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Town of North Hempstead



Board of Zoning Appeals

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CALENDAR FOR MAY 11, 2022

RESIDENTIAL CALENDAR

APPEAL #21220 – Karen Mualem; 27 Devon Rd., Great Neck, Section 2, Block 160, Lot 11; Zoned Residence-A

Variance from § 70-29(B) to construct a second-story addition that would make the house too big.

APPEAL #21174 – Anthony Branchinelli; 36 Soundview Crest, Manhasset, Section 3, Block 204, Lot 12; Zoned Residence-A (bumped-up to Residence-AA)

Variances from §§ 70-21(A), & 70-16(A) to construct a roofed-over car port that is too close to the side property line and does not provide enough total side yard space, a roofed-over patio that does not provide enough total side yard space, and construction of a widow's walk that is too high.

APPEAL #21221 - Peter & Donna Rowlinson; 15 Lincoln Place, Port Washington; Section 5, Block 41, Lot7; Zoned: Residence-C

Variances from §§ 70-50.B, 70-51.B, 70-52, 70-52.3(A) and 70-101.B to construct additions that are too close to the rear and side property lines and too close to the street and that are within the sky exposure plane, and a to construct a porch that is too close to the street.

APPEAL #21214 - Stephen Rhine; 207 Forest Street, Roslyn Heights; Section 7, Block 41, Lot 27; Zoned Residence-B

Variances from §§70-102.5(a) and 70-100.2(i) to construct a new in-ground pool located too close the rear and side property lines and pool equipment located in a side yard.

APPEAL #21217 - Jeremy Lu; 11 Pilgrim Street, New Hyde Park; Section 8, Block 328, Lot 13; Zoned Residence-C

Variances from 70-100.2.A(2) and 70-100.2(H) to construct fencing in a front yard and to locate 2 air conditioning units too close the side property line.

APPEAL #21222 – Sha Sha Jiang; 9 Center Dr., New Hyde Park, Section 9, Block 578, Lot 15; Zoned Residence-B

Variances from §§ 70-41.A & 70-208.F to construct additions to a non-conforming dwelling that are too close to the side property line and with not enough total side yard space.

COMMERCIAL CALENDAR

APPEAL #21223 – SAB 1488-1506 Northern Associates, LLC; 1488 Northern Blvd., Manhasset, Section 3, Block 145, Lot 205; Zoned Business-A

Variance from § 70-103(A)(1) and a conditional use under 70-126(A) to construct interior alterations to an existing building for use as a bakery (conditional use) with not enough parking.

APPEAL #21224 - Tony Parmar; 8 Carey Place, Port Washington; Section 4, Block 36, Lot 175; Zoned Business-A

Conditional use 70-126.D and variances from §§70-103.A, 70-103.F, 70-103.M, 70-103.O, 70-125, and 70-134 to construct a new warehouse (not a permitted use) to store automobiles (a conditional use) that is too close to the rear property line on a vacant lot with not enough parking & loading zones, parking within a front yard and a drive aisle that is too narrow.

APPEAL #21225 – Jerikho, LLC; 2208 Jericho Tpke., New Hyde Park, Section 33, Block 124, Lot 2583-2585; Zoned Business-B

Variances from §§ 70-103(A) and 70-103(B) to construct interior alterations to convert a retail building into professional offices with not enough off-street parking and parking spaces that are too small.