

Town of North Hempstead



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Board of Zoning Appeals

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CALENDAR FOR JULY 15, 2015

10:00 A.M. CALENDAR

RESIDENTIAL CASES

APPEAL #20027 - Debra Capolarello, variance 70-100.2.K to install a generator exceeding the maximum distance from the subject dwelling; NW/cor. 79 Village Rd. and The Mall, Manhasset, Sec. 3, Blk. 219, Lot 1, R-A District.

APPEAL #20028 - Peter Kruskopfs, variance 70-50.A to maintain an enclosed porch and portico within a required front yard setback; W/side 50 Irma Ave., 531.87' N/of Mullon Ave., Port Washington, Sec. 5, Blk. 18, Lot 151, R-C District.

APPEAL #20029 - Kenneth Faltischek, variance 70-29.C to maintain conversion of carport to garage exceeding permitted gross floor area; S/side #38 Richards Rd., 398.68' E/of N. Plandome Rd., Port Washington, Sec. 5, Blk. 71, Lot 84, R-A District.

APPEAL #20030 - Richard Langone, variance 70-51.A to maintain an addition and deck within a required side yard setback, E/side 102 St. Marks Pl., 313.36' N/of Cashman Pl., Roslyn Heights, Sec. 7, Blk. H, Lot 509, R-C District.

APPEAL #20031 - Gina Singh, variance 70-100.2.A(4).B to install and maintain fencing exceeding the permitted height; E/side 1724 New Hyde Park Rd., 570' S/of Oak Dr., New Hyde Park, Sec. 8, Blk. 211-3, Lot 26, R-C District.

APPEAL #20043 - Peter Teemsma, variances 70-40.A & 70-41.A to construct a second story addition to a dwelling with insufficient front and side yard setbacks; N/side #63 Laurel Dr., 75' E/of Major Ln., New Hyde Park, Sec. 8, Blk. 307, Lot 4, R-B District.

APPEAL #20032 - Alexander Mendez, variance 70-50.C to maintain a raised terrace in a required front yard setback; S/side #151 Birchwood Dr., 831.78' W/of Betty Rd., New Hyde Park, Sec. 9, Blk. 564, Lot 13, R-C District.

APPEAL #20033 – Shanna Lula, variances 70-100.1, 70-100.2.A(2), 70-100.2.G, 70-102.C(1), 70-102.C(4) to maintain accessory structures, a portable shed, pool and pool equipment in a front yard and fencing forward of a front building line; W/side #20 Garden Ave., 77.35' N/of Wright St., Carle Place, Sec. 10, Blk. S-1, Lot 3, R-C District.

APPEAL #20034 – Joanne Del Vecchio, conditional use 70-45 and variances 70-100.2.A(2), 70-100.2.A(4) & 70-231 to maintain a mother/daughter use, a conditional use, with an accessory apartment exceeding the permitted floor area and kitchen area accessed by a separate entrance on a second floor deck, and to maintain fencing forward of front building line exceeding the permitted height; N/side #247 Roslyn Ave., 100' W/of Silver Lake Blvd., Carle Place, Sec. 10, Blk. 5, Lot 39, R-C District.

APPEAL #20035 - Anthony Anes, appeal for determination, or in the alternative, variances 70-5.D. and 70-44 to maintain an accessory structure used for commercial purposes, not a permitted use; E/side 176 Grant St., 100.10' S/of Center St., Westbury, Sec. 10, Blk. 244, Lot 131 & 231, R-C District.

APPEAL #20036 – Marie Jean, variances 70-100.2.A(2) & 70-100.2.A(4)(b) to maintain fences exceeding permitted height; E/side #168 Urban Ave., 675' S/of Prospect Ave., Westbury, Sec. 11, Blk. 28, Lot 32, R-C District.

APPEAL #20037 - Olaolu Akinola, variance 70-100.2.A(2) to erect fencing beyond the front building line; S/side 832 First Ave., 160' W/of First St., Westbury, Sec. 11, Blk. 104, Lot 205, R-C District.

APPEAL #20038 – Ricky Ramsumair, variance 70-50.C to maintain a dwelling having an insufficient front yard setback; S/side #30 Fourth Ave., 510' W/of Sixth St., Westbury, Sec. 11, Blk. 112, Lot 933, R-C District.

COMMERCIAL CASES

APPEAL #20039 - Robert Ellinger, variances 70-103.A and 70-208.F to construct alterations to convert a bakery to a dental office with insufficient parking; N/side 91 Main St., 118.02' W/of Irma Ave., Port Washington, Sec. 5, Blk. D, Lot 501, B-B District.

APPEAL #20040 – Mark Mancini (Applicant)/Persian Grill Corp. (Owner), conditional use 70-187.Q and 70-225.B(7)(a) to alter kitchen equipment in an existing restaurant; E/side 210 Mineola Ave., 124.62' N/of Powerhouse Rd., Roslyn Heights, Sec. 7, Blk. G, Lot 964, I-B District.

APPEAL #20041 – Eben-Ezer Haitian Baptist Church of Westbury, variances 70-48, 70-49, 70-101.B, 70-52 & 70-103.A(1) to construct a church exceeding permitted lot coverage, floor area and front yard encroachments, with insufficient rear yard setback and off-street parking; NW/cor. #859 Prospect Ave. & Garden St., Sec. 11, Blk. 2, Lots 48, 49 & 50, R-D District.

APPEAL #20042 - BP Products North America, Inc., variance 70-196.K(4) to install and maintain signage exceeding the permitted area; S/E/cor. 2298 Jericho Tpke., and Nassau Blvd., Garden City Park, Sec. 33, Blk. 518, Lot 13, I-B District.

CONTINUED CASES

APPEAL #19809 - Anjali Kakwani (Owner)/Jogendra S. Bagga, variances 70-49.B, 70-50.B, 70-100.2.A(2), 70-100.2.A(4)(b), 70-100.2.H and 70-208.F to maintain additions to a non-conforming dwelling exceeding the permitted floor area, a deck within a required front yard setback, an A/C unit within a required side yard setback, fencing exceeding the permitted height and fencing beyond the front building line; N/side 355 Glen Cove Ave., 200' W/of Rushmore Ave., Carle Place, Sec. 10, Blk. 268, Lot 323, R-C District. (9-17-14)(12-10-14)

APPEAL #20000 - Jared Dalton, variances 70-39.B, 70-103.A & 70-41.A to construct a one & two-story addition, & front porch exceeding permitted floor area, with insufficient parking, & minimum & aggregate side yard setbacks; W/side #21 Leeds Dr., 300' S/of Luquer Rd., Port Washington, Sec. 5, Blk. F, Lot 962, R-B District.

2:00 P.M. CALENDAR

APPEAL #20024 - Anthony Coppolino, variances 70-44, 70-100.2.A(4), 70-229.A, 70-196.J(1)(a), 70-197.H to maintain signage exceeding the number permitted on a wall and attached to a fence and to maintain a tow terminal (not a permitted use), with fencing exceeding the permitted height and beyond the front building line, and non-compliance with previous appeal #6856; W/side 1011 Lakeville Rd., 160.64' N/of White Ave., New Hyde Park, Sec. 8, Blk. 10, Lot 40, R-C District.

APPEAL #19935.A - 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.

APPEAL #19935.B - Grand Boulevard Realty, LLC, variances 70-47.A and 70-103.A, to maintain a single family dwelling on a lot of insufficient area with insufficient parking; SE/cor. 225 Monitor St. & Grand Blvd., Westbury, Sec. 11, Blk. 3901, Lots 51 & 53, R-C District; New Cassel Urban Renewal Overlay District.

APPEAL #19935.C - Grand Boulevard Realty, LLC, variances 70-54, 70-103.A to maintain the conversion of a mixed use building to a multiple dwelling, not a permitted use, with insufficient parking; SE/cor. 218 Grand Blvd. & Monitor St., Westbury, Sec. 11, Blk. 3901, Lots 51 & 53, R-C District; New Cassel Urban Renewal Overlay District.

APPEAL #19825.A – Chin Suk Pak (Owner)/Sung-Ho Shin (Applicant), variances 70-37.1.B, 70-39, 70-41.A, 70-210.1 to subdivide and maintain a single-family dwelling on a diminished lot with insufficient lot width, side yard setbacks and aggregate side yards; S/side 61 Manor Dr., 157.83' E/of Manor Pl., Great Neck, Sec. 2, Blk. 109, Lots 1-5 & 107, R-B District.

APPEAL #19825.B – Chin Suk Pak (Owner)/Sung-Ho Shin (Applicant), variances 70-36, 70-40.B, 70-100.1.H, 70-101.B, and 70-703.A to construct a single-family dwelling exceeding the

permitted height with insufficient off-street parking, and bay windows, a porch and detached garage within a required front yard setback; S/side 61 Manor Dr., 157.83' E/of Manor Pl., Great Neck, Sec. 2, Blk. 109, Lots 1-5 & 107, R-B District.