

Town of North Hempstead



Chairman
David L. Mammina, R.A., A.I.A.

Vice Chairman
Donal McCarthy, Esq.

Members
Paul Aloe, Esq.
Leslie Francis, Esq.
David I. Levine, Esq.
Secretary
Jonathan P. Fielding, Esq.

Board of Zoning Appeals

210 Plandome Road
Manhasset, NY 11030
(516) 869-7667
Fax (516) 869-7812

NOTICE OF DECISION

APPEAL #20044 - Ari Herman, variance 70-29.C to construct a second-story addition exceeding the permitted floor area, W/side 2 Saddle Rock Terr., 86.62' N/of Old Mill Rd., Great Neck, Sec. 1, Blk. 131, Lot 3, R-A District.

WHEREAS, an application (15-105620) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **AUGUST 12, 2015**, the appeal in the above entitled matter was decided as follows:

GRANTED, of the dimension and in the location shown on drawings prepared by William T Medlow, R.A., dated January 7, 2015, **SUBJECT TO THE FOLLOWING CONDITION:**

the gross floor area does not exceed 4,099 square feet.

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Vice Chairman McCarthy Seconded by: Member Aloe
Aye: Member Levine, Member Aloe, Vice Chairman McCarthy,
Chairman Mammina
Absent: Member Francis



JONATHAN P. FIELDING
SECRETARY

THIS IS NOT A BUILDING PERMIT

Town of North Hempstead



Chairman
David L. Mammina, R.A., A.I.A.

Vice Chairman
Donal McCarthy, Esq.

Members
Paul Aloe, Esq.
Leslie Francis, Esq.
David I. Levine, Esq.
Secretary
Jonathan P. Fielding, Esq.

Board of Zoning Appeals

210 Plandome Road
Manhasset, NY 11030
(516) 869-7667
Fax (516) 869-7812

NOTICE OF DECISION

APPEAL #20046 – Janet Squicciarini, variances 70-50.B, 70-100.2.A(2), 70-100.2.A(4) & 70-208.F to maintain a second-story dormer with an insufficient secondary front yard setback on a non-conforming dwelling, and fencing exceeding permitted height; SW/cor./of #457 Leonard Blvd. & Imperial Ave., New Hyde Park, Sec. 8, Blk. 156, Lot 114, R-C District.

WHEREAS, an application (15-105272) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **AUGUST 12, 2015**, the appeal in the above entitled matter was decided as follows:

GRANTED IN PART, with respect to the variances sought from §§70-50.B and 70-208.F, of the dimension and in the location shown on drawings prepared by Jared Mandel, R.A., dated June 24, 2015 and a survey prepared by Frank Galluzzo, P.L.S., dated December 15, 2014; and **DENIED IN PART**, with respect to the variances sought from §§70-100.2A(2) and 70-100.2A(4).

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Member Levine Seconded by: Vice Chairman McCarthy
Aye: Member Levine, Member Aloe, Vice Chairman McCarthy,
Chairman Mammina
Absent: Member Francis



JONATHAN P. FIELDING
SECRETARY

THIS IS NOT A BUILDING PERMIT

Town of North Hempstead



Chairman
David L. Mammina, R.A., A.I.A.

Vice Chairman
Donal McCarthy, Esq.

Members
Paul Aloe, Esq.
Leslie Francis, Esq.
David I. Levine, Esq.
Secretary
Jonathan P. Fielding, Esq.

Board of Zoning Appeals

210 Plandome Road
Manhasset, NY 11030
(516) 869-7667
Fax (516) 869-7812

NOTICE OF DECISION

APPEAL #20047 – Jiju Thomas, variances 70-100.2.A(2) & 70-100.2.A(4)(a)[5] to construct fencing in a front yard & exceeding permitted height; SW/cor./of #3 Paul Ave. & Hillside Ave., New Hyde Park, Sec. 8, Blk. 322, Lot 11, R-C District.

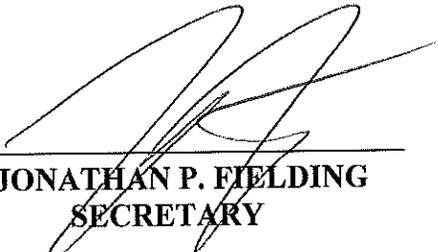
WHEREAS, an application (15-105379) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **AUGUST 12, 2015**, the appeal in the above entitled matter was decided as follows:

GRANTED, of the dimension and in the location shown on drawings prepared by Atlantic Nurseries, Inc., dated July 27, 2015, and **SUBJECT TO THE FOLLOWING CONDITIONS:**

- 1) That the fence be a black, open estate-style fence; and*
- 2) That the property owner shall install and maintain evergreen plantings, also installing replacement plantings as necessary, sufficient to screen the fence from view from Paul Avenue, Hillside Avenue, and the neighboring properties.*

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Vice Chairman McCarthy Seconded by: Member Aloe
Aye: Member Levine, Member Aloe, Vice Chairman McCarthy,
Chairman Mammina
Absent: Member Francis



JONATHAN P. FIELDING
SECRETARY

THIS IS NOT A BUILDING PERMIT

Town of North Hempstead



Chairman
David L. Mammina, R.A., A.I.A.

Vice Chairman
Donal McCarthy, Esq.

Members
Paul Aloe, Esq.
Leslie Francis, Esq.
David I. Levine, Esq.

Secretary
Jonathan P. Fielding, Esq.

Board of Zoning Appeals

210 Plandome Road
Manhasset, NY 11030
(516) 869-7667
Fax (516) 869-7812

NOTICE OF DECISION

APPEAL #20048 – Brijesh Parekh, variance 70-100.2.A(2) to maintain fencing in a front yard; SE/cor./of #335 I.U. Willets Rd. & Roslyn Rd., Roslyn Heights, Sec. 9, Blk. 538, Lot 22, R-AA District.

WHEREAS, an application (15-104468) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **AUGUST 12, 2015**, the appeal in the above entitled matter was decided as follows:

DENIED.

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Member Levine Seconded by: Member Aloe
Aye: Member Levine, Member Aloe, Vice Chairman McCarthy,
Chairman Mammina
Absent: Member Francis



JONATHAN P. FIELDING
SECRETARY

THIS IS NOT A BUILDING PERMIT

Town of North Hempstead



Chairman

David L. Mammìna, R.A., A.I.A.

Vice Chairman

Donal McCarthy, Esq.

Members

Paul Aloe, Esq.

Leslie Francis, Esq.

David I. Levine, Esq.

Secretary

Jonathan P. Fielding, Esq.

Board of Zoning Appeals

210 Plandome Road
Manhasset, NY 11030

(516) 869-7667

Fax (516) 869-7812

NOTICE OF DECISION

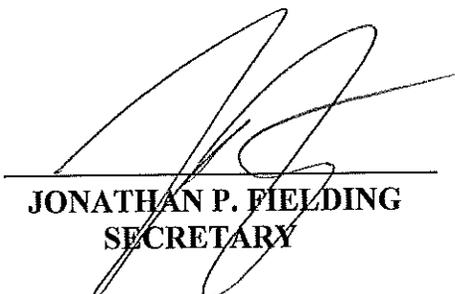
APPEAL #20049 - Chris Ferrandina, variances 70-100.2.A(2) and 70-100.2.A(4)(a)[5] to maintain fencing in a front yard and exceeding the permitted height; W/side #334 Carle Rd., 60.21' N/of Magnolia St., Westbury, Sec. 10, Blk. 278, Lot 3, R-B District.

WHEREAS, an application (15-105093) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **AUGUST 12, 2015**, the appeal in the above entitled matter was decided as follows:

GRANTED, of the dimension and in the location shown on a drawing prepared by Howard Peter Curtis, R.A., dated June 1, 2015, and a survey prepared by John P. Ferrantello, L.L.S., dated May 25, 2007 and revised through July 25, 2010.

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Member Levine Seconded by: Vice Chairman McCarthy
Aye: Member Levine, Member Aloe, Vice Chairman McCarthy,
Chairman Mammìna
Absent: Member Francis



JONATHAN P. FIELDING
SECRETARY

THIS IS NOT A BUILDING PERMIT

Town of North Hempstead



Chairman
David L. Mammina, R.A., A.I.A.

Vice Chairman
Donal McCarthy, Esq.

Members
Paul Aloe, Esq.
Leslie Francis, Esq.
David I. Levine, Esq.
Secretary
Jonathan P. Fielding, Esq.

Board of Zoning Appeals

210 Plandome Road
Manhasset, NY 11030
(516) 869-7667
Fax (516) 869-7812

NOTICE OF DECISION

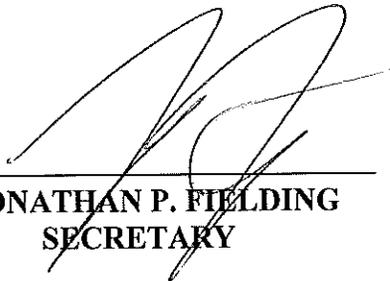
APPEAL #20051.A – Rakesh Patel, variance 70-51.A to maintain a wood deck in a required side yard setback; W/side #35 Old Broadway, 150' N/of Dennis St., Garden City Park, Sec. 33, Blk. 121, Lots 2299 & 2300, R-C District.

WHEREAS, an application (15-105523) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **AUGUST 12, 2015**, the appeal in the above entitled matter was decided as follows:

GRANTED, of the dimension and in the location shown on drawings prepared by Michael J. Squicciarini, R.A., dated February 24, 2015 and revised through May 27, 2015 and a survey prepared by Peter J. Brabazon, L.L.S., dated December 29, 2014.

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Vice Chairman McCarthy Seconded by: Member Levine
Aye: Member Levine, Member Aloe, Vice Chairman McCarthy,
Chairman Mammina
Absent: Member Francis



JONATHAN P. FIELDING
SECRETARY

THIS IS NOT A BUILDING PERMIT

Town of North Hempstead



Chairman
David L. Mammina, R.A., A.I.A.

Vice Chairman
Donal McCarthy, Esq.

Members
Paul Aloe, Esq.
Leslie Francis, Esq.
David I. Levine, Esq.
Secretary
Jonathan P. Fielding, Esq.

Board of Zoning Appeals

210 Plandome Road
Manhasset, NY 11030
(516) 869-7667
Fax (516) 869-7812

NOTICE OF DECISION

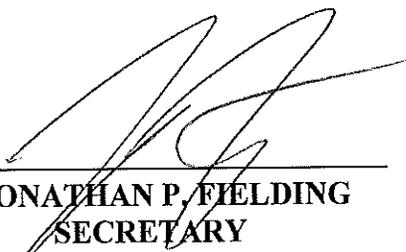
APPEAL #20051.B – Ramesh Patel, variance 70-51.A to maintain a wood deck in a required side yard setback; W/side #39 Old Broadway, 100' N/of Dennis St., Garden City Park, Sec. 33, Blk. 121, Lots 2301 & 2302, R-C District.

WHEREAS, an application (15-105525) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **AUGUST 12, 2015**, the appeal in the above entitled matter was decided as follows:

GRANTED, of the dimension and in the location shown on drawings prepared by Michael J. Squicciarini, R.A., dated February 24, 2015 and revised through May 27, 2015 and a survey prepared by Peter J. Brabazon, L.L.S., dated December 29, 2014.

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Vice Chairman McCarthy Seconded by: Member Levine
Aye: Member Levine, Member Aloe, Vice Chairman McCarthy,
Chairman Mammina
Absent: Member Francis



JONATHAN P. FIELDING
SECRETARY

THIS IS NOT A BUILDING PERMIT

Town of North Hempstead



Chairman
David L. Mammina, R.A., A.I.A.

Vice Chairman
Donal McCarthy, Esq.

Members
Paul Aloe, Esq.
Leslie Francis, Esq.
David I. Levine, Esq.

Secretary
Jonathan P. Fielding, Esq

Board of Zoning Appeals

210 Plandome Road
Manhasset, NY 11030
(516) 869-7667
Fax (516) 869-7812

NOTICE OF DECISION

APPEAL #20056 - Lake Success Shopping Center, LLC / Macy's, variances 70-196.J(1)(b) and 70-196.J(1)(f) to erect signage exceeding the permitted vertical height, area, and height above grade; S/side #1550 Union Tpke., W/of New Hyde Park Rd., New Hyde Park, Sec. 8, Blk. 235, Lot 56, B-AA District.

WHEREAS, an application (15-105648) was filed with the Board of Zoning Appeals and a public hearing was held following due notice;

WHEREAS, at this public hearing the appeal was amended to include a request for relief from §70-196.J(1)(i) with respect to uniformity of appearance; therefore, at a meeting of the Board held on **AUGUST 12, 2015**, the appeal in the above entitled matter was decided as follows:

GRANTED, of the dimension and in the location shown on a drawings prepared by Image Resource Group, Inc. dated June 20, 2015.

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Member Levine Seconded by: Vice Chairman McCarthy
Aye: Member Levine, Member Aloe, Vice Chairman McCarthy,
Chairman Mammina
Absent: Member Francis



JONATHAN P. FIELDING
SECRETARY

THIS IS NOT A BUILDING PERMIT

Town of North Hempstead



Chairman
David L. Mammina, R.A., A.I.A.

Vice Chairman
Donal McCarthy, Esq.

Members
Paul Aloe, Esq.
Leslie Francis, Esq.
David I. Levine, Esq.
Secretary
Jonathan P. Fielding, Esq.

Board of Zoning Appeals

210 Plandome Road
Manhasset, NY 11030
(516) 869-7667
Fax (516) 869-7812

NOTICE OF DECISION

APPEAL #20057 – 1355 Northern Associates, LLC, variances 70-196.J(2)(a), 70-196.J(2)(b), 70-196.J(2)(c), and 70-196.J(2)(d) to erect signage exceeding the permitted area and number of ground signs, with insufficient space between bottom of sign and ground and signage within a required buffer; NE/cor./of 1355 Northern Blvd. & Plandome Rd., Manhasset, Sec. 3, Blk. 83, Lot 13, R-B / B-A / P Districts.

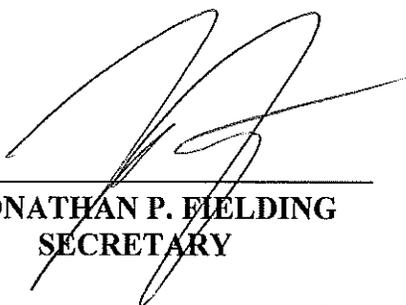
WHEREAS, applications (15-105851, 15-10582, 15-105853) were filed with the Board of Zoning Appeals and a public hearing was held following due notice;

WHEREAS, at this public hearing the appeal was amended by the applicant's withdrawal of the request for relief from §70-196.J(2)(c) ; therefore, at a meeting of the Board held on **AUGUST 12, 2015**, the appeal in the above entitled matter was decided as follows:

GRANTED, of the dimension and in the location shown on drawings Russell Design dated October 10, 2014.

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Vice Chairman McCarthy Seconded by: Member Aloe
Aye: Member Levine, Member Aloe, Vice Chairman McCarthy,
Chairman Mammina
Absent: Member Francis



JONATHAN P. FIELDING
SECRETARY

THIS IS NOT A BUILDING PERMIT

Town of North Hempstead



Chairman
David L. Mammìna, R.A., A.I.A.

Vice Chairman
Donal McCarthy, Esq.

Members
Paul Aloe, Esq.
Leslie Francis, Esq.
David I. Levine, Esq.
Secretary
Jonathan P. Fielding, Esq.

Board of Zoning Appeals

210 Plandome Road
Manhasset, NY 11030
(516) 869-7667
Fax (516) 869-7812

NOTICE OF DECISION

APPEAL #20026 – Grace’s Marketplace East LLC, conditional use 70-139.A and variance 70-103.A to maintain a restaurant with insufficient parking; W/side #81 Glen Cove Rd., 733.49’ N/of Wellington Rd., Greenvale, Sec. 20, Blk. N, Lots 87-91, B-A District.

WHEREAS, an application (15-103633) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **AUGUST 12, 2015**, the appeal in the above entitled matter was decided as follows:

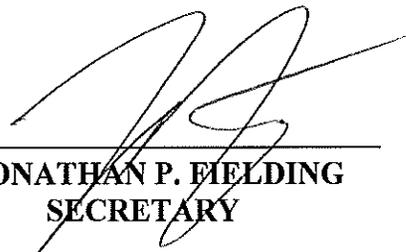
GRANTED, of the dimension and in the location shown on drawings prepared by John A. Notaro, R.A., dated January 2015, **SUBJECT TO THE CONDITIONS IN THE ATTACHED RIDER:**

SEE ATTACHED RIDER

No building permit shall issue until the applicant provides a corrected site plan prepared by a licensed professional engineer or registered architect showing the flow of traffic on site.

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Member Levine Seconded by: Member Aloe
Aye: Member Levine, Member Aloe, Vice Chairman McCarthy,
Chairman Mammìna
Absent: Member Francis



JONATHAN P. FIELDING
SECRETARY

THIS IS NOT A BUILDING PERMIT

Board of Zoning Appeals

Town of North Hempstead

Rider to Appeal # 20026

Grace's Marketplace East LLC

W/side 81 Glen Cove Rd., 733.49' N/of Wellington Rd., Greenvale

Section: 20 Block: N Lot: 87-91

Page 1 of 2

1. That the applicant shall install and maintain a suitable refrigerated garbage locker within the building. There shall be no outdoor storage of putrescible waste generated by the proposed restaurant at any time. The applicant shall arrange for indoor carry-out pick-up with a licensed sanitation collector and shall forward a copy of the contract to the Building Official prior to approval and/or issuance of a Place of Assembly or Place of Public Assembly License, as defined in the Town Code, and at every subsequent inspection following the issuance of said Place of Assembly or Place of Public Assembly License.
2. All exterior doors shall be of solid construction, equipped with self-closing hardware; and shall remain closed at all times except for ingress and egress.
3. At no time may there be more than a total of **51** seats on the premises, inclusive of 12 outdoor seasonal seats, as shown on the drawings prepared by John A. Notaro, R.A., dated January 2015. For purposes of this condition, a seat is defined as any place on the premises where a patron may sit and be served, whether or not a person is seated there. A table set up with four chairs counts as four seats. The conditional use permit and/or variance set forth herein shall continue only for so long as there is compliance with this condition. If at any time the applicant is not in compliance with this condition, then the conditional use permit shall terminate, and applicant must make a new application to this Board in order to continue the restaurant use.
4. That the applicant and/or its successor shall comply with Code § 70- 225(7)(A). Prior to making any changes to the kitchen, either by terminating the restaurant use, by the addition of equipment not on the approval plan, or through an increase in the size of existing equipment, or in the size of the square footage of the kitchen, the applicant or its successor shall make a new application to this Board for a conditional use permit to use the space as a restaurant use.
5. That the Applicant shall obtain a Place of Assembly or Place of Public Assembly, License, as defined in the Town Code, from the Building Department prior to the issuance of a Certificate of Occupancy or Completion.
6. That the applicant shall comply with all laws, ordinances, rules and regulations of all public authorities having jurisdiction over the premises and that no Certificate of Occupancy or Completion shall be issued until absolute compliance has been proven to the Commissioner or the Building Official.

Board of Zoning Appeals

Town of North Hempstead

Rider to Appeal # 20026

Grace's Marketplace East LLC

W/side 81 Glen Cove Rd., 733.49' N/of Wellington Rd., Greenvale

Section: 20 Block: N Lot: 87-91

Page 2 of 2

7. That the applicant shall install and maintain a sign on site informing patrons that there is additional parking in the rear lot.

Town of North Hempstead



Chairman
David L. Mammina, R.A.,
A.I.A.

Members
Donal McCarthy, Esq.
Paul Aloe, Esq.
Leslie Francis, Esq.
David I. Levine, Esq.

Board of Zoning Appeals

210 Plandome Road
Manhasset, NY 11030
(516) 869-7667
Fax (516) 869-7812

NOTICE OF DECISION

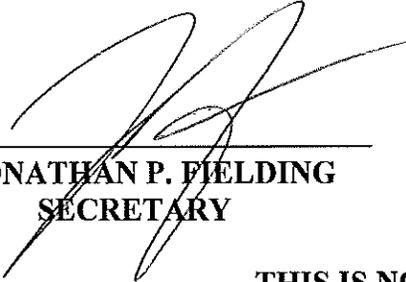
APPEAL #19716 - Thomas Amato, appeal for determination, or in the alternative, variances 70-49.B, 70-50.A, and 70-51.A to maintain a 2nd floor addition exceeding the permitted floor area and within a required side yard and a covered porch within the required front yard setback; W/side 7 Stephen Ave., 50' S/of Hillside Ave., New Hyde Park, Sec. 8, Blk. 321, Lot 12, R-C District.

WHEREAS, an application (14-101094) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **AUGUST 12, 2015**, the appeal in the above entitled matter was decided as follows:

DENIED.

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Member Levine Seconded by: Member Aloe
Aye: Member Levine, Member Aloe, Vice Chairman McCarthy,
Chairman Mammina
Absent: Member Francis



JONATHAN P. FIELDING
SECRETARY

THIS IS NOT A BUILDING PERMIT

Town of North Hempstead



Chairman

David L. Mammina, R.A.,
A.I.A.

Members

Donal McCarthy, Esq.
Paul Aloe, Esq.
Leslie Francis, Esq.
David I. Levine, Esq.

Board of Zoning Appeals

210 Plandome Road
Manhasset, NY 11030
(516) 869-7667
Fax (516) 869-7812

NOTICE OF DECISION

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.

WHEREAS, an application (14-105856) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **AUGUST 12, 2015**, the appeal in the above entitled matter was decided as follows:

DENIED.

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Vice Chairman McCarthy Seconded by: Member Aloe
Aye: Member Levine, Member Aloe, Vice Chairman McCarthy,
Chairman Mammina
Absent: Member Francis



JONATHAN P. FIELDING
SECRETARY

THIS IS NOT A BUILDING PERMIT

Town of North Hempstead



Chairman
David L. Mammina, R.A.,
A.I.A.

Members
Donal McCarthy, Esq.
Paul Aloe, Esq.
Leslie Francis, Esq.
David I. Levine, Esq.

Board of Zoning Appeals

210 Plandome Road
Manhasset, NY 11030
(516) 869-7667
Fax (516) 869-7812

NOTICE OF DECISION

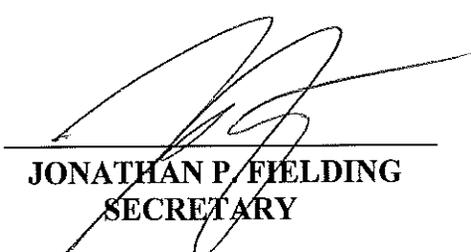
APPEAL #19962 - Philip Zolli, variances 70-210.2 & 70-47.1.B to reappportion property creating an irregular lot and to construct a new two-family dwelling on a lot with insufficient width; N/side #127 Harbor Rd., 506.19' W/of Middle Neck Rd., Port Washington, Sec. 4, Blk. 36, Lots 564-566, R-C District.

WHEREAS, an application (15-101479) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **AUGUST 12, 2015**, the appeal in the above entitled matter was decided as follows:

DENIED.

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Member Aloe Seconded by: Vice Chairman McCarthy
Aye: Member Levine, Member Aloe, Vice Chairman McCarthy,
Chairman Mammina
Absent: Member Francis



JONATHAN P. FIELDING
SECRETARY

THIS IS NOT A BUILDING PERMIT

Town of North Hempstead



Chairman
David L. Mammina, R.A.,
A.I.A.

Members
Donal McCarthy, Esq.
Paul Aloe, Esq.
Leslie Francis, Esq.
David I. Levine, Esq.

Board of Zoning Appeals

210 Plandome Road
Manhasset, NY 11030
(516) 869-7667
Fax (516) 869-7812

NOTICE OF DECISION

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.

WHEREAS, an application (14-108396) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **AUGUST 12, 2015**, the appeal in the above entitled matter was decided as follows:

The appeal for a determination is hereby **DENIED**, and the variances requested are **GRANTED**, of the dimension and in the location shown on a drawing prepared by Rudolph S. Shatarah, P.E., dated October 7, 2013.

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Member Aloe Seconded by: Member Levine
Aye: Member Levine, Member Aloe Vice Chairman McCarthy,
Chairman Mammina
Absent: Member Francis



JONATHAN P. FIELDING
SECRETARY

THIS IS NOT A BUILDING PERMIT

Town of North Hempstead



Chairman
David L. Mammina, R.A.,
A.I.A.

Members
Donal McCarthy, Esq.
Paul Aloe, Esq.
Leslie Francis, Esq.
David I. Levine, Esq.

Board of Zoning Appeals

210 Plandome Road
Manhasset, NY 11030
(516) 869-7667
Fax (516) 869-7812

NOTICE OF DECISION

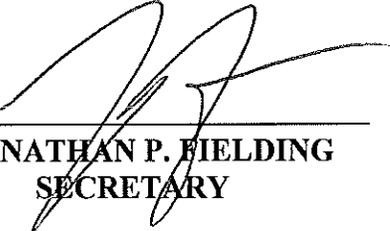
APPEAL #20029 – Kenneth Faltischek, variance 70-29.C to maintain conversion of carport to garage exceeding permitted gross floor area; S/side #38 Richards Rd., 398.68' E/of N. Plandome Rd., Port Washington, Sec. 5, Blk. 71, Lot 84, R-A District.

WHEREAS, an application (15-100620) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **AUGUST 12, 2015**, the appeal in the above entitled matter was decided as follows:

GRANTED of the dimension and in the location shown on drawings prepared by Peter Edward Tokar, R.A., dated May 22, 2006 and revised through December 7, 2006 and a survey prepared by Christopher Henn, L.L.S., dated March 14, 2005.

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Member Aloe Seconded by: Vice Chairman McCarthy
Aye: Member Levine, Member Aloe, Vice Chairman McCarthy,
Chairman Mammina
Absent: Member Francis



JONATHAN P. FIELDING
SECRETARY

THIS IS NOT A BUILDING PERMIT

Town of North Hempstead



Chairman
David L. Mammina, R.A.,
A.I.A.

Members
Donal McCarthy, Esq.
Paul Aloe, Esq.
Leslie Francis, Esq.
David I. Levine, Esq.

Board of Zoning Appeals

210 Plandome Road
Manhasset, NY 11030
(516) 869-7667
Fax (516) 869-7812

NOTICE OF DECISION

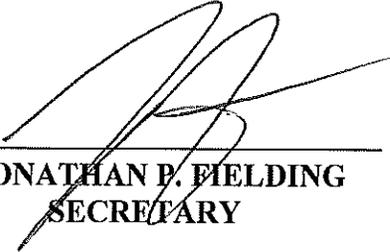
APPEAL #19237 - Mohammad Azadi, variance 70-39.C to permit the maintenance of a one-story addition to a single family residence exceeding the permitted gross floor area; W/side 109 Jefferson Ave., 264.33' S/of Forest St., Roslyn Heights, Sec. 7, Blk. G, Lot 59, R-C District.

WHEREAS, an application (12-100279) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **AUGUST 12, 2015**, the appeal in the above entitled matter was decided as follows:

DENIED.

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Member Levine Seconded by: Vice Chairman McCarthy
Aye: Member Levine, Member Aloe Vice Chairman McCarthy,
Chairman Mammina
Absent: Member Francis



JONATHAN P. FIELDING
SECRETARY

THIS IS NOT A BUILDING PERMIT

Town of North Hempstead



Chairman

David L. Mammina, R.A.,
A.I.A.

Members

Donal McCarthy, Esq.
Paul Aloe, Esq.
Leslie Francis, Esq.
David I. Levine, Esq.

Board of Zoning Appeals

210 Plandome Road
Manhasset, NY 11030
(516) 869-7667
Fax (516) 869-7812

NOTICE OF DECISION

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.

WHEREAS, an application (15-100781) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **AUGUST 12, 2015**, the appeal in the above entitled matter was decided as follows:

DENIED.

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Vice Chairman McCarthy Seconded by: Member Levine
Aye: Member Levine, Member Aloe, Vice Chairman McCarthy,
Chairman Mammina
Absent: Member Francis



JONATHAN P. FIELDING
SECRETARY

THIS IS NOT A BUILDING PERMIT

Town of North Hempstead

Chairman
David L. Mammìna, R.A.,
A.I.A.

Members
Donal McCarthy, Esq.
Paul Aloe, Esq.
Leslie Francis, Esq.
David I. Levine, Esq.



Board of Zoning Appeals

210 Plandome Road
Manhasset, NY 11030
(516) 869-7667
Fax (516) 869-7812

NOTICE OF DECISION

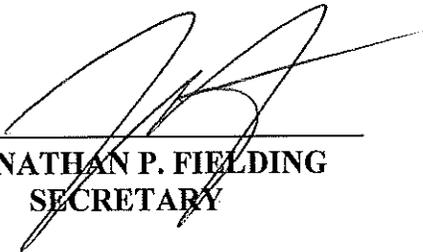
APPEAL #20020 - Syed Ahsan, variances 70-32.6 and 70-101.B to maintain an expanded driveway exceeding the permitted front yard paving area and a planter within a required front yard setback; E/side 126 Birch Dr., 160.65' N/of Cedar Dr., New Hyde Park, Sec. 9, Blk. 608, Lot 15, R-A District.

WHEREAS, an application (15-103645) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **AUGUST 12, 2015**, the appeal in the above entitled matter was decided as follows:

DENIED.

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Vice Chairman McCarthy Seconded by: Member Levine
Aye: Member Levine, Member Aloe, Vice Chairman McCarthy,
Chairman Mammìna
Absent: Member Francis



JONATHAN P. FIELDING
SECRETARY

THIS IS NOT A BUILDING PERMIT

Town of North Hempstead



Chairman
David L. Mammina, R.A.,
A.I.A.

Members
Donal McCarthy, Esq.
Paul Aloe, Esq.
Leslie Francis, Esq.
David I. Levine, Esq.

Board of Zoning Appeals

210 Plandome Road
Manhasset, NY 11030
(516) 869-7667
Fax (516) 869-7812

NOTICE OF DECISION

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 85th Ave., Floral Park Centre, Sec. 8, Blk. 90, Lot 215, R-C District.

WHEREAS, applications (13-106670, 13-106671) were filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **AUGUST 12, 2015**, the appeal in the above entitled matter was decided as follows:

DENIED.

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Member Aloe Seconded by: Member Levine
Aye: Member Levine, Member Aloe Vice Chairman McCarthy,
Chairman Mammina
Absent: Member Francis



JONATHAN P. FIELDING
SECRETARY

THIS IS NOT A BUILDING PERMIT

Town of North Hempstead



Chairman
David L. Mammina, R.A.,
A.I.A.

Members
Donal McCarthy, Esq.
Paul Aloe, Esq.
Leslie Francis, Esq.
David I. Levine, Esq.

Board of Zoning Appeals

210 Plandome Road
Manhasset, NY 11030
(516) 869-7667
Fax (516) 869-7812

NOTICE OF DECISION

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.

WHEREAS, an application (14-100438) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **AUGUST 12, 2015,** the appeal in the above entitled matter was decided as follows:

DENIED.

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Member Levine Seconded by: Member Aloe
Aye: Member Levine, Member Aloe, Vice Chairman McCarthy, Chairman Mammina
Absent: Member Francis



JONATHAN P. FIELDING
SECRETARY

THIS IS NOT A BUILDING PERMIT

Town of North Hempstead



Chairman
David L. Mammina, R.A.,
A.I.A.

Members
Donal McCarthy, Esq.
Paul Aloe, Esq.
Leslie Francis, Esq.
David I. Levine, Esq.

Board of Zoning Appeals

210 Plandome Road
Manhasset, NY 11030
(516) 869-7667
Fax (516) 869-7812

NOTICE OF DECISION

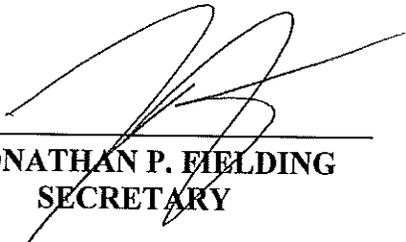
APPEAL #19656 - Bartolomeo Abbatiello (Owner)/Michael Zampini (Applicant), appeal for determination, or in the alternative, variances 70-138 and 70-208.G to maintain a two-family dwelling within a Business District – not a permitted use and an enclosed porch increasing habitable living space; N/side 535 Westbury Ave., 50' W/of Sicardi Pl., Carle Place, Sec. 10, Blk. 272, Lot 215, B-B District.

WHEREAS, an application (13-110323) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **AUGUST 12, 2015**, the appeal in the above entitled matter was decided as follows:

DENIED.

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Member Levine Seconded by: Member Aloe
Aye: Member Levine, Member Aloe Vice Chairman McCarthy,
Chairman Mammina
Absent: Member Francis



JONATHAN P. FIELDING
SECRETARY

THIS IS NOT A BUILDING PERMIT