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Board of Zoning Appeals

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CALENDAR FOR JUNE 8, 2022

RESIDENTIAL CALENDAR

APPEAL #21239- Xiu Qing Luo; 15 Second Avenue, Westbury; Section 11, Block 109, Lot 360; Zoned: Residence-C/New Cassel Overlay District

Variances from §70-100.2(A)(2) to legalize fencing in a front yard.

APPEAL #21233 – Eva Sehic; 118 Quaker Ridge Rd., Manhasset, Section 3, Block 145, Lot 101; Zoned Residence-A

Special exception under § 70-229.A to legalize an addition that is not in compliance with prior BZA Appeal #15145.

APPEAL #21234 - Gus Chimos; 49 Chapel Road, Manhasset; Section 3, Block 221, Lot 38; Zoned: Residence-A

Variances from §70-30.B to legalize an addition that is too close to the street (both primary and secondary front yards)

APPEAL #21235 - Gene D'Alessandro; 2 Preston Street, Port Washington, Section 5, Block 43, Lot 31; Zoned: Residence-C

Variance from §70-50.B to legalize an enclosed porch that is too close to the street (both primary and secondary front yards)

APPEAL #21228 - Richard Schefer; 144 Luquer Road, Port Washington; Section 5, Block 76, Lot 435; Zoned Residence-B

Variance from §70-39.C to legalize additions that are too big.

APPEAL #21212 – Marco Barrera; 24 Fairview Ave., Port Washington, Section 6, Block 10, Lot 876; Zoned Residence-C

Variance from § 70-50.B to construct additions and a portico to an existing home that would be too close to the street.

APPEAL #21236 - Jenny Cheung; 124 Hillturn Avenue, Roslyn Heights; Section 7, Block M7, Lot 36; Zoned: Residence-B

Variances from §§70-40.A and 70-208.F. to legalize the front façade of a non-conforming dwelling that is too close to the street.

APPEAL #21237 – Faiza Zafar; 47 Winthrop St., New Hyde Park, Section 8, Block 327, Lot 20; Zoned Residence-C

Variances from §§ 70-49(B), 70-50(A), 70-50(B) and 70-101(H) to construct additions that will make the house too big, and are located too close to the street (both primary and secondary front yards) and to place 2 A/C units in the front yard too close to the street (secondary front yard).

APPEAL #21240 - David Geary; 8 Park Avenue, Garden City Park; Section 33, Block 133, Lot 1; Zoned: Residential-C

Variances from §§70-50.C, 70-51.B, 70-100.2(H), 70-100.2(4)(a)[5], and 70-100.2.A(2) to legalize fencing that is too tall along the side property line, to legalize fencing located in a secondary front yard (not permitted), to construct additions that are too close to the side property line and the street, to construct a porch that is too close to the street and to locate 2 A/C units that are too close to the side property line.

COMMERCIAL CASES

APPEAL #21241 – Northwell Health Signs; 300 Community Dr., Manhasset, Section 3, Block E, Lot 1108; Zoned Hospital District

Variance from § 70-196.D to erect more than one hospital identification sign on a lot with the sign being larger than permitted.

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 #21242 - Country Glen, LLC (O2 BBQ); 125 Old Country Road, Carle Place; Section 9, Block 670, Lot 27; Zoned: Industrial-B

Conditional use §70-187.P to construct interior alterations to convert a vacant retail space to a restaurant.