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Town of North Hempstead



Board of Zoning Appeals

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CALENDAR FOR AUGUST 13, 2025

RESIDENTIAL CALENDAR

APPEAL #21724 - Marlene Friedberg; 13 Hampton Court, Port Washington; Section 5, Block 134, Lot 61; Zoned: Residence-A

Variances from §70-30.C and 70-101.B to construct an addition and a portico that are too close to the street.

APPEAL #21725 - Carla and Charles Attard; 14 Foxcroft Road, Albertson; Section 9, Block 555, Lot 7; Zoned: Residence-C

Variances from §§70-49.C, 70-100.1(A), 70-231 and 70-100.2(A)(4)(a)[5] to construct a three (3) car detached garage that is too big, too tall, too wide, too deep, exceeds the number of cars permitted and with garage doors that are too tall, and to erect fencing that is too tall.

APPEAL #21726 – Ori Cohen; 10 Foxcroft Rd., Albertson; Section 9, Block 555, Lot 5; Zoned: Residence-C

Variances §§ 70-51(A), & 70-100.2(A)(2) to construct additions with not enough total (aggregate) side yards, and to legalize a fence forward of a front building line.

APPEAL #21727 - Maria Mata; 12 Dogwood Lane, Westbury; Section 11, Block 117, Lot 59; Zoned: Residence-C

Variance from §70-51 to legalize additions and a garage conversion too close to the side property line with not enough total (aggregate) side yards.

COMMERICAL APPEALS

APPEAL #21728 – Greentree Foundation; 220 Community Dr., Manhasset; Section 3, Block E, Lot 9; Zoned: Residence-C/Residential Open Space District/ Aquifer Protection Overlay District

Variance § 70-3.4 & 70-3.15 to reconstruct a portion of an existing building that would be too tall and partially encroaches into a required buffer.

APPEAL #21729 - Fifth Avenue of Long Island Realty Associates LLC (Restoration Hardware Signs); 2128 Northern Boulevard, Manhasset; Section 3, Block 183, Lot 12; Zoned: Business-A & Parking (P)

Variances from §§70-196.J(1)(f) and 70-196.J(1)(a) to construct too many signs on a wall and to construct signs that are too high above the ground and higher than the distance between the head of the windows of one story and the lower sill of the windows of the next higher story.

APPEAL #21730 – 210 Mineola Ave., LLC; 210 Mineola Ave., Roslyn Heights; Section 7, Block G, Lot 964; Zoned: Industrial-B

Variances § 70-103(A)(1), 70-103(O), & 70-103(F)(1) to repave and restripe a parking lot for an existing restaurant with not enough off-street parking, parking spaces and drive aisles that are too small, and no loading zones.

APPEAL #21731 – Lake Success Shopping Center, LLC (LOFT Outlet Signs); 1460 Union Tpke., New Hyde Park; Section 8, Block 235, Lot 56; Zoned: Business-AA

Variance § 70-196(J)(1)(f) to construct a wall sign that is too high above the ground.

APPEAL #21732 - Steve & Louise Santulin (Armazem Brazil Market and Bakery); 346 Hillside Avenue, Williston Park; Section 9, Block 142, Lot 28; Zoned: Business-A

Appeal for determination from §70-225(A) that no off street parking is required for the market portion of the premises, or that the parking requirement for the market portion of the premises be calculated as 1 space per each 300 s.f. of area instead of 1 space per 80 s.f., or in the alternative, variance from §70-103.A(1), and conditional uses §§70-126.A, 70-126.F and variances from §§70-103.L(2), 70-103.O, and 70-203.G to legalize an existing bakery and market (a conditional use) and an expansion into the adjoining space, with not enough parking on site, a buffer that is too narrow, and parking stalls that are too short.

APPEAL #21733 - Marilyn Miglio (Yogurt & Such); 1 Glen Cove Road, Greenvale; Section 19, Block 1, Lot 5; Zoned: Business-B/Parking

Conditional use §70-126(F) to expand a retail food use into 2 adjoining retail spaces.