

RESERVED CASES

JUNE 3, 2015

APPEAL #19110 – Hyung Ryul Shoi, variances 70-125 and 70-215 to permit the construction of a single-family dwelling with frame construction in a business zone – not a permitted use; N/side #16 Arleigh Dr., 90.53’ W/of Willis Ave., Albertson, Sec. 7, Blk. 76, Lots 26-28, B-A & R-B Districts.

APPEAL #19579 - Margaret Haffner, variances 70-44.B, 70-49.A, 70-100.2.A(2) and 70-210.B to maintain conversion of a seasonal cottage to a dwelling unit – not a permitted use - with insufficient floor area and location to the rear of main structure and fencing within a required front yard setback; SW/cor. 204 Willis Ave. and 85th Ave., Floral Park Centre, Sec. 8, Blk. 90, Lot 215, R-C District.

APPEAL #19656 - Bartolomeo Abbatiello (Owner)/Michael Zampini (Applicant), appeal for determination, or in the alternative, variances 70-138 and 70-208.G to maintain a two-family dwelling within a Business District – not a permitted use and an enclosed porch increasing habitable living space; N/side 535 Westbury Ave., 50’ W/of Sicardi Pl., Carle Place, Sec. 10, Blk. 272, Lot 215, B-B District.

APPEAL #19702 - Gennaro Sansone (Owner)/Todd O’Connell, Architects (Applicant), variance 70-19 to construct a covered deck exceeding the permitted floor area; N/side 115 Percheron Ln., 260.95’ W/of Schoolhouse Ln., Roslyn Heights, Sec. 9, Blk. 539, Lot 13, R-AA District.

APPEAL #19716 - Thomas Amato, appeal for determination, or in the alternative, variances 70-49.B, 70-50.A, and 70-51.A to maintain a 2nd floor addition exceeding the permitted floor area and within a required side yard and a covered porch within the required front yard setback; W/side 7 Stephen Ave., 50’ S/of Hillside Ave., New Hyde Park, Sec. 8, Blk. 321, Lot 12, R-C District.

APPEAL #19795.A – DKA Properties, 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 #19814 - Francis Bartul, variance 70-29.B to construct additions exceeding the permitted floor area, E/side 146 Sussex Dr., 130’ N/ of Harrow Ln., Manhasset, Sec. 3, Blk. 184, Lot 166, R-A 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 #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 #19942 – Alison Warnell, variances 70-41.A, 70-102.C.5.a & 70-100.1.A to maintain a one-story rear addition, deck, and pool with insufficient side yard setbacks, and accessory structures in a front yard; E/side #341 Nassau Blvd., 40' S/of Madison Ave., Garden City Park, Sec. 33, Blk. 516, Lot 7-8, R-B District.

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 #19949 - Marzena Potrapeluk, variances 70-102.C(5)(a), 70-102.C(2), 70-100.2.A.2, 70-102.L(1) to maintain light piers exceeding the number permitted within a required front yard setback and fencing beyond the front building line and the installation of a pool within required side and rear yard setbacks, pool fencing beyond the rear building line, and fencing beyond the front building line; E/side 58 Barnyard Ln., 140.87' N/of Arbor Ln., Roslyn Heights, Sec. 9, Blk. 542, Lot 1, R-AA District.

APPEAL #19951 – First Hartford Realty, variances 70-231, 70-196.J(1)(b), 70-196.J(1)(f), & 70-196.K to construct a convenience store exceeding the permitted floor area, to install canopy signs, and to install wall signs exceeding the permitted height above grade and vertical measurement; SW/cor. of #2201 New Hyde Park Rd. & Marcus Ave. New Hyde Park, Sec. 8, Blk. B18, Lot 326, B-A District.

APPEAL #19962 - Philip Zolli, variances 70-210.2 & 70-47.1.B to reapportion 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 #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 #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 #19977 - Badger Holdings, LLC, variances 70-49.C and 70-50.C to construct a detached garage exceeding the permitted floor area and a portico within a required front yard setback; S/side #12 School St., 385.80' W/of Shell Rd., Port Washington, Sec. 5, Blk. 3, Lot 6, R-C District.

APPEAL #19981 - Usman Saleem, variances 70-18, 70-19.B, and 70-19.C to construct alterations exceeding the permitted lot coverage and floor area; E/side 11 Hemlock Ln., 240' S/of Dogleg Ln., Roslyn Heights, Sec. 7, Blk. 175, Lot 19, R-AA District.

APPEAL #19982 - JDN Properties of LI, appeal for determination and conditional use 70-225.C, or in the alternative, variances 70-34, 70-103.O, 70-203.G, 70-100.2.A(4)(a)(5) & 70-100.2.A(4)(b) to permit construction of accessory parking, not a permitted use, with parking stalls of insufficient dimension, insufficient buffer, and fencing exceeding permitted height; NE/cor. #22 Mineola Ave. & Warner Ave., Roslyn Heights, Sec. 7, Blk. 45, Lots 48 & 330, B-B/R-B Districts.

APPEAL #19983 - Hanover Organizing Group, LLC, variances 70-103.A(1) and 70-103.F(1) to construct a second story addition to a commercial building with insufficient off-street parking and loading zones; NW/cor. #2131 Jericho Tpke. & Villa Pl., Garden City Park, Sec. 9, Blk. 237, Lots 13-15, 36-38, I-B 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 #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.

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 #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, Lot 205, B-A District.