

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



Wednesday, February 5, 2025

10:00 AM

Residential Calendar

1. **APPEAL #21660 – Ross & Esther Fox; 14 Cypress Ave., Port Washington; Section 5, Block 32, Lot 352; Zoned: Residence-C**
Variances §§ 70-50.A & 70-208.F to construct an addition and a porch on a non-conforming home that would be too close to the street and would result in the expansion of a non-conforming building.
2. **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.
3. **APPEAL #21661 - Paul Friedman; 8 Old Hills Lane and 37 Bogart Avenue, Port Washington; Section 6, Block 83, Lot 4 and Section 6, Block 83, Lot 15; Zoned: Residence-A**
Variance from §70-202.1(C) to legalize a retaining wall that is too tall.
4. **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.
5. **APPEAL #21650 – Mohammed Rahman; 1 Jara Ct., New Hyde Park; Section 8, Block 334, Lot 33; Zoned: Residence-C**
Variances §§ 70-50.C, 70-50.B, 70-51.B & 70-100.2.A(2) to construct a second story addition to a home which is located too close to the street (both primary and secondary front yard) and too close to the side property line, to construct a one-story addition with a second story roofed over balcony above which is located too close to the street (secondary front yard) and too close to the side property line (second story addition), to construct a roofed over porch located too close to the street; and to construct a fence in the front yard (not permitted).
6. **APPEAL #21662 – Samir Sarkar; 24 Lawrence St., New Hyde Park; Section 8, Block 225, Lot 19; Zoned: Residence-C**
Variance § 70-49 to construct additions that would make the home too big.

7. **APPEAL #21658 - Shirell Roebach; 4 Orient Court, Westbury; Section 11, Block 414, Lot 426; Zoned: Residence-C**
Variance from §70-52 to construct a deck that is too close to the rear property line.

Commercial Calendar

8. **APPEAL #21663 – 440 Old Country Road, LLC; 357 Old Country Rd. & 440 Old Country Rd., Carle Place; Section 10, Block 288, Lot 48; Zoned: Business-A**
Site wide redevelopment of the property. Conditional Uses § 70-126(A) to construct a new restaurant with outdoor seating, and two additional restaurants for a total of three restaurants; Appeal for determination, or in the alternative Variances §§ 70-103(A)(1), 70-132(A) and 70-134, for not enough off-street parking, light poles in the required front yard and light poles in the required rear yard; Variances §70-103(B), 70-132(A), 70-134, 70-135, and 70-196(J)(2)(a) to construct parking spaces that are too small, a drive-thru by-pass lane within a required front yard, a trash enclosure, parking spaces and drive aisle in a required rear yard, fences that are too tall, and too many ground signs on the property.
9. **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).