

Town of North Hempstead



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Board of Zoning Appeals

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CALENDAR FOR MAY 6, 2015

RESIDENTIAL CALENDAR

APPEAL #19975 - Michael Chen, variance 70-47.1.D to permit the subdivision of a lot with insufficient width; E/side #106 Udall Dr., 200' N/of Summer Ave., Great Neck, Sec. 2, Blk. 117, Lots 36, R-C District.

APPEAL #19976 - Fu Yu, variance 70-36.A to permit the construction of a two-story addition exceeding permitted height; S/side #32 Andrew St., 295.33' E/of Plandome Rd., Manhasset, Sec. 3, Blk. 81, Lots 13, R-B District.

APPEAL #19977 - Badger Holdings, LLC, variances 70-49.C and 70-50.C to construct a detached garage exceeding the permitted floor area and a portico within a required front yard setback; S/side #12 School St., 385.80' W/of Shell Rd., Port Washington, Sec. 5, Blk. 3, Lot 6, R-C District.

APPEAL #19978 - Andrea D'Amico, variances 70-51.A and 70-100.1.B to maintain a rear addition and brick wall with insufficient side yards; N/side 17 Lewis Ln., 460.23' E of Glen Ln., Port Washington, Sec. 5, Blk. 165, Lot 7, R-C District.

APPEAL #19979 - Michael John Higgins, variance 70-100.2.A(4)(b) to maintain fencing beyond the front building line; S/side 2 Bogart Ave., 94327' E/of Port Washington Blvd., Port Washington, Sec. 6, Blk. 1, Lot 39, R-A District.

APPEAL #19980 - Samuel Thomas, conditional use 70-35 and variance 70-231, to convert a single-family dwelling to a mother-daughter residence, a conditional use, with an accessory apartment and kitchen area exceeding the permitted floor area; S/side #25 Park Lane Dr., 187.51' W/of Willis Ave., Albertson, Sec. 7, Blk. 99, Lot 22, R-B District.

APPEAL #19981 - Usman Saleem, variances 70-18, 70-19.B, and 70-19.C to construct alterations exceeding the permitted lot coverage and floor area; E/side 11 Hemlock Ln., 240' S/of Dogleg Ln., Roslyn Heights, Sec. 7, Blk. 175, Lot 19, R-AA District.

APPEAL #19913 – Manuel Valente, variances 70-48, 70-49.B, 70-51.A, 70-100.1.F, 70-100.1.A, 70-100.2.A.4.b & 70-100.2.A.2 to maintain a one-story addition to single-family dwelling exceeding the permitted lot coverage and floor area, within required side yard, a garage in a side yard and fencing exceeding the permitted height and in a front yard; S/side #214 Roslyn Ave, 200' E/of Jamaica Blvd., Carle Place, Sec. 10, Blk. 6, Lot 13, R-C District.

COMMERCIAL CALENDAR

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 #19983 - Hanover Organizing Group, LLC, variances 70-103.A(1) and 70-103.F(1) to construct a second story addition to a commercial building with insufficient off-street parking and loading zones; NW/cor. #2131 Jericho Tpke. & Villa Pl., Garden City Park, Sec. 9, Blk. 237, Lots 13-15, 36-38, I-B District.

APPEAL #19984 – Ardcore, LLC(Applicant)/Brixmor SPE 6 LLC(Owner), variances 70-103.A and 70-208.F to convert retail space to a gymnasium with insufficient off-street parking; E/side #215D Glen Cove Rd., 184.08' S/of Westbury Ave., Carle Place, Sec. 10, Blk. N, Lot 239, I-B District.

ADJOURNED CASES

APPEAL #19955 - Raffaele Bonavita, variances 70-47.A, 70-47.B, 70-210.1, NYS Town Law §280-a, 70-49.B, 70-52.5, 70-52, 70-46, 70-47.B, 70-47.1.B, 70-49.B, 70-49.C, 70-51.E, 70-52, 70-52.6 to permit the subdivision of lots with insufficient area not on an improved mapped street; to maintain a single-family dwelling exceeding permitted floor area and front yard paving; and to construct a two-family dwelling exceeding permitted floor area, ridge height, and eave height with insufficient lot width, side yards, and front yard; S/side. #43 Charles St., 661.17' E/of Alison St., Port Washington, Sec. 5, Blk. 43, Lot 26, R-C District.

APPEAL #19957 - Alan Wolf, variances 70-100.2.A(2) and 70-100.2.A(4) to maintain fencing exceeding the permitted height and beyond the front building line; SW/cor. #9 Amherst Rd. & Roslyn Rd., Albertson, Sec. 9, Blk. 122, Lots 15-19, R-B District.

APPEAL #19959 - Reynaldo Cubillos, variances 70-100.2.A(4), 70-100.2.A(4)(a)[5], 70-100.2.A(4)(b) & 70-101.B to maintain fences exceeding permitted height and an open porch in a required front yard; S/side. #218 Roslyn Ave., 250' E/of Jamaica Blvd., Carle Place, Sec. 10, Blk. 6, Lot 15, R-C District.