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Town of North Hempstead



Board of Zoning Appeals

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CALENDAR FOR SEPTEMBER 3, 2025

RESIDENTIAL CALENDAR

APPEAL #21734 – Adam Paltrowitz; 15 Bar Beach Rd., Port Washington; Section 6, Block 1, Lot 56; Zoned: Residence-C

Variance § 70-49.B to legalize additions and a detached garage which increase the square footage of the property above the maximum allowed.

APPEAL #21735 – Mitchell Bloomberg; 273 Hillturn Ln., Roslyn Heights; Section 7, Block M08, Lot 89; Zoned: Residence-B

Variances §§ 70-39.B, 70-40.A, 70-41.A, 70-42.3.A, 70-42.3.B to construct a new home on an existing foundation that is too large, too close to the street, too close to a side property line and with not enough total/aggregate side yard width, which violates the sky exposure plane, and that is too tall.

APPEAL #21736 – Balasubramanian Eswaran; 87 Aster Dr., New Hyde Park; Section 8, Block 307, Lot 28; Zoned: Residence-B

Variances §§ 70-40.A, 70-101.B to construct additions to a home that are too close to the street and to construct a front portico that is too close to the street.

COMMERCIAL CALENDAR

APPEAL #21737 – Rike Tech Associates, LLC; 600 Hillside Ave., New Hyde Park; Section 8, Block 9, Lot 1; Zoned: Business-A

Conditional Use §70-126(I)(4) to construct interior alterations to convert a former supermarket to a senior day care.

APPEAL #21738 - Hugo D'Esposito (AM Shield Waterproofing Corp.); 33 Albertson Avenue, Albertson; Section 9, Block 104, Lot 3; Zoned: Industrial-B

Variance from §70-212.B to construct a building with an outdoor storage area that is too close to the front property line and is not screened from view from ground level.

APPEAL #21739 – Dong Wenjun/Kismet Management Corp.; 1035 Old Country Rd., Westbury; Section 11, Block 328, Lot 112; Zoned: Industrial-B

Variances §§ 70-103(A)(1), 70-103(B), 70-103(O), 70-103(F), 70-103(M), 70-191, 70-192(B), 70-196(J)(2)(b), 70-196(J)(2)(c) to legalize an existing building on a diminished lot with not enough off-street parking, parking spaces that are too small, aisle widths that are too narrow, a loading

zone located partially off site, parking within a front yard setback, with the building exceeding the permitted lot coverage, a building and AC units located too close to the rear property line, with a ground sign that is too large and too close to a property line.