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Town of North Hempstead



Board of Zoning Appeals

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CALENDAR FOR JULY 13, 2022

RESIDENTIAL CALENDAR

APPEAL #21250 – Aiden Stenson; 134 Castle Ridge Rd., Manhasset, Section 3, Block 204, Lot 41; Zoned Residence-A

Variance from § 70-29.B to construct additions that would make the house too big.

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 #21251 - Steven Levinson; 66 Sandy Hollow Road, Port Washington; Section 5, Block 143, Lot 54; Zoned: Residence-B

Appeal for determination, or in the alternative, variances 70-102.C(1) and 70-102.C(2)(a)[5] to legalize a swimming pool and pool fencing in a side yard and variances 70-100.2(A)(2), 70-100.2(A)(4)(a)[5] and 70-100.2(A)(4)(b) to legalize fencing in a front yard, fencing that is too tall and not along the property lines.

APPEAL #21252 – Farhan Khan; 77 Mayflower Ave., Williston Park, Section 9, Block 133, Lot 10; Zoned Residence-C

Variances from §§ 70-49(C), 70-50.A, & 70-103 to construct additions that make the house too big, with additions and a front porch too close to the street, and with not enough parking.

APPEAL #21253.A – 18 Rams Hill Partners, LLC (Lot 1033); First St., Glenwood Landing, Section 20, Block P, Lot 1033; Zoned Residence-B

Variances from §§ 70-40(C), & 70-101(B) to construct a new home too close to the street with a porch too close to the street.

APPEAL #21253.B – 18 Rams Hill Partners, LLC (Lot 1034); First St., Glenwood Landing, Section 20, Block P, Lot 1034; Zoned Residence-B

Variances from §§ 70-40(C), & 70-101(B) to construct a new home too close to the street with a porch too close to the street.

COMMERCIAL CALENDAR

APPEAL #21254 – JoJule Realty Corp. (Sundae Donuts); 432 Plandome Rd., Manhasset, Section 3, Block 71, Lot 102; Zoned Business-A

Conditional Use §70-126(F) for a take-out donut shop.

APPEAL #21255 – Nut Just Lube, Inc; 19 Davis Ave., Port Washington, Section 5, Block 129, Lots 555 & 556; Zoned Industrial-B

Appeal for determination or in the alternative a variance from § 70-103(F) for no loading zone, and variances from §§70-103(A)(1), and 70-212(B) to convert a warehouse to an auto repair shop with not enough parking, and outdoor storage located too close to a property line.

APPEAL #21256 Tweezerman International, LLC; 2 Tri Harbor Court, Port Washington; Section 6, Block 89, Lot 57, Zoned: Planned Industrial Park

Variance from §70-103.A to construct an addition to an industrial office building with not enough parking.

APPEAL #21257 - Lidl (Signs); 2475 Jericho Turnpike, Garden City Park; Section 9, Block 612, Lot 51; Zoned: Business-A.

Variance from §70-196.J(1) to construct a new illuminated sign that is not a permitted sign type (not parallel to a building wall).