

**RESERVED CASES**

**JULY 28, 2015**

**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 85<sup>th</sup> 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 2<sup>nd</sup> 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 #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 #19819 - Michael Paternostro**, variances 70-52, 70-100.2.H, 70-102.C(2)(b)[1], and 70-102.C(5)(b) to maintain a pool deck within a required rear yard setback and pool equipment within required rear and side yard setbacks, an A/C unit within a required side yard setback, and pool fencing with insufficient height; W/side 21 Hunting Hill Rd., 210' S/of Herbert Dr., New Hyde Park, Sec. 9, Blk. 589, Lot 7, R-C 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 #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 #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 #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. (4-22-15)

**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 #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 #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 #20001 - Gus Bubaris**, variances 70-50.A and 70-50.C to construct a new dwelling within a required front yard setback; S/side 6 Birchwood Ave., 148.19' W/of Haven Ave., Port Washington, Sec. 5, Blk. 31, Lot 371, R-C District.

**APPEAL #20002 - Jennifer & Sanford Streim**, variances 70-49.C, 70-101.B, and 70-208.F to construct additions exceeding the permitted floor area and an open porch within a required front yard setback to a non-conforming dwelling; N/side #111 Bayview Ave., 177.98' W/of Mackey Ave., Port Washington, Sec. 5, Blk. 40, Lot 135, R-C District.

**APPEAL #20003 - Carmine Meluzio**, variance 70-208.F to construct a front portico and a rear deck to a non-conforming dwelling; S/side 10 Third Ave., 170' E/of Main St., Port Washington, Sec. 5, Blk. 46, Lot 1509, B-B District.

**APPEAL #20004 - Gurpreet Kaur Ahuja**, variance 70-100.2.A(2) to install fencing beyond the front building line; NW/cor. 85 Stephen Ave. and Kamda Blvd., New Hyde Park, Sec. 8, Blk. 320, Lot 18, R-C District.

**APPEAL #20005 - Victor Cano**, variance 70-100.2.A(2) to construct fencing in a front yard; NE/cor #84 Stephen Ave. & Kamda Blvd., New Hyde Park, Sec. 8, Blk. 323, Lot 1, R-C District.

**APPEAL #20008 - Ewa Siuzdak**, variance 70-100.2.A(2) to install fencing within a required front yard setback; S/W/cor. 4 Seventh St. and Titus Ave., Carle Place, Sec. 10, Blk. 263, Lot 10, R-B District.

**APPEAL #20010 - 102 Haven LLC.**, variances 70-103.A & 70-103.F(1) to maintain a conversion from living space to office space with insufficient off-street parking and loading zones; E/side #102 Haven Ave., 765.45' S/of Willowdale Ave., Port Washington, Sec. 5, Blk. 95, Lots 444, B-B District.

**APPEAL #20013 - Joyce Wang**, variances 70-29.B, 70-30.A, 70-31.A & 70-32 to construct additions exceeding permitted floor area in required front, side and rear yard setbacks; W/side #6 Rose Ave., 140' S/of Vista Rd., Great Neck, Sec. 2, Blk. 178, Lot 28, R-A District.

**APPEAL #20017 - Sonia Ceballos**, variance 70-100.2.A(4)(a)(5) to maintain fencing exceeding the permitted height; SE/cor. 2 Park East & Hillside Dr. S., New Hyde Park, Sec. 9, Blk. 510, Lot 1, R-C District.

**APPEAL #20021 - Estate of Frank Lee**, variances 70-208.F, 70-195.16.D, 70-52.5 & 70-51.A to maintain an exterior cellar entrance, insufficient side yard setbacks and front yard paving exceeding the permitted maximum on a non-conforming dwelling; S/side #626 Roman Ave., 50' W/of Wright St., Westbury, Sec. 11, Blk. 15, Lot 32, R-C District.

**APPEAL #20022 – Elrac, LLC**, conditional use 70-126.D & variance 70-196.J(1)(b) to permit the continued use of premises for the parking, storage, sales & rental of automobiles, & to maintain signs exceeding permitted dimensions & area; N/side #131 Northern Blvd., 433.82’ E/of Great Neck Rd., Great Neck, Sec. 2, Blk. 50, Lots 236 & 240, B-A 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 #20035 - Anthony Anes**, appeal for determination, or in the alternative, variances 70-5.D. and 70-44 to maintain an accessory structure that is not a use customarily incidental to a permitted use; E/side 176 Grant St., 100.10’ S/of Center St., Westbury, Sec. 10, Blk. 244, Lot 131, 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 #859 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.