

**Town of North Hempstead
Board of Zoning & Appeals Regular Meeting Agenda**



Wednesday, March 5, 2025

10:00 AM

Residential Calendar

1. **APPEAL #21665 - David Pereira; 26 Memorial Place, Manhasset; Section 3, Block 82, Lot 114; Zoned: Residence-C**
Variances from §§70-48.C, 70-50.A, 70-51.E, and 70-208.F to construct additions to a non-conforming dwelling that make the home too big, are too close to the side property line and the street and results in the expansion of a non-conforming building.
2. **APPEAL #21666 - David & Maryann Canfield; 46 Sherry Hill Lane, Manhasset; Section 3, Block 161, Lot 164; Zoned: Residence-A**
Variances from §§70-28 and 70-29.B to legalize a raised patio and a stairway to the garage roof that cover too much of the property and additions that make the house too big and cover too much of the property.
3. **APPEAL #21668 - Sammy Schiff; 21 Beverly Road, Port Washington; Section 5, Block 28, Lot 5; Zoned: Residence-A**
Variance from §70-30.C to construct a front porch with portico that is too close to the street.
4. **APPEAL #21648 – Michael & Melissa Stolper; 59 Litchfield Rd., Port Washington; Section 5, Block 66, Lot 131; Zoned: Residence-A**
Variance § 70-29.C(1) to construct additions that would make the house too big.
5. **APPEAL #21669 – Ajay Vasudevan; 7 Colby Rd., Port Washington; Section 6, Block 42, Lot 119; Zoned: Residence-B**
Variance § 70-40.C to construct additions to a home that would be too close to the street.
6. **APPEAL #21670 – Vincent & Michele Tancredi; 32 Crestwood Rd., Port Washington; Section 6, Block 46, Lot 8; Zoned: Residence-B**
Variances §§ 70-39.C & 70-208.F to construct additions to a non-conforming home that would make the home too large and results in the expansion of a non-conforming dwelling.

7. **APPEAL #21671 - Qin Cang; 131 MacGregor Avenue, Roslyn Heights; Section 7, Block 49, Lot 839; Zoned: Residence-C**
Variance from §70-50.C to construct additions and a portico that are too close to the street.
8. **APPEAL #21654 – Muhammad & Malika Begawala; 46 Dogwood Rd., Albertson; Section 7, Block 305, Lot 19; Zoned: Residence-A**
Variance § 70-100.2.A. to legalize a fence that is too tall.
9. **APPEAL #21672 - Rajendra Latcha; 757 Anna Avenue, Westbury; Section 10, Block 208, Lot 7; Zoned: Residence-C**
Variances from §§70-100.2(A)(4) and 70-202.2(A) to legalize fencing that is too tall and a patio with not enough water retention on site.
10. **APPEAL #21673 – Fabio Ghirardello; 23 Tenth St., Carle Place; Section 10, Block 265, Lot 13; Zoned: Residence-B**
Variance § 70-42.7 to construct a new home with an eave which is too high (exceeds the maximum permitted height)

Commercial Calendar

11. **APPEAL #21667 - PWYC Land Co., Inc.; 1 Yacht Club Dr., Port Washington, Section 5, Block C, Lots 191, 216, 236, 303, 304, 435, 443 & 460; Zoned Residence-A**
Appeal for determination that floodplain Management regulations apply to storage sheds, a dumpster enclosure and a refrigeration unit on lots 303 and 304, or in the alternative, a variance pursuant to §21-17 for a variance of § 21-12, and an appeal for determination or in the alternative, a variance from §70-103(A)(1), and conditional use §§70-15.B, and variances from 70-103.B, 70-103.C, and 28-22(B)(7) to construct additions and alterations to a club house, a tennis house and a paddle house (a conditional use), with not enough parking on site, parking spaces that are too small, parking spaces located on grass and parking spaces not adequately marked or striped.
12. **APPEAL #21674 - BGB Realty Corp.; 102 Harbor Road, Port Washington; Section 5, Block A, Lot 298; Zoned: Business-A/Residence-C**
Variances from §§70-103.A(1), 70-103.F, and 70-132.A to legalize interior alterations for a gym/fitness club with not enough parking and loading on site, and parking in the front yard.
13. **APPEAL #21573 - Commonwealth O'Leary Real Estate Corp, 1833 Gilford Avenue, New Hyde Park; Section 8, Block 190, Lot 15; Zoned: Industrial-B**
Variances from §§70-103.A(1), 70-103.B, 70-103.M, 70-103.O, 70-212.B, and 70-231 to legalize an interior mezzanine that requires site plan review with not enough parking on site, parking spaces that are too small, drive aisles that are too narrow and construction of an outdoor storage area that is too large and too close to the front property line, with parking spaces that are too close to the street and do not have usable access to the street and an appeal for determination that site plan review under

70-219.A(1)(a) is not required.

14. **APPEAL #21675 – GAP Factory Wall Sign; 1454 Union Tpke., New Hyde Park; Section 8, Block 235, Lot 56; Zoned: Business-AA**

Variances §§ 70-196(J)(1)(b) & 70-196(J)(1)(f) to construct a sign that is too tall and too high above the ground.

15. **APPEAL #21664 - Stuart Pliskin; 938 Hillside Avenue, New Hyde Park; Section 8, Block 316, Lot 6; Zoned: Business-A**

Conditional use §70-126.F to construct alterations to convert a drive thru retail use to a drive thru retail food use (a conditional use).

16. **APPEAL #21676 - CVS Albany, LLC; 3366 Hillside Avenue, New Hyde Park; Section 9, Block 514, Lot 52; Zoned: Business-A**

Conditional use §70-126.F, and variances from 70-196.J(1)(a), 70-196.J(2)(a), and 70-196.J(2)(d) to construct a new grocery store (a conditional use) with too many signs on a wall, too many detached ground signs, and signage with not enough clearance between the bottom of the sign and the ground.