

# Town of North Hempstead



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## Board of Zoning Appeals

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### CALENDAR FOR MAY 20, 2015

#### RESIDENTIAL CALENDAR

**APPEAL #19985 - Nissan & Esther Mizrachi**, appeal for determination, or in the alternative, variances 70-38, 70-42, and 70-208.F to maintain rear addition to a nonconforming dwelling exceeding permitted lot coverage and with insufficient rear yard setback; W/side 20 Cornell Dr., 234.08' N/of Soundview Ave., Great Neck, Sec. 2, Blk. 283-03, Lot 14, R-B District.

**APPEAL #19986 – Joyce Chaisson**, variance 70-50.A to maintain an enclosed porch and stoop within a required front yard setback; SW/cor. #256-18 Pembroke Ave. & Westminster Rd., Great Neck, Sec. 2, Blk. 56, Lots 17, R-C District.

**APPEAL #19987 – Harry Zuvekas**, variance 70-32 to maintain a deck with an insufficient rear yard setback; E/side #67 Sherry Hill Ln., 357' S/of Payne Whitney Ln., Manhasset, Sec. 3, Blk. 160, Lots 177, R-A District.

**APPEAL #19988 – James Gilligan**, variances 70-208.F, 70-50.B & 70-49.C to maintain a rear portico and enclosed cellar entrance in a required secondary front yard and exceeding permitted gross floor area; NW/cor./of #16 Irma Ave. & Virginia Avenue, Port Washington, Sec. 5, Blk. D, Lots 512, R-C District.

**APPEAL #19989 - Albert Tablante**, variances 70-40.C and 70-101.B to maintain an addition within a required front yard and construct a portico exceeding the permitted encroachment; N/side 96 Albertson Pkwy., 285.03 W/of Deepdale Pkwy., Albertson, Sec. 7, Blk. 55, Lot 44, R-B District.

**APPEAL #19990 - Christine Stampfel**, variances 70-100.1.B, 70-101.B, and 70-208.F to maintain a portico on a non-conforming dwelling in a required front yard and an accessory structure (shed) in a required side yard setback; N/side 208 Aster Dr., 240' W/of Tryon Ct., New Hyde Park, Sec. 8, Blk. 302, Lot 31, R-B District.

**APPEAL #19991 – Michael Russo**, variances 70-102.C(5)(a), 70-102.C(2), 70-102.C(1) & 70-100.1.A to construct an in-ground pool and accessory structures in a side yard with insufficient setback, & required pool fencing forward of the rear building line; SW/cor./of #2 Corn Crib Ln. & Hayloft Ln, Roslyn Heights, Sec. 7, Blk. 192, Lots 7, R-AA District.

**APPEAL #19992 - Lori Fellus**, appeal for determination, or in the alternative, variances 70-28 and 70-29.B, and 70-231, and conditional use 70-25, to construct additions to convert a single family house to a mother-daughter dwelling with separate entrances, exceeding the permitted gross floor area and lot coverage; S/side 4 Green Dr., 70' W/of Reed Dr., Roslyn, Sec. 9, Blk. 653, Lot 95, R-A District.

COMMERCIAL CALENDAR

**APPEAL #19993 - Roslyn Rescue Hook and Ladder Co. #1**, variances 70-49.B, 70-49.C, 70-50.C, 70-51.C, 70-52.3.A, 70-52.3.B, 70-52.5, 70-52.6, & 70-103.A(1) to construct a firehouse exceeding the permitted front yard impervious coverage, eave height, and floor area within the required sky exposure plane and required front and side yard setbacks with insufficient parking; S/side 6 Locust St., 300' W/of Walnut St., Greenvale, Sec. 20, Blk. 35, Lot 18, R-C District.

**APPEAL #19994 - Chabad of Roslyn Inc.**, variances 70-48, 70-49.B, 70-51.C, 70-52, 70-52.3.A, 70-52.3.B, 70-103.A to construct a second story addition to a religious structure exceeding the permitted lot coverage, and floor area within required side and rear yard setbacks, encroaching within the required sky exposure plane and with insufficient parking; N/side #75 Powerhouse Rd., 60.22' W/of Coolidge Ave., Roslyn Heights, Sec. 7, Blk. 47, Lots 30 & 851, B-A/R-C Districts.

**APPEAL #19995 – Joanne Choi**, conditional use 70-126.A & variance 70-103.A to convert a retail space to a fast food restaurant, a conditional use, with insufficient parking; S/side #1504 Northern Blvd., 620.59' E/of Shelter Rock Rd., Manhasset, Sec. 3, Blk. 145, Lots 205, B-A District.

**APPEAL #19996 – JMP Investments, LLC**, conditional use 70-225.B(7)(a) to modify kitchen equipment in a restaurant; E/side 118 Plandome Rd, 23.31' S/of George St., Manhasset, Sec. 3, Blk. 83, Lot 2, B-A District.

ADJOURNED CASES

**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.

**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 #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.