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Town of North Hempstead



Board of Zoning Appeals

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CALENDAR FOR APRIL 2, 2025

RESIDENTIAL CALENDAR

APPEAL #21685 – Jeffery Teta; 9 North Bayles Avenue, Port Washington; Section 5, Block 24, Lot 9; Zoned: Residence-C

Variance from §70-101.B to legalize a roofed over front porch that is too close to the street.

APPEAL #21686 - SIP Builders LLC – 14 Carlton Avenue, Port Washington; Section 5, Block 51, Lot 133; Zoned: Residence-C

Variance from §70-47.1(D) to subdivide a property into 2 lots, both being too narrow.

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.

APPEAL #21687 - Jennifer Macchio – 215 Silver Lake Boulevard, Carle Place; Section 10, Block 15, Lot 5; Zoned: Residence-C

Variance from §70-102.C(5)(a) to legalize a semi in-ground pool that is too close to the side and rear property lines.

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.

COMMERCIAL CALENDAR

APPEAL #21688 - Two White Buffalo Inc.; 243 East Shore Road, Manhasset, Section 2, Block 210, Lot 67; Zoned: Business-B

Appeal for determinations, or in the alternative, variances from §70-103.F(1) and 70-103.O, and variances from 70-103.A(1) to convert a laundromat to a personal training facility with not enough parking and loading areas on site, parking spaces that are too small and an access aisle that is too narrow.

APPEAL #21689 - Lee Brodsky (Prime Foods); 4 Tri Harbor Park Drive, Port Washington; Section 6, Block 89, Lot 56; Zoned: Planned Industrial Park

Variances from §§ 70-103.A(1), 70-160(B) to legalize a mezzanine and to construct retail space with not enough parking on site and to legalize a fence enclosure and refrigeration units that are located too close to the side property line.