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Town of North Hempstead



Board of Zoning Appeals

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CALENDAR FOR MARCH 23, 2022

RESIDENTIAL CALENDAR

APPEAL #21190 - Janet Makhani; 2 Parkwood Drive, Great Neck; Section 2, Block 365, Lot 6; Zoned: Residence-A

Variations from §§70-30.C and 70-30.B to construct additions and a cover over an existing open terrace that are too close to the street.

APPEAL #21191 – Chaojun Fan; 5 Knickerbocker Rd., Manhasset, Section 3, Block 50, Lot 125; Zoned Residence-A

Variations from §§ 70-30.B & 70-31.B to build an addition to a house that is too close to the street and too close to the side property line.

APPEAL #21192 - Michael Rashti; 7 Secor Drive South, Port Washington; Section 5, Block 78, Lot 24; Zoned: Residence-A

Variations from §§70-28 and 70-102.C(5)(b) to construct an enclosed porch that covers to much of the property, and spa equipment that is too close to the side and rear property lines.

APPEAL #21193 – Robert Wong; 69 Roger Dr., Port Washington, Section 5, Block 161, Lot 50; Zoned Residence-C

Variations from §§ 70-51.A &, 70-52 to legalize a rear deck that is too close to a side property line and too close to a rear property line.

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

Variations from §§ 70-102.C(1), 70-102.C(2)(a)[5], & 70-100.1.A to construct a pool forward of a rear building line and encroaching into a side yard, a pool enclosure forward of a rear building line and encroaching into a side yard, and pool equipment in a side yard.

APPEAL #21194- Pietro Calleo; 37 Amherst Road, Albertson; Section 9, Block 122, Lot 1; Zoned: Residence-B

Variations from §§70-41.B and 70-101.B to construct an addition that is too close to the side property line and a portico that is too close to the street.

APPEAL #20944 – Kevin Earls; 104 Hamilton Drive, Roslyn; Section 9, Block 653, Lot 28; Zoned Residence-A

Variance from §70-29.C to construct a sunroom that is larger than permitted.

APPEAL #21195 - Timothy Latchana; 703 Irving Street, Westbury; Section 10, Block 37, Lot 24; Zoned: Residence-C

Variance from §70-102.C(5)(a) to legalize a semi-inground pool and pool equipment that are too close to the rear and side property lines.

APPEAL #21196 - Fritz Moise; 203 Urban Avenue, Westbury; Section 11, Block 27, Lot 75; Zoned: Residence-C

Variances from 70-100.2(A)(2) and 70-100.2(A)(4) to construct fencing in a front yard and fencing that is too tall.

COMMERCIAL CALENDAR

APPEAL #21197 – Northwell Health (signs); 300 Community Dr., Manhasset; Section 3, Block E, Lots 1108-49610, Zoned Hospital District

Variance from § 70-196.D to construct ground signs and wall signs that exceed the permitted number of signs and that are too large.

APPEAL #21033 - David Avakian, M.D.; 609 Plandome Rd., Manhasset; Section 3, Block 28, Lot 298, Zoned Business-A/Residential-AA

Variances from §§ 70-103(B) & 70-103(O) to restripe an existing parking lot and create parking spaces that are too small.

APPEAL #21198 - Mitchell Gold & Bob Williams Home Furnishings (sign); 1900 Northern Boulevard, Manhasset; Section 3, Block 220, Lot 1; Zoned: Business-A

Variances from §§70-196.J(1)(a) and 70-196.J(1)(f) to install a second wall sign on the same wall as an existing sign and that is too high above the ground.

APPEAL #21199 – 13 Avenue A, LLC; 13 Avenue A., Port Washington, Section 4, Block 35, Lot 6; Zoned Business-A

Appeal for determination that the building department erred in denying an application for a certificate of existing use for a four-family dwelling.

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

Appeal for Determination that a use be permitted per §70-225.E or a variance in the alternative from §70-44, and Variances §§ 70-103(B), 70-103(F), 70-103(O), 70-203(T)(2)(j) to construct a new bank and drive-through with the drive-through lane located within a residence district (not a permitted use), parking spaces that are too small, a loading zone that is too small, a drive aisle that is too small, and a drive-through bypass lane that interferes with the internal circulation of the site.

APPEAL #21200- Mandel-Wilentz Dermatology, PLLC; 45-47 Northern Boulevard, Greenvale; Section 20, Block 29, Lots 67 & 68; Zoned: Business-B

Variances from §§70-103.A, 70-103.B & 70-103.F to construct interior alterations for the conversion of retail space to a medical (dermatology) office with no loading zone, not enough parking on site, and parking stall spaces that are too small.