

Town of North Hempstead



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Board of Zoning Appeals

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NEW CASES

MAY 8, 2013

APPEAL #19490 - John Morse (Owner)/Edward Paul Butt (Applicant), variances 70-100.2.I, 70-100.1.A, and 70-100.1.B to maintain garden walls within required front, rear and side yard setbacks; E/side 46 Woodcut Ln., 50.71' S/of Rocky Wood Rd., Manhasset, Sec. 3, Blk. 179, Lot 120, R-B District.

GRANTED

APPEAL #19491 - Daniel Devito (Owner)/John Cunniffe (Applicant), variances 70-208.F and 70-215 to maintain a two-story frame addition to a non-conforming two-family dwelling; E/side 34 South Bayles Ave., 356.59' N/of Munson St., Port Washington, Sec. 5, Blk. 98, Lot 9, B-A District.

ADJOURNED

APPEAL #19492 - James Tomeo, variances 70-40.A, 70-41.A, 70-42, 70-102.C.5(b) to construct first- and second-story additions within the required front and side yard setbacks, and to maintain a rear deck and pool within the required rear yard setback, N/side 62 Netherwood Dr., 141.83' E/of Deepdale Pkwy., Albertson, Sec. 7, Blk. 73, Lots 67, 68, 169, R-B District.

CONTINUED TO JUNE 12, 2013

APPEAL #19493 - Thomas Snyder, variance 70-100.2.H to maintain 2 A/C units within a required front yard setback; S/E/cor. 170 Yale St. and Pinetree Ln., Roslyn Heights, Sec. 7, Blk. 311, Lot 137, R-B District.

GRANTED

APPEAL #19494 - Stephen Ng (Owner)/Matilda Matula (Applicant), variances 70-51.A, 70-100.1.B, and 70-208.F to maintain an enclosed porch on a non-conforming dwelling within a required side yard setback and a detached garage within a required rear yard setback, W/side 93 Haddon Rd., 35.93' S/of Evergreen Ln., New Hyde Park, Sec. 8, Blk. B-14, Lot 96, R-C District.

GRANTED

APPEAL #19495 - Bhavna Bulsara (Owner)/Heather Sanderson (Applicant), variance 70-31.E to maintain an attached garage within a required side yard setback, E/side 22 Crest Rd., 104.08' S/of Summit Ln., Manhasset Hills, Sec. 8, Blk. 238, Lot 7, R-A District.

GRANTED

APPEAL #19496 - John Jason, variance 70-101.B to maintain an open porch within a required front yard setback; N/side 17 Midland Dr., 159.16' W/of Surrey Rd., New Hyde Park, Sec. 8, Blk. 297, Lot 24, R-B District.

GRANTED

APPEAL #19497 - Helen Arzanipour, variances 70-19.B and 70-22.3 to maintain a single family dwelling exceeding the permitted floor area and within the required sky exposure plane; S/side 60 Percheron Ln., 120' W/of Bucket Ln., Sec. 9, Blk. 540, Lot 10, R-AA District.

ADJOURNED

APPEAL #19498 - Armando DeBarros, variances 70-100.2.A and 70-100.2.A(2) to maintain fencing beyond the front building line and exceeding the permitted height; S/W/cor. 1 Heathcote Dr. and Roslyn Rd., Albertson, Sec. 9, Blk. 613, Lot 21, R-B District.

GRANTED IN PART, DENIED IN PART

APPEAL #19499 - Louis Reichman and Sons Limited Partnership (Owner)/Dri-Mark Products (Applicant), variances 70-103 and 70-208 to convert a warehouse to office use; E/side 15 Harbor Park Dr., 1,248.11' S/of Industrial Park Drive, Port Washington, Sec. 6, Blk. 86, Lot 11, PIP District.

RESERVED

COMMERCIAL CALENDAR

APPEAL #19500 - Rescue Hook & Ladder Company No. 1, Inc., variances 70-103.A, 70-103.F, 70-208.F, and 70-229.A to permit additions and alterations to a non-conforming commercial building with insufficient parking and loading and not in compliance with a previous BZA decision (Appeal No. 12978) for conversion to a place of public assembly; S/W/cor. #155 Mineola Ave. and Maple St., Roslyn Heights, Sec. 7, Blk. 49, Lots 67,68, and 838; B-B/R-C Districts.

GRANTED

APPEAL #19501 - Caroldee Realty Corp. (Owner)/Union Turnpike Restaurant, LLC (Applicant), conditional use 70-126.A, appeal for determination, or in the alternative, variances 70-103.A, and 70-229.A to permit outdoor dining with insufficient off-street parking, and non-compliance with previous Appeal #18473, S/E/cor. 1270 Union Tpke. and Claudy Ln., New Hyde Park, Sec. 8, Blk., 235, Lots 17, 18 and 58, B-A District.

RESERVED

APPEAL #19502 – Roslyn Maple LLC, variances 70-47.1D & 70-49.C to permit the construction of a new dwelling with insufficient average lot width & exceeding the permitted gross floor area; S/side Maple Street & Bryant Place [between Elliot Pl. & Van Nostrand Ave.] Roslyn, Sec. 7, Blk. 49, Lot: Paper Road, R-C District.

GRANTED

CONTINUED CALENDAR

APPEAL #19465 - Faizal Ali & Nali Ali, variance 70-29.B to maintain a second story addition exceeding the permitted gross floor area; E/side 40 Hamilton Dr., 809.29' N/of Shelter Rock Rd., Roslyn, Sec. 9, Blk. 653, Lot 12, R-A District.

CONTINUED

ADJOURNED CALENDAR

APPEAL #19481 - Jeffrey O'Brien, President, Strathmore Association(Owner)/Emily Abruzzo, AIA(Applicant), variance 70-34.A to maintain the conversion of a single-family dwelling to a mixed use building, including an accessory apartment, not permitted; N/side 1471 Northern Blvd. at Strathmore Rd., Manhasset, Sec. 3, Blk. 55, Lot 112, R-B District.

ADJOURNED