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Town of North Hempstead



Board of Zoning Appeals

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CALENDAR FOR APRIL 6, 2022

RESIDENTIAL CALENDAR

APPEAL #21201 - Michael Klein; 6 Warwick Road, Great Neck; Section 2, Block 154, Lot 22; Zoned: Residence-A

Variance from §70-29.B to construct an addition and a bay window that are too large.

APPEAL #21202 - Halyna Sarlanis; 29 Ridge Drive, Manhasset; Section 3, Block J, Lot 421; Zoned: Residence-B

Variances from §§70-100.1(B) & 70-100.1(D) to legalize a detached garage that is too close to the side property line and too close to the adjoining neighbor's home.

APPEAL #21184 – Benjamin Borgognone; 204 Mill Spring Rd., Manhasset, Section 3, Block 222, Lot 1; Zoned Residence-A

Variances from §§ 70-29(B), 70-30.B to construct additions that are too big and to convert a portico that is too close to the street.

APPEAL #21203 – Eric Schaffer & Nancy Resiman; 73 Summit Rd., Port Washington, Section 6, Block 82, Lot 43; Zoned Residence-A

Appeal for Determination or in the alternative Variances from §§ 70-30(B), 70-100.2(H) & 70-101(H) to construct additions and a raised terrace that are too close to a street and to legalize AC units that are in a front yard and too close to a street.

APPEAL #21204 – Lincy Lukose; 90 Aster Dr., New Hyde Park, Section 8, Block 305, Lot 11; Zoned Residence-B

Variances from §§ 70-40(A), 70-41(A), 70-100.1(A) & 70-101(B) to construct a second-story addition that is too close to the street and too close to the side property line, a rear one-story addition that is too close to the side property line, an open porch that is too close to the street, and a garage which is located within the front yard (not permitted).

APPEAL #21205 - Matthew Tittler; 303 Curtis Avenue, Carle Place; Section 10, Block 35, Lot 92; Zoned: Residence-C (Up-zoned to Residence-B)

Variances §§70-39.B, 70-40.C, 70-41.A & 70-41.A(1)(e) to construct an addition that is too large, is located too close to the side property line and the street and with smaller than required total side yards.

APPEAL #21206- Esther Francine Guastello; 37 Emerson Court, Westbury; Section 10, Block 163, Lot 22; Zoned: Residence-C

Variances from §§70-103.C(2)(a)[5] and 70-100.2(A)(4) to legalize pool fencing forward of the rear building line and within a side yard and to legalize the same fencing which is considered too tall along a side yard and too tall facing the street.

COMMERCIAL CALENDAR

APPEAL #21207 – Fifth Avenue of Long Island Realty; 2072 Northern Blvd., Manhasset, Section 3, Block 183, Lot 12; Zoned Business-A

Variances from §§ 70-196.J(1)(a) and 70-196.J(1)(f) to construct wall signs that are too high and exceed the amount of signs permitted on a single wall.

APPEAL #21208 – The Edelson Property Group, LLC; 158 Main St., Port Washington, Section 5, Block 37, Lot 820; Zoned Business-B

Conditional Use §70-139(A) and variance from §70-103(A) to construct interior alterations to convert a retail space to a ice cream shop (a conditional use) with not enough parking.

APPEAL #21209 - Port Washington Fire Department, Inc.; 423 Port Washington Boulevard, Port Washington; Section 6, Block 59, Lot 50; Zoned: Residence-B.

Variances from §§70-40.B, 70-41.D, 70-42.6(F), 70-103.B & 70-103.F to construct an addition to a fire house that is too close to the front property line and too close to the side property line, with too much front yard paving, with a loading zone that is smaller than required and a new parking lot containing parking spaces that are smaller than required.

APPEAL #21210 – Van Buren Properties III, LLC/Gun Hill Triangle Realty Corp./Empire Car Rental/Hitch King; 1850 Imperial Ave., New Hyde Park, Section 8, Block 193, Lots 4-11, 47, 25-31; Zoned Industrial-B

Variances from §§ 70-103(A) and 70-212.B to legalize interior alterations to convert a warehouse into an auto body repair shop with not enough parking and outdoor storage that is too close to the street, takes up too much of the lot, and will not be screened from view.