

VILLAGE OF THOMASTON  
100 EAST SHORE ROAD  
GREAT NECK, NY 11023  
(516) 482-3110  
FAX (516) 829-5011

ZONING BOARD OF APPEALS  
May 6, 2021 – 6:00 PM

AGENDA

- I. Call to order
- II. Opening Statement
- III. Old Business

**SUBJECT # 21-01:** Application of Alan J. Cooper, 1047 Old Northern Boulevard, Roslyn, New York, 11576, as agent for David and Janice Yamins, 180 Schenck Avenue, Thomaston, New York, for variances of Village Code §203-122(A) to install three (3) air conditioner units in a side yard, 11'-1" feet from a property line, and one (1) air conditioning unit in a side yard, 8.42 feet from a property line, where all air conditioning equipment is required to be located in a rear yard, immediately adjacent to the rear wall of the building and at least 20 feet from a property line. Premises are designated as Section 2, Block 255, Lots 46-50 on the Nassau County Land and Tax Map.

- IV. New Business

**SUBJECT 21-02:** Application of Jessica LaScala and Justin Kornvein, 1 North Avalon Road, Thomaston, New York, for variances to construct an addition and air conditioning unit, which construction does not comply with the following Village Code provisions: (a) Village Code §203-19(C)(3), in that the side yard setback will be 8.8 feet, where a minimum of 10 feet is required, and the aggregate side yard setback will be 18 feet, where a minimum of 24 feet is required; (b) Village Code §203-99(A), in that the addition increases existing zoning non-conformities, with regard to the side yard setback and aggregate side yard setback; (c) Village Code §203-18, in that the building area will be 2,656.3 square feet, where a maximum of 2,572.85 square feet is permitted; and (d) Village Code §203-122(A) in an air conditioning unit is located in a side yard, 10 feet from the side property line, where an air conditioning unit is required to be located in a rear y, and the in a rear yard, immediately adjacent to the rear wall of the building, and at least 20 feet from any property line. Premises are designated as Section 2, Block 262, Lot 500 on the Nassau County Land and Tax Map.

- V. Adjournment