

Town of North Hempstead

Chairman
David L. Mammìna, A.I.A.

Members
Leslie Francis, Esq.
Daniel Donatelli, Esq.
Jay Hernandez
Patricia A. Goodsell, Esq.



Board of Zoning Appeals

210 Plandome Road
Manhasset, NY 11030
(516) 869-7667
Fax (516) 869-7812

TO: TOWN CLERK
FROM: Virginia Wagner, Secretary
CC: Building Dept.
DATE: May 29, 2024
RE: BZA Decisions for May 22, 2024

Appeal No.	Name	Sec.	Blk.	Lots
21542	Gabriel Askarinam	7	93	59
21551	Erickson Brown	5	51	57
21553	Auto Expo Ent. Inc. (New York Paradise)	2	55	203

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NOTICE OF DECISION

APPEAL #21542 - Gabriel Askarinam; 86 Garden Drive, Albertson; Section 7, Block 93, Lot 59; Zoned: Residence-B
Variances from 70-40.C and 70-41.A to construct a new dwelling that is located too close to the street and too close to the side property line.

Whereas, an application (RBP23-001070, BZA24-000033) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **May 22, 2024**, the appeal in the above-entitled matter was decided as follows:

GRANTED of the dimension and in the location as shown on drawings prepared by Todd O'Connell, R.A. dated October 27, 2023 and revised through January 26, 2024.

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Member Goodsell Seconded by: Vice Chairman Francis

Ayes: Member Goodsell, Vice Chairman Francis, Chairman Mammina

Nays: None

Absent: Member Hernandez, Member Donatelli

A handwritten signature in cursive script that reads "Virginia M. Wagner".

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

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NOTICE OF DECISION

APPEAL #21551 - Erickson Brown; 5 Bank Street, Port Washington; Section 5, Block 51, Lot 57; Zoned: Business-B/Residence-C

Variances from §§70-50.C, 70-100.2.A(2) and 70-208.F to legalize additions and alterations to a non-conforming dwelling that are too close to the street, to legalize fencing that is located in a front yard and to legalize fencing that is too high.

Whereas, an application (RBP23-001073, RBP23-001074, RFP23-000349, BZA24-000046) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **May 22, 2024**, the appeal in the above-entitled matter was decided as follows:

DENIED with respect to the variance sought under **70-100.2.A(2)** for the portion of the fence facing the front yard on the southwestern portion of the property, **GRANTED** with respect to the variances sought under §§**70-50.C** and **70-208.F** to legalize additions and alterations to a non-conforming dwelling that are too close to the street and; **GRANTED** with respect to the variance sought under **70-100.2.A(2)** for the portion of the fence located in the front yard on the northeastern portion of the property and the portion of the fence facing the street on the northeastern portion of the property of the dimension and in the location as shown on drawings prepared by Edward Paul Butt, R.A. dated May 16, 2023 and revised through March 20, 2024.

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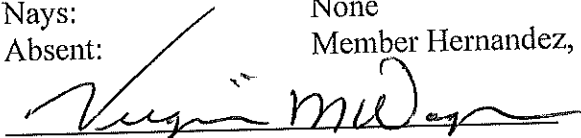
The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Vice Chairman Francis Seconded by: Member Goodsell

Ayes: Member Goodsell, Vice Chairman Francis, Chairman Mammina

Nays: None

Absent: Member Hernandez, Member Donatelli



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NOTICE OF DECISION

APPEAL #21553 - Auto Expo Ent. Inc. (New York Paradise); 60 Northern Boulevard, Great Neck; Section 2, Block 55, Lot 203; Zoned: Business-A
Conditional use §70-126.D to permit the continued use of a commercial building as an automobile showroom (a conditional use).

Whereas, an application (RBP23-001070, BZA24-000033) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **May 22, 2024**, the appeal in the above-entitled matter was decided as follows:

GRANTED for a period of three (3) years expiring on **May 22, 2027** of the dimension and in the location as shown on drawings prepared by Lawrence H. Pinner, R.A. dated August 12, 2019 and revised through September 12, 2019 **SUBJECT TO THE FOLLOWING CONDITIONS:**

- 1. The property shall be maintained in a clean and orderly fashion and shall be kept free of litter.*
- 2. The outside lighting shall remain dark sky compliant and hoods shall be maintained over the light fixtures.*
- 3. The property owner shall maintain and/or replace the arborvitae plants facing Buttonwood Road as necessary, as required per appeal nos. 20611, 20063 and 18618.*

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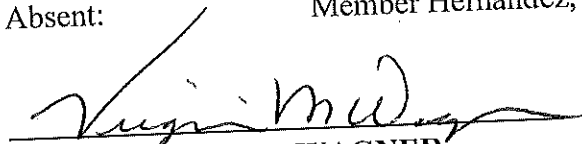
The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Member Goodsell Seconded by: Vice Chairman Francis

Ayes: Member Goodsell, Vice Chairman Francis, Chairman Mammina

Nays: None

Absent: Member Hernandez, Member Donatelli


VIRGINIA M. WAGNER
SECRETARY

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