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Town of North Hempstead



Board of Zoning Appeals

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CALENDAR FOR OCTOBER 8, 2025

RESIDENTIAL CALENDAR

APPEAL #21742 – Lin Zheng; 9 E. Gate Rd., Manhasset; Section 3, Block 49, Lot 172; Zoned: Residence-A

Variance § 70-30.C to legalize the conversion of an open porch to a one-story addition that is too close to the street.

APPEAL #21743 – Ellen Xiu; 7 N. Bayles Ave., Port Washington; Section 5, Block 24, Lot 7; Zoned: Residence-C

Variances §§ 70-100.2.A(4)(a)[5] & 70-100.2.A(2) to permit the construction of fencing along the side property lines that is too tall, and is located forward of a front building line.

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 #21744 - Alon Ashoory; 47 Appletree Lane, Roslyn Heights; Section 7, Block 314, Lot 8; Zoned: Residence-B

Variances from §§70-40, 70-41, and 70-101 to legalize additions that are too close to the side property line, too close to the street and with not enough total (aggregate) side yards, and a portico that is too close to the street.

APPEAL #21745 - Oi Yuk Chan; 132 Norman Street, New Hyde Park; Section 9, Block 499, Lot 228; Zoned: Residence-C

Variances from §70-50.B and 70-101.B to construct additions and a portico that are too close to the street.

COMMERCIAL CALENDAR

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

Conditional Use §70-225(B)(7)(a)[1] and Variances from §70-103(A)(1), 70-103(B) 70-103(O) to legalize the expansion of a kitchen requiring an updated conditional use permit with not enough

off-street parking, parking spaces that are too small and parking spaces that have stall to curb distances that are too short.

**APPEAL #21746 - Arthur Smyles (Waddle Waddle, Inc.); 120 Voice Road, Carle Place;
Section 9, Block 663, Lot 14; Zoned: Industrial-B**

Conditional use §70-187.P and variances from §§70-103.A(1), 70-103.B, and 70-103.O to convert a retail space to a children's indoor playground and snack bar (a conditional use), with not enough parking on site, parking stalls that are too small, and parking spaces with a stall to curb dimension that are too small.