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Board of Zoning Appeals

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CALENDAR FOR JULY 16, 2025

RESIDENTIAL CALENDAR

APPEAL #21711 – Alexander Bennett; 42 Andrew Rd., Manhasset; Section 3, Block 95, Lot 23; Zoned: Residence-B

Variance § 70-231 to construct fixed stairs to access an attic (not permitted) and to install operable windows in an attic (not permitted)

APPEAL 21712 - Mrinalini & Alain Borczuk; 17 Park Avenue, Port Washington; Section 6, Block 2, Lot 69; Zoned: Residence-C

Variance from §70-50.A to convert an open porch to habitable space that is too close to the street.

APPEAL #21713 – Cuiyin Cheng Liang; 75 Sperry Blvd., New Hyde Park; Section 8, Block 343, Lot 2; Zoned: Residence-C

Variances §§ 70-49.B, 70-50.A & 70-51.A to construct additions to a home that would make the home too big, would be located too close to the front property line, and with not enough total (aggregate) side yards.

APPEAL #21714 - Andrew Imperatore; 1023 Maple Lane, New Hyde Park; Section 9, Block 574, Lot 4; Zoned: Residence-B

Variances from §§70-41 and 70-202.2 to legalize a covered porch with not enough total (aggregate) side yards and with not enough stormwater retention capacity provided on site.

APPEAL #21715 – Diana Ilyasova; 11 Heathcote Dr., Albertson; Section 9, Block 647, Lot 20; Zoned: Residence-B

Variances §§ 70-40.C & 70-39.B to construct additions to a home that would make the home too big and would be located too close to the street.

COMMERCIAL CALENDAR

APPEAL #21716 - David Weinberger (Cold Stone Creamery); 509 Great Neck Road, Great Neck; Section 2, Block 51, Lot 209; Zoned: Business-A

Conditional use §70-126.F to convert a retail space to a retail food use.

APPEAL #21717 – FES/Northman Realty LLC; 1410-1420 Northern Blvd., Manhasset; Section 3, Block E, Lot 490; Zoned: Parking/Business-A

Appeal for Determination or in the alternative Variances from § 70-105 for interior alterations to an existing commercial building for use as a day care (not a permitted use) and construction of a dumpster enclosure and fence gates for the purposes of storing a dumpster (not permitted uses), and variances from §§ 70-103(A)(1) and 70-203.1(C) for not enough parking and not enough queuing spaces.

APPEAL #21718 - Ben Borgognone (Buttercook); 140 Plandome Road, Manhasset; Section 3, Block 81, Lot 101; Zoned: Business-B

Variances from §§70-196.J(1)(a) and 70-214.C to legalize too many signs on the wall facing Plandome Rd and to legalize too many signs on the wall facing George St. and to legalize awnings that are located too close to the street.

APPEAL #21719 – Tiga Too; 42 Main St., Port Washington; Section 5, Block 99, Lot 201; Zoned: Business-A/Business-B

Conditional Use §70-225(B)(7)(a)(2) and variance §70-103(A)(1) to construct interior alterations to an existing restaurant (a conditional use) with not enough parking.

APPEAL #21720 – Port NY One, LLC (SoBol); 20 Main St., Port Washington; Section 5, Block 126, Lot 224; Zoned: Business-B

Conditional Use §70-126(F) to convert a retail space into a new retail food use (a conditional use).

APPEAL #21721 – Wonder 4 kids (260 Voice Road, LLC); 186 Glen Cove Road., Carle Place; Section 9, Block 663, Lot 37; Zoned: Industrial-B

Variance from § 70-103(A)(1) to construct interior alterations to convert a retail space into an indoor playground (a place of public assembly) with not enough off-street parking.

APPEAL #21690 - Salvation Army; 992 Prospect Avenue, Westbury; Section 11, Block 31, Lot 90; Zoned: Business-A/Residence-C/New Cassel Overlay District

Pursuant to §70-125.T, variances from §§70-46.B and 70-50.A, and variances from §§70-50.A, 70-100.2(A)(2), 70-100.2(A)(4)[5], 70-103.A(1)/70-103(R), 70-103.M, and 70-203.J to construct a new church that is too tall and will be located within the required front yard setback too close to the street, with a dumpster located within the required front yard setback too close to the street, not enough parking on site, parking spaces located within the front yard setback too close to the street, sliding chain link gates/vehicular entrance gates located within the required front yard setback too close to the street, fencing located within a front yard (not permitted), and fencing that is too tall.

APPEAL #21722 - Stoler Westbury Realty, LLC (Westbury Toyota); 1121 Old Country Road, Westbury; Section 11, Block 328, Lot 124; Zoned: Industrial-B

Variances from §§70-103.A(1), 70-190, 70-192.A, and 70-212.B to construct a new car dealership with not enough parking on site, a building that is too tall, a storage area for automobiles located within the required front yard setback that is located too close to the front property line and takes up too much of the lot area and light poles that are located within the required front yard setback too close to the street.

APPEAL #21723 - Wheatley Plaza, Inc. (Uncle Giuseppe's); 130 Wheatley Plaza, Greenvale; Section 19, Block A, Lot 591; Zoned Business-A/Business-B/Parking District.

Conditional Use 70-139.A to convert a supermarket to a supermarket with a café.