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# Town of North Hempstead



## Board of Zoning Appeals

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### CALENDAR FOR JANUARY 5, 2022

#### RESIDENTIAL CALENDAR

**APPEAL #21130 - Glen Harbor Holdings, LLC; 10 Shore Road, Glenwood Landing; Section 20, Block Q, Lot 48; Zoned: Multiple Residence**

Variations from §§70-196.J, 70-196.J(2)(d), 70-196.J(1)(b), 70-196.J(1)(f) and 70-196.J(2)(b) to legalize a wall sign in a residence district (that is not a permitted sign type) that is too tall and too high, and to construct a ground sign in a residence district (that is not a permitted sign type) that is too large and has no space between the bottom of the sign and the ground.

**APPEAL #21133 – Ronald Zdrojeski; 10 Hill Crest Rd., Port Washington, Section 5, Block 15, Lot 9; Zoned Residence-A**

Variations from §§ 70-31.B and 70-100.2.A to legalize a deck and planters too close to a side property line, and construct a fence that is too tall. Synopsis: The Board of Zoning Appeals previously granted the applicant's appeal for a variance from §7031.B and denied the applicant's appeal for a variance from §70-100.2.A. Upon a motion and order of the Board of Zoning Appeals this matter is being restored to the Board of Zoning Appeals' decision calendar for the purpose of rehearing the applicant's appeal for a variance from §70-100.2.A

**APPEAL #20080 - Sheikh Zarar; 357 Powerhouse Road, Roslyn Heights; Section 7, Block E, Lot 897; Zoned Residence-B**

Variations from 70-41.A and 70-100.1(B) to legalize a shed that is too close to the side property line and to legalize an addition that has smaller than required total side yards.

**APPEAL #21160 – Rahul Mathew; 18 South Dr., Manhasset, Section 3, Block 90, Lot 112; Zoned Residence-B**

Variance from § 70-40.A to construct additions to a home too close to the street.

**APPEAL #21161 – Ronald Rochester; 21 Marino Ave., Port Washington, Section 5, Block J, Lot 14; Zoned Residence-C**

Variance from §§ 70-100.1(B) & 70-208(F) to construct a rooftop deck on a non-conforming detached garage that is too close to the side and rear property lines.

**APPEAL #21162 – Michael Bisberg; 37 Second Ave., Port Washington, Section 5, Block 44, Lot 32; Zoned Residence-C**

Variations from §§ 70-52 & 70-208(F) to build an addition too close to the rear property line and increasing the non-conformity of the home.

**APPEAL #21106- William Monaghan and Courtney Sempliner; 33 Longview Road, Port Washington; Section 5, Block 134, Lot 18; Zoned: Residential-A**

Variance from §70-100.2(K) to relocate an existing generator to a location in the rear yard that is too far from the dwelling.

**APPEAL #21163 – Joseph & Bonni Calabrese; 35 Browers Ln., Roslyn Heights, Section 7, Block M01, Lot 38; Zoned Residence-B**

Variance from § 70-102.C(2)(a)[5] to construct pool fencing in a side yard.

**APPEAL #21138 – George Babayev; 41 Stirrup Ln., Roslyn Heights, Section 7, Block 219, Lot 5; Zoned Residence-AA**

Variances from §§ 70-102.C(5)(a), 70-102.C(2)(a)[1], 70-21.B, 70-100.2.D, 70-100.2.I to construct a pool and pool equipment too close to a rear and side property line, hot tub too close to a rear and side property line; no pool enclosure (fence) provided; a pergola too close to a side property line; a fire pit within a side yard; a barbeque within a side yard; and a pond too close to a rear property line.

**APPEAL #21164 - Gurjit Kler; 959 North 4<sup>th</sup> Street, New Hyde Park; Section 8, Block 15, Lot 18; Zoned: Residence-C**

Variance from 70-50.A to construct a portico that is too close to the street.

**APPEAL #21165 – Alexander Achenkutty; 69 Paul Ave., New Hyde Park, Section 8, Block 323, Lot 12; Zoned Residence-C**

Variances from §§ 70-50.A & 70-101.B to build additions that are too close to the street and a porch that is too close to the street.

**APPEAL #21166 - Jorge Pincay; 10 Third Avenue, Garden City Park; Section 33, Block 121, Lot 6; Zoned-Residence-C**

Variances from §§70-47.1.B and 70-47.B to legalize a conversion of a dwelling from a single-family to a two-family on a plot of land that it too small and too narrow.

**APPEAL #21168 – Prateek Nigam; 79 Carriage Rd., Roslyn, Section 9, Block 652, Lot 16; Zoned Residence-A**

Variances from §§ 70-29.B & 70-28 to construct additions that are too big and cover too much of the lot.

**COMMERICAL CALENDAR**

**APPEAL #21092 - 679 Port Washington Blvd., LLC (Alma Bank); 679 Port Washington Boulevard, Port Washington; Section 6, Block 2, Lots 115 & 277; Zoned: Business-A & Residence-C**

Variances §§ 70-203(T)(2)(j), 70-203(T)(2)(b), & 70-203(G) to construct a new bank with a drive-through bypass lane that interferes with internal circulation of the site, and a smaller landscaped buffer than required between a business district and residence district, and a smaller landscaped buffer than required between a property with a drive-thru facility and a residence district.

**APPEAL #20694.A – Geismar, LLC; 7 Harbor Park Dr., Port Washington, Section 6, Block 86, Lots 2a, 2b, 3; Zoned Planned Industrial District**

Variances from §§ 70-103(A), 70-159, 70-160.A & 70-160.C to construct additions to a building too close to a rear property line and front property line, with not enough parking and covering too much of the lot.

**APPEAL #21169 – Adam Piatek/BBMG Realty, LLC; 355 Denton Ave., New Hyde Park, Section 8, Block 211-14, Lot 669; Zoned Industrial-B**

Variances from §§ 70-103(A) and 70-103(F) to legalize and construct interior alterations with not enough parking and a loading area with not enough height.

**APPEAL #21170 – HSRE Storage America 1, LLC; 211 Denton Ave., Garden City Park, Section 8, Block 211-14, Lot 682; Zoned Industrial-B**

Variances from §§ 70-103(A) and 70-103(B) to legalize paving and striping of a parking lot with not enough parking spaces and parking spaces smaller than required.

**APPEAL #21171 - Lidl US, LLC (Sign); 2475 Jericho Turnpike, Garden City Park; Section 9, Block 612, Lot 51; Zoned: Business-A**

Variances from 70-196.J(1)(b) and 70-196(J)(1)(f) to install a wall sign that is too tall and too high above the ground.

**APPEAL #21172 - Planet Fitness (sign); 165-195 Old Country Road, Carle Place; Section 10, Block N, Lot 277; Zoned: Industrial-B**

Variance from §70-196.J(1)(f) to erect a sign that is too high above the ground.

**APPEAL #20843 – David Latham; 255 Park Avenue, Garden City Park; Section 33, Block 174, Lots 14 & 15; Zoned: Residential-C**

Variances from §§70-44, 70-100.2(A)(2), 70-100.2(A)(4), 70-50.A, 70-100.1(A), 70-100.1(B), 70-100.1(J) and 70-220.D to legalize the storage of commercial vehicles on a residential property (not a permitted use), to legalize fencing that is too high and that is in a front yard, and to legalize a shed in the front yard that is too close to the street and too close to the side property line and is on a lot without a main building on it.