - Yu Yu Chen, variance 70-210.B to maintain the conversion of summer bungalow to a year-round dwelling; E/side #35 North Maryland Ave., 50' S/of Delaware Ave., Port Washington, Sec. 5, Blk. 25, Lot 32, R-C District.

APPEAL #19906 - John & Jennifer Tramutola, variances 70-102.C.2, 100.2.A.4.b and 70-102.C.4 to maintain pool barrier forward of rear building line, retaining wall and fencing exceeding permitted height, and pool equipment in a side yard; E/side #53 Turf Ln. 232.42' N/of I.U. Willets Rd., Roslyn heights, Sec. 7, Blk. 168, Lot 58, R-AA District.

APPEAL #19907 - Khosrow Banilivi, variance 70-100.2.A.2 to erect fencing beyond front building line; S/side #29 Sunset Rd S., 535.8' W/of Sunset Rd S. Searingtown, Sec. 7, Blk. 268, Lot 22, R-B District.

APPEAL #19908 - Doris & Steven Rubin, variance 70-30.C to maintain pier and cantilevers on a dwelling with an insufficient front yard setback; W/side #374 Elm Dr. 635.81' S/of Dogwood Rd., Roslyn, Sec. 7, Blk. 293, Lot 9, R-A District.

APPEAL #19909 - Rachel Melnikoff, variance 70-100.2.A to maintain fencing exceeding permitted height; S/side #229 Parkside Dr. 438.85' W/of Roslyn Rd, Roslyn Heights, Sec. 7, Blk. 322, Lot 7, R-B District.

APPEAL #19910 - Kavita Jacobson, variance 70-100.2.A.4.B to maintain fencing exceeding permitted height; N/side #38 Herbert Drive, 55.69' W/of Bixley Drive, New Hyde Park, Sec. 9, Blk 519, Lot 13, R-C District.

APPEAL #19911 – Francesco Rizutto, variance 70-100.1.A to maintain brick piers and mailbox within front yard; N/side #2 Peppermill Rd., 84.23' W/of Hamilton Dr., Roslyn, Sec. 9, Blk. 624, Lot 2, R-A District.

APPEAL #19912 - Vincent Di Rubbio, variances 70-100.2.A.4.b and 70-100.2.A.2 to replace fence forward of front building line; N/side #7 Whitehall Ln., 191.89' W/of Marcus Ave., New Hyde Park, Sec. 9, Blk 634, Lot 4, R-C District.

APPEAL #19913 – Manuel Valente, variances 70-48, 70-49.B, 70-51.A, 70-100.1.F, 70-100.1.A, 70-100.2.A.4.b & 70-100.2.A.2 to maintain a one story addition to single-family dwelling exceeding the permitted lot coverage and floor area, within required side yard, a garage in a side yard and fencing exceeding the permitted height and in a front yard; S/side #214 Roslyn Ave, 200' E/of Jamaica Blvd., Carle Place, Sec. 10, Blk 6, Lot 13, R-C District.

APPEAL #19914 - Yoni Romero, variances 70-51.A, 70-100.2.A.2, 70-100.2.A.4.b, 70-100.2.A.4, 70-100.B and 70-208.F to maintain conversion of porch to habitable space within a required side yard, a fence exceeding permitted height beyond front building line, and a portico in a required front yard; S/side #658 Whittier St., 260' E/of Tennyson Ave., Westbury, Sec. 10, Blk. 29, Lot 5, R-C District.

COMMERCIAL CASES

APPEAL #19915 - Howard Development, conditional use 70-126.A & variance 70-103.A.1 to convert retail space to a fast food use, a conditional use, with insufficient off-street parking; SW/corner #164 Northern Blvd. and Jayson Ave., Great Neck, Sec. 2, Blk. 71, Lot 1, B-A District.

APPEAL #19916A - 138 Plandome LLC, conditional use 70-139.A and variances 70-103.A.1 & 70-103.F.1 to permit the expansion of a food use into a retail space with insufficient parking and loading; NE/corner #138 Plandome Rd. and George St., Manhasset, Sec. 3, Blk. 81, Lot 101, B-B District.

APPEAL #19916B - 124 Plandome LLC, variances 70-144, 70-103.A.1, 70-103.F.1, 70-146.A & 70-208.F to construct a second-story addition to a non-conforming building in a required rear yard exceeding the permitted lot coverage with insufficient parking and loading zones; SE/corner #124 Plandome Rd. and George St., Manhasset, Sec. 3, Blk. 83, Lot 1, B-B District.

APPEAL #19917 - Robert Gramman, variance 70-203.J to maintain fence at front of property with insufficient setback; NW/corner #365 Westbury Ave. and Rushmore Ave., Carle Place, Sec. 10, Blk. 14, Lot 31, B-B District.

APPEAL #19918 - T&L's Place, variances 70-10.M, 70-134, 70-196.J.1.a, 70-196.K, 70-196.K.4, 70-203.P.2.f & 70-231 to erect a gas station and convenience store with insufficient landscaping & rear yard setback, signs exceeding the permitted number and area, exceeding the maximum permitted

floor area, parking within a required front yard setback; NE/corner #515 Old Country Road, Sec. 10, Blk. 163, Lot 41, Business-A District.

APPEAL #19919 - 683 Old Country Road, LLC, conditional use and variance 70-225.B.7.b & 70-225.B.7.c for permit to operate a fast food restaurant with insufficient parking; NW/corner #683 Old Country Rd. and Arlington St., Westbury, Sec. 10, Blk. 206, Lots 25 & 104, B-A & R-C Districts.

APPEAL #19920 – Kay 1 Realty, variance 70-229.A to convert a dental laboratory to a pharmacy not in compliance with a prior decision (Appeal No. 12756); SW/corner #2226 Jericho Turnpike and Sixth Avenue, Garden City, Sec. 33, Blk. 124, Lot 2588, B-B District.

ADJOURNED CASES

APPEAL #19875 - Joseph Cella, variance 70-100.2.A(2) to install fencing beyond the front building line; N/side 97 Ivy Way, 805' W/of Amherst Pl., Port Washington, Sec. 5, Blk. 72, Lot 247, R-A District.

APPEAL #19883 - Emike Properties LLC (Owner)/Nassau Expeditors (Applicant), variance 70-100.2.A(2) to maintain fencing beyond the front building line; S/E/cor. 296 Wright St., and Prospect Ave., Westbury, Sec. 11, Blk. 93, Lot 12, R-C/New Cassel Overlay Districts.

APPEAL #19893 - Myank Shukla (Owner)/Victor Thomas, Architect, P.C. (Applicant), variances 70-19.C and 70-20.C to construct additions to a dwelling exceeding the permitted floor area and within a required front yard; S/side #32 Schoolhouse Ln., 590.88' W/of Bunker Ln., Roslyn Heights, Sec. 9, Blk. 545, Lot 19, R-AA District.