

Town of North Hempstead



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Board of Zoning Appeals

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CALENDAR FOR APRIL 1, 2015

RESIDENTIAL CALENDAR

APPEAL #19952 - Peyman Hakimi, variance 70-100.1.A to maintain fencing, a barbecue and a raised terrace with brick wall within a front yard; E/side 7 Winfield Terr., 72.24' S/of Hawthorne Ln., Great Neck, Sec. 2, Blk. 373, Lot 7, R-A District.

APPEAL #19953 – Philippe Ohanessian (Applicant)/John Snee (Owner), variances 70-40.A, 70-40.B, and 70-101.B to construct additions within required front yard setbacks; SE/cor. 4 South Dr. and West Dr., Manhasset, Sec. 3, Blk. 90. Lot 102, R-B District.

APPEAL #19954 - Dominick Alberga, variances 70-100.1.A, 70-100.1.B & 70-100.2.A(2) to maintain a fence forward of the front building line, masonry planter in a side yard & an accessory structure with an insufficient side yard setback; S/side. #278 Mill Spring Rd., 384.87' W/of Country Club Dr., Manhasset, Sec. 3, Blk. 204, Lot 22, R-A District.

APPEAL #19955 - Raffaele BonavitaCola, variances 70-47.A, 70-47.B, 70-210.1, NYS Town Law §280-a, 70-49.B, 70-52.5, 70-52, 70-46, 70-47.B, 70-47.1.B, 70-49.B, 70-49.C, 70-51.E, 70-52, 70-52.6 to permit the subdivision of lots with insufficient area not on an improved mapped street; to maintain a single-family dwelling exceeding permitted floor area and front yard paving; and to construct a two-family dwelling exceeding permitted floor area, ridge height, and eave height with insufficient lot width, side yards, and front yard; S/side. #43 Charles St., 661.17' E/of Alison St., Port Washington, Sec. 5, Blk. 43, Lot 26, R-C District.

APPEAL #19956 - Jason Leckner, variances 70-50.A, 70-51.A & 70-103.A(1) to construct a two-story addition within required front and side yard setbacks and with insufficient parking; W/side. #19 Pilgrim St., 115.1' S/of Hillside Ave., New Hyde Park, Sec. 8, Blk. 328, Lot 15, R-C District.

APPEAL #19957 - Alan Wolf, variances 70-100.2.A(2) and 70-100.2.A(4) to maintain fencing exceeding the permitted height and beyond the front building line; SW/cor. #9 Amherst Rd. & Roslyn Rd., Albertson, Sec. 9, Blk. 122, Lots 15-19, R-B District.

APPEAL #19958 - Patricia Conte, variance 70-100.2.D to maintain an outdoor fireplace exceeding permitted height; E/side. #36 Piper Dr., 413.32' N/of Wheatley Ave., Albertson, Sec. 9, Blk. 639, Lot 89, R-A District.

APPEAL #19959 - Reynaldo Cubillos, variances 70-100.2.A(4), 70-100.2.A(4)(a)[5], 70-100.2.A(4)(b) & 70-101.B to maintain fences exceeding permitted height and an open porch in a required front yard; S/side. #218 Roslyn Ave., 250' E/of Jamaica Blvd., Carle Place, Sec. 10, Blk. 6, Lot 15, R-C District.

APPEAL #19960 - Shirley Johnson, variances 70-195.15.B and 70-195.15.D to maintain a finished cellar with a bathroom and an exterior entrance; NW/cor. 173 Bond St. & Division Ave., New Cassel, Sec. 11, Blk. 123, Lot 27, R-C/ New Cassel Urban Renewal Overlay District.

COMMERCIAL CALENDAR

APPEAL #19961 - Plandome Realty, LLC, variance 70-103.A to convert retail space to a gymnasium with insufficient parking; W/side 609 Plandome Rd., 113.02' N/of Colonial Pkwy., Manhasset, Sec. 3, Blk. 28, Lot 298, B-A District.

APPEAL #19408.A – Estate of Anthony Garro, conditional use 70-139.A to permit the continued use of premises as a parking lot; W/side #17 Myrtle St., 100' N/of Hillside Ave., Manhasset, Sec. 3, Blk. 44, Lots: 5& p/o 7, B-B District.

CONTINUED CASES

APPEAL #19795.A – DKA Properties, appeal for determination, or in the alternative, variances 70-125, 70-103.A, 70-103.B, 70-103.F, 70-103.O, 70-229.A, 70-135, and 70-231 to maintain an addition to an auto body shop (not a permitted use) with insufficient off-street parking, parking stall dimensions, number of loading zones, access (to a street, and access aisle width, fencing exceeding the permitted height, and non-compliance with previous decision #12879; W/side 363 Great Neck Rd., 478.99' S/of Water Mill Ln., Great Neck, Sec. 2, Blk. 42, Lot 319, B-A District.

APPEAL #19795.B - DKA Properties, variances 70-125, 70-103.A, 70-103.B, 70-103.F, 70-103.O, 70-103.M, and 70-208.F, to construct additions to an auto body shop (not a permitted use) in a non-conforming structure, with insufficient off-street parking, insufficient stall dimensions, loading area, and parking in a required front yard setback; E/side #362 Great Neck Rd., 319.39' N/of Broadway, Great Neck, Sec. 2, Blk. 43, Lots 41, B-A District.

ADJOURNED CASES

APPEAL #19939 - Kunal & Gunjan Sharma (Owner)/Victor Thomas, Architect (Applicant), variance 70-100.2A to maintain fencing beyond the front building line; SW/cor. 18 Evans Ave. and New Hyde Park Rd., New Hyde Park, Sec. 8, Blk. 212, Lot 131, R- C District.