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# Town of North Hempstead



## Board of Zoning Appeals

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### CALENDAR FOR JUNE 22, 2022

#### RESIDENTIAL CALENDAR

**APPEAL #21243 – Jaime Lambros; 49 Rolling Hill Rd., Manhasset, Section 3, Block 56, Lot 195; Zoned Residence-B**

Variance from § 70-100.2(A-4) to legalize a fence that is too tall.

**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 #21244 – Belleview Re LLC; 21 Belleview Ave., Port Washington, Section 5, Block 81, Lot 20 & 22; Zoned Residence-C**

Variances from §§ 70-50.B, 70-51.B, 70-52.3A, 70-45.A, and 70-52.6 to legalize/maintain a home on a new lot (created by a subdivision), which is too close to the street (secondary front yard), with side yards that are too small, that is within the sky exposure plane, with a ridge that is too high, and with an eave that is too high.

**APPEAL #21245 - Michael Gatzonis; 29 Oak Ridge Lane, Albertson; Section 7, Block 209, Lot 23; Zoned: Residence-C**

Variances from §§70-50.C, 70-51.A, 70-209.A and 70-100.2.K to construct additions and renovations involving the removal of more than 50% of an original non-conforming dwelling, that are too close to the street, with smaller than required aggregate side yards and a generator that is too close to the side property line.

**APPEAL #21246 – Fredis Ventura; 659 Lowell St., Westbury, Section 10, Block 54, Lot 3255; Zoned Residence-C**

Variance from § 70-50.C to construct additions too close to a street.

#### COMERCIAL CALENDAR

**APPEAL #21247 - Anthony Branchinelli (Whale Tea); 445 Plandome Road, Manhasset; Section 3, Block 138-02, Lot 19; Zoned: Business-A**

Conditional use §§70-139.A/70-126.F to construct alterations to convert a vacant retail space to a restaurant.

**APPEAL #21248 - Elias Holding Corp.; 338 Westbury Avenue, Carle Place; Section 10, Block 14, Lot 64; Zoned: Business-B**

Variances from §§70-103.A and 70-103.F(1) to rebuild the interior of a building for office use with not enough parking or loading zones.

**APPEAL #21249 –J.R. Westbury Realty, LLC; Summa Avenue & Brooklyn Avenue, Westbury; Section 11, Block 161, Lot 1; Zoned Industrial-B**

Variances from §§ 70-192(A), 70-203(J), & 70-212(B) to permit the storage of motor vehicles within the front yard (both Summa Ave and Brooklyn Ave frontages), vehicular entrance gates too close to a street, and outdoor storage (vehicles) too close to the street and occupying too much of the lot.

**APPEAL #20975.A – Westbury Jeep Chrysler Dodge, Inc. (J.R. Westbury Realty, LLC); 110 State Street, Westbury; Section 11, Block 58, Lot 134; Zoned Industrial-B**

Variances from §§ 70-203.J and 70-194 to legalize a vehicular entrance gate that is too close to a street and fencing that is too tall.

**SYNOPSIS:** The applicant previously appealed for a variance from §70-103.P and an appeal for determination or variance in the alternative from §70-191, to construct a canopy over a drive aisle between two buildings which violates the restrictions on covered parking spaces and which exceeds permitted lot coverage. The Board of Zoning and Appeals granted the variance from 70-103.P, and the applicant withdrew its request for a variance from 70-191. This appeal is being restored to the decision calendar for the purpose of considering two additional variance requests which should have been included in the applicant's original appeal.