

Town of North Hempstead



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Board of Zoning Appeals

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NEW CASES

AUGUST 14, 2013

APPEAL #19555 - Melissa Pelcovitz, variances 70-29.B, 70-31.A, and 70-103.A and 70-208.F to construct a two-story addition to a non-conforming dwelling with insufficient aggregate side yards and off-street parking spaces and exceeding the permitted floor area, E/side 3 Saddle Rock Terrace, 117.25' N/of Old Mill Rd., Great Neck, Sec. 1, Blk. 131, Lot 7, R-A District.

RESERVED

APPEAL #19556.A – Edward F. Dickman/Woodland Place Development LLC renewal of variance from section 280-a of Town Law to permit the erection of a single family dwelling & the subdivision of lots not on an improved mapped street, S/Side #6 Woodland Pl., 324' E/of Orchard Rd., Great Neck; Sec. 2, Blk. 354, Lots: p/o 49, 70, 149 (parcel #1), R-A District.

GRANTED

APPEAL #19556.B - Edward F. Dickman/Woodland Place Development LLC renewal of variance from section 280-a of Town Law to permit the erection of a single family dwelling & the subdivision of lots not on an improved mapped street, S/Side Woodland Pl., 474.91' E/of Orchard Rd., Great Neck; Sec. 2, Blk. 354, Lots: p/o 49, 70, 149 (parcel #2), R-A District.

GRANTED

APPEAL #19556.C Edward F. Dickman/Woodland Place Development LLC, renewal of variance from Section 70-210.2 & Section 280-a of Town Law to permit the erection of a single family dwelling on a lot with insufficient lot width at the street & the subdivision of lots not on an improved mapped street, S/Side Woodland Pl., 562.80' E/of Orchard Rd., Great Neck; Sec. 2, Blk. 354, Lots: p/o 49, 70, 149 (parcel #3), R-A District.

GRANTED

APPEAL #19557 - Frank Lee (Owner)/Henry Marek (Applicant), variance 70-100.2.H to maintain an A/C unit within a required side yard setback; N/side 79 Sandy Hollow Rd., 180.09 E/of Francis Dr., Port Washington, Sec. 5, Blk. 161, Lot 2, R-C District.

GRANTED

APPEAL #19558 - Valerie Gibson (Owner)/Helen Bogdanos (Applicant), variances 70-51.A, 70-100.2.A(2), and 70-208.F to maintain roofed over porch to a non-conforming dwelling with insufficient aggregate side yards and fencing beyond the front building line; N/side 117 Macgregor Ave., 1048.37' E/of Jessica Pl., Roslyn Heights, Sec. 7, Blk., 49, Lot 47, R-C District.

GRANTED

APPEAL #19559 - Lourdes Ginebra-Salcedo (Owner)/Emilio Susa Architect, P.C. (Applicant), variances 70-40 and 70-41 to construct a second story addition and front porch within required front and side yard setbacks; S/side 10 Surrey Rd., 108.12' E/of Mayfair Rd., New Hyde Park, Sec. 8, Blk. 296, Lot 8, R-B District.

GRANTED

APPEAL #19560 - Thomas Carroll, variances 70-40.C and 70-208.F to maintain a front porch, portico, and bay window on a non-conforming dwelling within a required front yard setback; N/side 83 Laurel Dr., 221.33' W/of Major Ln., New Hyde Park; Sec. 8, Blk. 306, Lot 8, R-B District.

GRANTED

APPEAL #19561 - Jain George, variance 70-100.2.A(2), to erect fencing beyond the front building line, SE/cor. 2 Herricks Ct. and Rhodes Dr., New Hyde Park, Sec. 9, Blk. 530, Lot 49, R-C District.

RESERVED

APPEAL #19562 - Donald Simmons, variances 70-49.B, 70-100.1.B, and 70-209 to maintain a replacement detached garage exceeding the permitted gross floor area, and within permitted rear and side yards; S/side 228 Glen Cove Ave., 250' E/of Jamaica Blvd., Carle Place, Sec. 10, Blk. 5, Lots 15, 16, R-C District.

GRANTED

APPEAL #19563 - Steven Rosenzweig, variance 70-50.C to maintain an enclosed porch within a required front yard setback; E/side 232 Monitor St., 200' S/of Broadway, Westbury, Sec. 11, Blk. 40, Lots 13-15, R-C District.

ADJOURNED TO SEPTEMBER 25, 2013

APPEAL #19564 - 668 Realty Associates, LLC, variance 70-132 to construct a façade within a required front yard setback, S/side #720 Northern Blvd., 100' W/of Spinney Hill Dr., Great Neck, Sec. 2, Blk. 107, Lots 7-19, B-A District.

GRANTED

APPEAL #19565 - Barco Realty Cuttermill, LLC (Owner)/Elrod Service Station, Inc. (Applicant), variances 70-103.A, 70-103.P, 70-203.P.2(f) to maintain a one story expansion of a service station with insufficient off-street parking, covered parking, and landscaping; W/side 133 Cutter Mill Rd., 65.32' S/of LIRR, Great Neck, Sec. 2, Blk. 305, Lot 16, I-B District.

GRANTED

APPEAL #19566 - Port Washington Protection Fire engine Co. No. 1, variances 70-49.C, 70-50.C, 70-52.6 and 70-103.A to construct a 2 story addition within a required front yard setback with insufficient off-street parking and exceeding the permitted gross floor area and height; NW/cor. 14 South Washington St., and Webster Ave., Port Washington, Sec. 5, Blk. 35, Lots 1, 2, 17, 120, 124, R-C District.

ADJOURNED TO SEPTEMBER 25, 2013

APPEAL #19567 - CARWA Corp. and WACAR Corp., variances 70-103.A, 70-103.F and 70-146.A, to construct a one-story building within a required rear yard setback with insufficient off-street parking and loading areas; NW/cor. 606 Port Washington Blvd. and Beechwood Ave., Port Washington, Sec. 5, Blk. 94, Lot 567, B-B District.

RESERVED

APPEAL #19568 - Greencove Associates, LLC(Owner)/Bohler Engineering, PLLC (Applicant), conditional use 70-126.A to convert a retail space to a food use; SE/cor. #90 Northern Blvd. & Town Path Rd., Greenvale, Sec. 7, Blk. D, Lot 231, B-A District.

RESERVED

APPEAL #19569 - Ivy Enterprises, Inc./HJJ Seaview Realty, LLC, variances 70-103.A and 70-103.B, to construct a new warehouse/office building with insufficient off-street parking and size of stalls; N/side 3 Seaview Blvd., 217.80' W/of Roslyn West Shore Dr., Port Washington, Sec. 6, Blk. 89, Lot 12, MPIP District.

RESERVED

ADJOURNED CASE

AUGUST 14, 2013

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.

RESERVED

REOPENED CASE

AUGUST 14, 2013

APPEAL #19543 – Ronni Wlodinguer, appeal for determination, or in the alternative, variances 70-100.2H and 70-100.1 to maintain accessory structures (two piers) and an A/C unit within the required front yard setback, and to maintain a second story addition within a required front yard setback to a nonconforming building, NW/cor. 29 Allenwood Rd. & Radnor Rd., Great Neck, Sec. 2, Blk. 147, Lots 311-314, R-A District.

GRANTED