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Town of North Hempstead



Board of Zoning Appeals

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CALENDAR FOR SEPTEMBER 17, 2025

RESIDENTIAL CALENDAR

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 and with not enough total (aggregate) side yards.

COMMERCIAL CALENDAR

APPEAL #21740 – RH 361, LLC (Joe & The Juice); 1579 Northern Blvd., Manhasset; Section 3, Block 181, Lot 402; Zoned: Business-A/Residence-B

Conditional Use § 70-126(A) & Variances §§ 70-103(A)(1), 70-196(J)(5)(a), 70-196(J)(5)(d), 70-196(J)(1)(a) to construct interior alterations for a new food use (a conditional use), with not enough off-street parking, too many blade signs on a wall, a blade sign too far from the entrance to the business, and too many wall signs on a wall.

APPEAL #21741 – Floral Plaza, LLC; 339 Jericho Tpke., Floral Park; Section 8, Block 64, Lot 120; Zoned: Business-B/Residence-C

Variance § 70-103.A to convert storage space to an indoor play area for a day care with not enough parking.

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.