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Town of North Hempstead



Board of Zoning Appeals

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CALENDAR FOR JUNE 11, 2025

RESIDENTIAL CALENDAR

APPEAL #21706 - Marie Nakos and Gil Tiamsic; 29 Essex Court, Port Washington; Section 5, Block 147, lot 3, Zoned: Residence-C

Variance from §70-101.B to construct a portico that is too close to the street.

APPEAL #21707 – Matthew Gammons; 21 Park Ave., Port Washington; Section 6, Block 2, Lot 271; Zoned: Residence-C

Variances from §§ 70-100.1.A & 70-100.1.B to legalize a carport attached to a non-conforming detached garage that is located in the front yard (not permitted) and to legalize a shed attached to a non-conforming detached garage that is located too close to the rear property line.

APPEAL #21708 – Itzhak Zivari; 32 Farm Ln., Roslyn Heights; Section 7, Block 164, Lot 7; Zoned: Residence-AA

Variance from § 70-100.2(I) to install pool equipment in a side yard (not permitted)

APPEAL #21490.A – Edward Probst; 52 Netz Pl., Albertson; Section 7, Block 197, Lot 94; Zoned: Residence-B

Variances from §§ 70-40.A, 70-41.A, 70-39.B to construct additions too close to the front property line, too close to the side property line with not enough total side yard area, and that would make the home too big.

APPEAL #21709 – Anthony & Ann Marie Cancellarich; 12 Langdon Rd., Carle Place; Section 9, Block 468, Lot 56; Zoned: Residence-B

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

COMMERCIAL CALENDAR

APPEAL #21705 – Bowl 360; 465 Herricks Rd., New Hyde Park; Section 9, Block 514, Lot 44; Zoned: Business-A

Variance from §70-203(G) & Conditional Use §70-225(B)(7)(a)[1] for site work including removal of a required landscaped area, and expansion of the kitchen requiring an updated conditional use permit.