

# Town of North Hempstead



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## Board of Zoning Appeals

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### CALENDAR FOR DECEMBER 9, 2015

#### RESIDENTIAL CASES - 10:00 A.M.

**APPEAL #20087 – Bruce Arella**, variances 70-28 & 70-29.B to maintain additions exceeding permitted lot coverage and gross floor area; E/side #24 Castle Ridge Rd., 160' S/of Mill Spring Rd., Manhasset, Sec. 3, Blk. 204, Lot 26, R-A District.

**APPEAL #20088 – Raghunathan Nair**, variances 70-208.F, 70-50.B & 70-100.2.A(2) to construct a second-story addition to a nonconforming dwelling with an insufficient front yard setback and to maintain fencing forward of a building line; NE/cor./of #1000 Hillside Blvd. & E.A. White Ave., New Hyde Park, Sec. 8, Blk. 6, Lot 50, R-C District.

**APPEAL #20089 – Iman Zeid**, variance 70-100.2.A(4)(b) to construct fencing exceeding permitted height; E/side #27 Sutton Hill Ln., 600' N/of Country Village Ln., Manhasset Hills, Sec. 8, Blk. 268, Lot 26, R-A District.

**APPEAL #20090 - Balu Balakrishnan**, conditional use 70-45 and variances 70-101.B and 70-231 to maintain a raised terrace in a required front yard and to convert a single-family dwelling to a mother-daughter use with an accessory apartment exceeding the permitted floor area; NE/cor./of 401 Hillside Ave. and Dail St., Herricks; Sec. 9, Blk. 81, Lot 401, R-C District.

**APPEAL #20092 - Anthony Cannatella** – variances 70-39.B and 70-40.A to construct additions within the required front yard setback exceeding the permitted floor area; SE/cor. 146 Onderdonk Ave. & Park Ave., Manhasset, Sec. 3, Blk. 78, Lot 303, R-B District.

**APPEAL #20093 - John Venetis**, variance 70-29.C to construct a detached garage exceeding the permitted floor area, NW/cor. 57 Aldershot Ln. and Foxcroft Rd., Manhasset, Sec. 3, Blk. 222, Lot 30, R-A District.

**APPEAL #20095 – Maria Mededdu**, variances 70-186, 70-103.A & 70-208.G to maintain additions to a nonconforming building in a business district with insufficient off-street parking; S/side #24 Willowdale Ave., 222.93' E/of South Bayles Ave., Port Washington, Sec. 5, Blk. 94, Lot 640, I-B District.

**APPEAL #20096 - Smruti Patel**, variance 70-100.2.M to maintain an arbor not within a line of fencing; S/side 85 Nassau Dr., 455.20' W/of Deepdale Pkwy., Albertson, Sec. 7, Blk. 93, Lot 90, R-B District.

**APPEAL #20097 – Pat Stewart**, variance 70-42 to maintain a deck within a rear yard setback; S/side #7 South Ct., 180' S/of Gateway, Roslyn Heights, Sec. 7, Blk. 310, Lot 3, R-B District.

**APPEAL #20098 - Steve Petriello**, variances 70-102.C(5)(a), 70-102.C(4), 70-100.1.A, and 70-102.C(2)(a)(5) to construct an in-ground pool within required rear and side yard setbacks and exceeding permitted rear yard coverage, pool equipment within a required side yard setback, and pool fencing forward of the rear building line; S/side 38 Corwin Ave., 340' E/of Leonard Blvd., New Hyde Park, Sec. 8, Blk. 168, Lot 14, R-C District.

**APPEAL #20099 – Dr. Azra Wigas**, variances 70-48, 70-49.B, 70-49.C & 70-50.B to construct additions exceeding lot coverage & GFA, and having an insufficient front yard setback; SE/cor #4 Franklin Ave. & Hillside Ave., New Hyde Park, Sec. 8, Blk. 332, Lot 10, R-C District.

**APPEAL #20100 – Serop Terterian**, variances 70-50.C & 70-100.1 to maintain a front porch with insufficient front yard setback and an accessory structure with insufficient rear yard setback; N/side #124 Sperry Blvd., 192' E/of Harvard St., New Hyde Park, Sec. 8, Blk. 337, Lot 19, R-C District.

**APPEAL #20101 - Amandeep Kakar**, variance 70-100.2.A(2) to maintain fencing beyond the front building line; N/E/cor. 501 Hillside Ave. and Emmet St., New Hyde Park, Sec. 9, Blk. 91, Lot 501, R-C District.

**APPEAL #20102 – Madrid Deratus**, variances 70-195.16.B(3)(b) & 70-195.16.D to maintain a cellar bathroom and exterior cellar entrance; S/side #754 Brush Hollow Rd., 65' W/of Siegel St., Westbury, Sec. 11, Blk. 101, Lot 6, R-C District.

**APPEAL #20103 - Angela Volpe**, variance 70-50.C to maintain a dwelling within a required front yard setback; S/side 32 Fourth Ave., 460' W/of Sixth St., Westbury, Sec. 11, Blk. 112, Lot 934, R-C District.

COMMERCIAL CASES - 2:00 P.M.

**APPEAL #20091- Amato and Carmela Iannelli**, conditional use 70-103.A and variances 70-139.A and 70-208.F to maintain a restaurant in a nonconforming building with insufficient off-street parking; S/side 170 Main St., 232.674' E/of Madison St., Port Washington, Sec. 5, Blk. 37, Lot 10, B-B District.

**APPEAL #20104 – Petra Grill**, conditional use 70-126.A & variance 70-103.A to convert retail space to a restaurant, a conditional use, with insufficient off-street parking; SW/cor #373 Old Country Rd. & Zeckendorf Blvd., Carle Place, Sec. 10, Blk. 288, Lot 46, B-A District.

ADJOURNED CASES – 2:00 P.M.

**APPEAL #20078 – Ayman Aly**, variance 70-100.2.A(2) to maintain fencing forward of a front building line; NE/cor./of #18 Pinewood Ln. & Elm Dr., New Hyde Park, Sec. 8, Blk. 211-08, Lot 79, R-C District.

**APPEAL #20080 - Sheikh Zarar**, variance 70-41.A to maintain additions within a required side yard setback and with insufficient aggregate side yards; N/side 357 Powerhouse Road, 149.12' W/of Old Powerhouse Rd., Roslyn Heights, Sec. 7, Blk. E, Lot 897, R-B District.

**APPEAL #20083 – Nahid Khazraee**, variance 70-100.2.A(4)(a)[5] to construct fencing exceeding permitted height; S/side #46 Orchard St., 200' E/of Long Island Rail Road, Roslyn Heights, Sec. 7, Blk. 60, Lot 327, R-C District.

**APPEAL #20084 – Joao & Nuno Lopes**, variances 70-51.A & 70-44 to maintain additions to a dwelling with insufficient side yards & parking/outdoor storage of commercial trucks/equipment, not a permitted use; E/side #174 Grant St., 150' S/of Center St., Westbury, Sec. 10, Blk. 244, Lot 32, R-C District.