

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 #21593 – Anastasios Zoitas; 147 Aldershot Ln., Manhasset; Section 3, Block 231, Lot 1; Zoned: Residence-A

Variance § 70-100.1.A to legalize a stationary BBQ located within a required side yard.

Whereas, an application (RBP24-000635 BZA24-000094) 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 **September 18, 2024**, the appeal in the above-entitled matter was decided as follows:

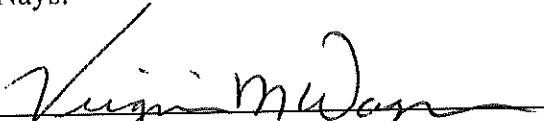
GRANTED of the dimension and in the location as shown on drawings prepared by Timothy John Costello, R.A. dated April 8, 2024 and revised through August 1, 2024.

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

Motioned by: Member Hernandez Seconded by: Member Donatelli

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

Nays: None


VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

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NOTICE OF DECISION

APPEAL #21595 - Pergament Properties; 110 Main Street, Port Washington; Section 5, Block 81, Lot 4; Zoned: Business-B/ Residence-C
Variance from §70-103.A(1) to construct interior alterations to convert general office space to medical office space with not enough parking on site.

Whereas, an application (CBP24-000187 BZA24-000098) 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 **September 18, 2024**, the appeal in the above-entitled matter was decided as follows:

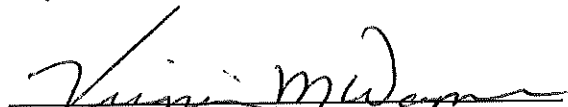
GRANTED of the dimension and in the location as shown on a site plan prepared by Christopher W. Robinson, P.E. dated September 19, 2023 and revised through August 26, 2024 and architectural plans prepared by Rand K. Rosenbaum, R.A. dated October 16, 2023 revised through August 26, 2024.

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


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NOTICE OF DECISION

APPEAL #21596 – Fifth Avenue of Long Island Realty Associates, LLC (London Jewelers); 2044 Northern Boulevard, Manhasset; Section 3, Block 183, Lot 12; Zoned: Business-A/Parking District

Variance from §70-130.A to construct an addition that is too tall (exceeds the permitted height).

Whereas, an application (CBP24-000205 BZA24-000104) 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 **September 18, 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 Timothy James Miron, R.A. dated July 29, 2024 and revised through August 13, 2024.

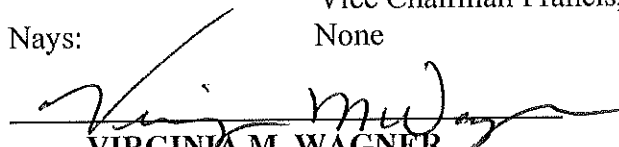
IN REACHING THIS DETERMINATION, THE BOARD CONSIDERED THE FACTORS SET FORTH IN THE ATTACHED FINDINGS OF FACT

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

Motioned by: Member Hernandez Seconded by: Vice Chairman Francis

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

Nays: None


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Board of Zoning Appeals

Town of North Hempstead

Rider to Appeal # 21596(Findings of Fact)

APPEAL #21596 – Fifth Avenue of Long Island Realty Associates, LLC (London Jewelers); 2044 Northern Boulevard, Manhasset; Section 3, Block 183, Lot 12;

Zoned:Business-A/Parking District

Variance from §70-130.A to construct an addition that is too tall (exceeds the permitted height).

Pursuant to §70-130(A) no building shall exceed three stories, with a maximum height of 40 feet. §70-231 defines building height as the vertical distance measured from the average level of the preexisting grade at the perimeter of the building to the highest point of the roof. The Board finds the building is in excess of 500 feet in length, with a grade difference of ten (10) feet from one end to the other drastically altering the permitted actual height of the building—the western portion of the building would be permitted to have a height of approximately 35 feet and the eastern portion permitted to be approximately 45 feet. The Board finds that the building, though needing a variance for five (5) inches due to the measurement from the average preexisting grade, the building is only 40 feet in height as measured from the sidewalk. The Board opines this height difference would be imperceptible not only from the right-of-way and the adjacent parking lot, but also from the residential properties on the opposite side of Northern Boulevard.

The Board also finds the design of the building would aid in reducing the visual impact of the increased height. The front of the building facing Northern Boulevard has a terrace atop the second floor, increasing the setback of the higher third floor. Likewise, the third floor is also recessed in the rear of the building resulting in a reduced visual impact from the parking lot.

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