

# Town of North Hempstead



*Chairman*  
David L. Mammina, A.I.A.

*Vice Chairman*  
Leslie Francis, Esq.

*Members*  
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

### NOTICE OF DECISION

**APPEAL #21505.A - 9 Powerhouse RD LLC (Starbucks); 9 Powerhouse Road, Roslyn Heights; Section 7, Block 72, Lot 71; Zoned: Business-A**  
Variances from §70-203.T(2)(e) and 70-135 to construct an ordering station with audio equipment facing a residentially zoned property and to erect a fence on top of a retaining wall which will exceed the permitted height (is too tall).

**Whereas**, an application (CBP22-000185, CFP24-000012, BZA24-000088) was filed with the Board of Zoning Appeals and a public hearing was held following due notice; and  
**Whereas**, a review was undertaken pursuant to the State Environmental Quality Review Act, and the Board of Zoning Appeals hereby establishes itself as "lead agency" and hereby determines that this Unlisted Action will not result in any significant adverse environmental impacts, therefore, at a meeting of the Board held on **August 14, 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 Edward Paul Butt R.A. dated July 3, 2024, and revised through July 10, 2024.

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

Motioned by: Member Donatelli                      Seconded by: Member Hernandez

Ayes: Member Goodsell, Member Hernandez, Member Donatelli,  
Vice Chairman Francis, Chairman Mammina

Nays: None

**VIRGINIA M. WAGNER**  
**SECRETARY**

REC'D TNH TOWN CLERK  
AUG 21 '24 PM3:49

**THIS IS NOT A BUILDING PERMIT**

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### NOTICE OF DECISION

**APPEAL #21579 – David Schoer; 12 Longview Rd., Port Washington; Section 5, Block 19, Lot 142; Zoned: Residence-A**  
Variance from § 70-100.2(A)(2) to construct fences forward of a front building line.

Whereas, an application (RFP24-000144, BZA24-000078) 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 **August 14, 2024**, the appeal in the above-entitled matter was decided as follows:

**GRANTED** of the dimension and in the location as shown on a survey prepared by Malgorzata Gasiorowska, L.S. dated August 1, 2023, *as annotated by the applicant and as amended by the Board* **SUBJECT TO THE FOLLOWING CONDITIONS:**

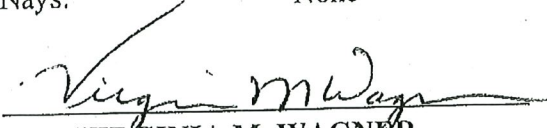
- 1. Fence shall be an estate style fence.*
- 2. Fence height shall not exceed 4'.*
- 3. Fence shall be located no closer than 3' to the property line and shall be screened entirely with arborvitae and or hedges.*

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

Motioned by:           Member Donatelli           Seconded by: Member Goodsell

Ayes:                   Member Goodsell, Member Hernandez, Member Donatelli,  
                              Vice Chairman Francis, Chairman Mammina

Nays:                   None

  
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### NOTICE OF DECISION

**APPEAL #21581 – Efaz Uddin; 68 Stephen Ave., New Hyde Park; Section 8, Block 323, Lot 4; Zoned: Residence-C**  
Variance from § 70-50.A to construct a second story addition and two-story portico too close to the street.

**Whereas**, an application (RBP24-000037 BZA24-000070) 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 **August 14, 2024**, the appeal in the above-entitled matter was decided as follows:

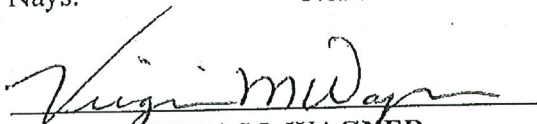
**GRANTED** of the dimension and in the location as shown on plans prepared by Juan Idalio Medina-Yan, P.E. dated June 7, 2024, *as amended*.

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

Motioned by: Member Goodsell                      Seconded by: Member Hernandez

Ayes: Member Goodsell, Member Hernandez, Member Donatelli,  
Vice Chairman Francis, Chairman Mammina

Nays: None

  
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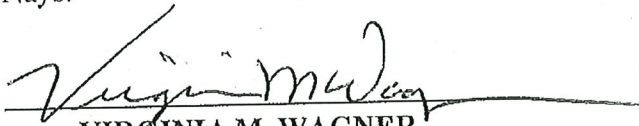
**APPEAL #21584 - Wai Hui; 113 Monterey Drive, New Hyde Park; Section 8, Block 266, Lot 20; Zoned: Residence-A**  
Variance from §70-100.2(a)(4) to legalize a fence and gates that are too tall.

Whereas, an application (RFP24-000165, BZA24-000079) 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 **August 14, 2024**, the appeal in the above-entitled matter was decided as follows:

#### DENIED

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

Motioned by: Member Goodsell                      Seconded by: Vice Chairman Francis  
Ayes: Member Goodsell, Member Hernandez, Member Donatelli,  
Vice Chairman Francis, Chairman Mammina  
Nays: None

  
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### NOTICE OF DECISION

**APPEAL #21585 - Dan Geevarghese; 344 Bryn Mawr Road, New Hyde Park; Section 9, Block 523, Lot 32; Zoned: Residence-C**  
Variance from §70-100.2(H) to legalize the relocation of 3 A/C units more than 3 feet from the home.

**Whereas**, an application (RPH23-000024, ART24-000125, BZA24-000081) 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 **August 14, 2024**, the appeal in the above-entitled matter was decided as follows:

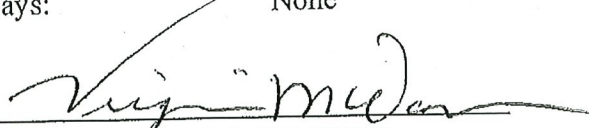
**GRANTED** of the dimension and in the location as shown on survey prepared by Christopher M. Buckley, L.S. dated May 15, 2024.

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

Motioned by: Member Goodsell                      Seconded by: Member Donatelli

Ayes: Member Goodsell, Member Hernandez, Member Donatelli,  
Vice Chairman Francis, Chairman Mammina

Nays: None

  
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### NOTICE OF DECISION

**APPEAL #21588 – Steel Equities; 401 Old Country Road., Carle Place; Section 10, Block 288, Lot 44; Zoned: Business-A**  
Variance § 70-196(J)(1)(a) to install more than one wall sign per wall.

**Whereas**, an application (SGP24-000143, BZA24-000084) 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 **August 14, 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 Signarama dated April 4, 2024, **SUBJECT TO THE FOLLOWING CONDITION:**

- 1. Illumination shall be restricted to the hours between sunset - 11:00PM.*

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

Motioned by: Vice Chairman Francis      Seconded by: Member Goodsell

Ayes: Member Goodsell, Member Hernandez, Member Donatelli,  
Vice Chairman Francis, Chairman Mammina

Nays: None

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