

# Town of North Hempstead



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## Board of Zoning Appeals

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### CALENDAR FOR APRIL 22, 2015

#### RESIDENTIAL CALENDAR

**APPEAL #19962 - Philip Zolli**, variances 70-210.2 & 70-47.1.B to reappportion property creating an irregular lot and to construct a new two-family dwelling on a lot with insufficient width; N/side #127 Harbor Rd., 506.19' W/of Middle Neck Rd., Port Washington, Sec. 4, Blk. 36, Lots 564-566, R-C District.

**APPEAL #19963 - Robert Burrows**, variance 70-102.C(2)(a)[5] to install pool fencing forward of the rear building line; W/side #27 Mitchell Rd., 285.83' S/of Luquer Rd., Port Washington, Sec. 5, Blk. 112, Lots 460, R-B District.

**APPEAL #19964 -Lee Hines**, variance 70-30.C and 70-101.B to construct a portico within a required front yard setback; S/E/cor. 15 Summit Rd. and St. John Pl., Port Washington, Sec. 6, Blk. 33, Lot 23, R-A District.

**APPEAL #19965 - Chris Delgiorno**, variances 70-40.A, 70-41.A, 70-100.2.H, 70-100.2.A(4), 70-100.1.A, 70-101.B, 70-100.2.D to maintain additions within required front and side yard setbacks, a rear deck within a required side yard setback, fencing exceeding the permitted height, accessory structure in a required side yard setback, a portico within the front yard setback and a fireplace exceeding the permitted height; N/side 171 Laurel Dr., 200' E/of New Hyde Park Rd., New Hyde Park, Sec. 8, Blk. 302, Lot 4, R-B District.

**APPEAL #19966 - Varughese George**, variance 70-100.2.A(4) to maintain fencing in excess of permitted height; N/side #11 Hampton Ave., 127.38' E/of Willis Ave., Albertson, Sec. 9, Blk. 101, Lot 66, R-C District.

**APPEAL #19967 - John Hogan**, variances 70-51.A & 70-52 to maintain a deck with insufficient side and rear yard setbacks; W/side #627 Foch Blvd., 180' N/of Prospect St., Williston Park, Sec. 9, Blk. 134, Lot 10, R-C District.

**APPEAL #19968 - Andrew Maiman**, variances 70-29.B to permit the construction of a second story addition exceeding permitted floor area; W/side #46 Capri Dr., 1034.67' S/of Reed Dr., Roslyn, Sec. 9, Blk. 629, Lot 7, R-A District.

**APPEAL #19843 - Iris Trejo Ruiz**, variance 70-50.C, 70-101.B and 70-100.2.A(2) to maintain a breezeway within a required front yard setback, an open porch exceeding the permitted encroachment into a front yard and fencing beyond the front building line; W/side 227 Wright St., 275' S/of Broadway, Westbury, Sec. 11, Blk. 40, Lot 40, R-C/New Cassel Overlay Districts.

COMMERCIAL CALENDAR

**APPEAL #19969.A - LT Propco, LLC/Lord & Taylor**, appeal for determination, or in the alternative, variances 70-125, 70-103.A, 70-103.F, 70-128.1(A), 70-134, 70-140.B, and 70-208.G, to construct an addition to a non-conforming big box commercial use within a required rear yard setback with insufficient off street parking and loading zones; S/E/cor. #1440 Northern Blvd. & Shelter Rock Rd., Manhasset, Sec. 3, Blk. 145, Lots 16, 17, & 433, B-A District.

**APPEAL #19969.B - LT Propco, LLC/Lord & Taylor**, variances 70-196.J(1)(a), 70-196.J(1)(b), 70-196.J(1)(f) to erect signage exceeding the permitted height above grade, vertical measurement and number of signs on a wall; S/E/cor. #1440 Northern Blvd. & Shelter Rock Rd., Manhasset, Sec. 3, Blk. 145, Lots 16, 17, & 433, B-A District.

**APPEAL #19970 - Danfran Properties, LLC**, appeal for determination, or in the alternative, variance 70-231, conditional use 70-139.A and variance 70-103.C to maintain a parking lot on a vacant property with a gravel surface; W/side 920 Port Washington Blvd., 50' S/of Bernard St., Port Washington, Sec. 5, Blk. 99, Lot 322, B-B District.

**APPEAL #19971 - Roslyn O-S Hotel Partners, LLC**, variances 70-167.B(1-3), 70-167.A(1), 70-167.A(2) to permit the construction of ground and wall signs exceeding the permitted number and size; NE/cor #3 Harbor Park Dr. & Industrial Park Dr., Port Washington, Sec. 6, Blk. 87, Lot 9, PIP District.

**APPEAL #19134.A – Ronald & Estelle Citrin**, variances 70-203.G & 70-225.E to permit the continued use of a parking lot in conjunction with an established restaurant; N/W cor #235 Roslyn Rd. & Thelma St., Roslyn Heights; Sec 7, Blk. 68, Lot 48; B-A & R-C Districts.

**APPEAL #19972 - Jose Martinez**, appeal for determination, or in the alternative variance, 70-231 and variances 70-103.A, 70-103.B, 70-103.O, 70-195.15.E, and 70-208.F to construct a frame addition to a non-conforming structure in a business district for conversion to mixed use with insufficient off-street parking, stall sizes and stall to curb dimension; S/W/cor. #814 Prospect Ave. & Sherman St., Westbury, Sec. 11, Blk. 89, Lot 87, B-A District.

**APPEAL #19973 – Jean Antilus**, conditional use 70-126.F to permit the conversion of retail space into a bakery; NE/cor #817 Prospect Ave. and Sherman St., Westbury, Sec. 11, Blk. 104, Lot 222, B-A District.

**APPEAL #19974 – Purmil Company, LLC**, conditional use 70-126(A) and variance 70-103.A(1) to maintain interior alterations for the conversion of commercial space to a restaurant with insufficient off-street parking; S/side 3338 Hillside Ave., 224.91’ E/of Devonshire Dr., New Hyde Park, Sec. 9, Blk. 514, Lot 50, B-A District.

*ADJOURNED CASES*

**APPEAL #19945 - Jacqueline Fowler**, variance 70-100.2.A(2) to maintain fencing beyond the front building line; SW/cor. 30 Clark Dr. & Summer Ave., Great Neck, Sec. 2, Blk. 113, Lot 31, R-B 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 #19935 - Grand Boulevard Realty, LLC**, variances 70-195.16.A(2) and 70-195.16.D to maintain a finished cellar with partitions and an interior stairwell with insufficient distance to a perimeter wall; SE/cor. 225 Monitor St. & Grand Blvd., Westbury, Sec. 11, Blk. 3901, Lots 51 & 53, R-C District; New Cassel Urban Renewal Overlay District.