

Town of North Hempstead

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Board of Zoning Appeals

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CALENDAR FOR APRIL 23, 2025

RESIDENTIAL CALENDAR

APPEAL #21691 – David Schwartz; 100 Harrow Ln., Manhasset; Section 3, Block 188, Lot 4; Zoned: Residence-A

Variance from §70-100.2(K) to install a generator too far from a home.

APPEAL #21692 – Jared Mandel; 63 Wakefield Ave., Port Washington; Section 6, Block 69, Lot 12; Zoned: Residence-B

Variance from §70-100.2(K) to install a generator too far from a home.

APPEAL #21693 – Leslie & Anthony Aiuto; 29 Anchorage Rd., Port Washington; Section 5, Block 46, Lot 1478; Zoned: Residence-C

Variance from §70-100.2.F to construct a pergola that is too tall.

APPEAL #21694 - Ernesto Marques; 54 Lindbergh Boulevard, Carle Place; Section 10, Block 35, Lot 96; Zoned: Residence-C

Variances from §§70-50.C, 70-100.2.A(2), and 70-100.2.A(4)(a) to construct an addition that is too close to the street and to legalize fencing that is too tall and in the front yard.

COMMERCIAL CALENDAR

APPEAL #21690 - Highfield Holdings LLC (Wall Sign); 199 Community Drive, Great Neck; Section 2, Block 358, Lot 10; Zoned: Business-B

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

APPEAL #21695 - Fifth Avenue of Long Island Realty Associates LLC (London Jewelers Rolex Clock Sign); 2032.A Northern Boulevard, Manhasset; Section 3, Block 183, Lot 12; Zoned: Business-A/Parking

Variances from §§70-196.J(5)(a), 70-196.J(5)(c), 70-196.J(5)(i), 70-196.J(5)(j) and 70-196.J(5)(l) to construct an internally illuminated sign (not permitted), with lighting that is not exterior from above or from the side of the sign, that is too thick, and has 2 brackets that are side mounted (not permitted) and constitutes too many signs on a wall.

APPEAL #21696 - Bolla EM Realty LLC; 901 Hillside Avenue, New Hyde Park; Section 8, Block B2, Lot 182A; Zoned: Business-A

Variances from §§70-196.J(1)(a), 70-196.J(1)(b), 70-196.K, 70-196.K (4), 70-103.F, 70-103.F(1), 70-132.B, 70-203.P(2)(a) and 70-203.W to construct alterations to convert an existing gas station service area into a convenience store that is too large, proposes to heat food items other than coffee, tea or cocoa, with no loading zones, no refrigerated garbage locker, too many signs on a wall, a wall sign that is too tall, ground signs that are too tall and too big, construction of a new canopy that is too close to the street and signs on the canopy that are not permitted.

APPEAL #21644 - Jeffrey Pliskin (Q-ZAR); 151 Voice Road, Carle Place; Section 9, Block 663, Lot 16; Zoned: Industrial-B

Variance from 70-103.A(1) and conditional use 70-187.P to legalize interior alterations to a laser tag facility including a bar/snack bar (a conditional use) and an axe throwing area with not enough parking on site.