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Town of North Hempstead



Board of Zoning Appeals

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CALENDAR FOR FEBRUARY 9, 2022

RESIDENTIAL CALENDAR

APPEAL #21179 - Salvatore Abruzzo; 231 Old Mill Road, Manhasset; Section 3, Block 220, Lot 17; Zoned-Residence-A

Variance from 70-30.C to construct additions located too close to the street.

APPEAL #21146 - Andrew Simons; 38 Beachway, Port Washington; Section 5, Block C, Lot 414; Zoned: Residence-A

Variances from §§70-30.C, 70-30.B and 70-32.6 to construct additions located too close to the street, to install 2 A/C units located too close to the street, and to install front yard paving that covers more than 40% of the front yard.

APPEAL #21180 Jason Miller; 38 Reid Avenue, Port Washington; Section 5, Block 61, Lot 274; Zoned Residence-A (Port Washington Historic Overlay District)

Variances from 70-29.C, 70-30.C and 70-101.B to construct additions that are too big and an open porch/portico that is too close to the street.

APPEAL #21181 – The Roman Catholic Church of Notre Dame; 45 Mayfair Rd., New Hyde Park, Section 8, Block 295, Lot 3; Zoned Residence-B

Variances from §§ 70-103(B), 70-37, 70-42, & 70-41(C) to subdivide a property into two lots with one of the lots being too small, to legalize a home on the smaller lot which will be too close to the rear property line and which will have parking spaces which are too small and to legalize the buildings on the larger lot with not having a large enough side yard.

APPEAL #21182 – Maria De Amorim; 5 Tudor Dr., New Hyde Park, Section 8, Block 303, Lot 20; Zoned Residence-B

Variances from §§ 70-208.F, 70-40.C, 70-101.B, 70-41.A, 70-101.A, 70-41.F to construct additions to a non-conforming home that are too close to the street and to construct a portico that is too close to the street, to construct an overhang which encroaches too far into the front yard and side yard and to locate a cellar staircase too close to a side property line.

COMMERICAL CALENDAR

APPEAL #21183 - Tabs Motors of Valley Stream (BP Gas Station); 200 Hillside Avenue, New Hyde Park; Section 8, Block 3, Lot 1; Zoned: Business-A/ Residence-C

Variances §§70-196.J, 70-196.K, 70-196.K(4), 70-134, 70-203.G, 70-203.P(2)(a), 70-203.P(2)(b), and 70-203.P(2)(f) to construct a replacement gas station with a new convenience store that is larger than permitted, without a landscape buffer between the Business and Residential zones, with no provision of perimeter landscaping, a trash enclosure (not permitted) that is too close to the rear property line, canopy signs (not permitted) and a ground sign that is larger than permitted.

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 which are smaller than required.