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Town of North Hempstead



Board of Zoning Appeals

210 Plandome Road
Manhasset, NY 11030
(516) 869-7667
Fax (516) 869-7812

CALENDAR FOR NOVEMBER 5, 2025

RESIDENTIAL CALENDAR

APPEAL #21752 - Lei Cao; 943 North 6th Street, New Hyde Park; Section 8, Block 17, Lot 127; Zoned: Residence-C

Variance from 70-100.2(H) to legalize 5 ductless split A/C units that are too close to the side property line.

APPEAL #21753 - Szehaw Phang; 388 Old Courthouse Road, New Hyde Park; Section 8, Block 285, Lot 1; Zoned: Residence-A

Variance from §70-100.2.A(4)(b) to construct fencing that is too tall.

COMMERCIAL CALENDAR

APPEAL #21754 – Manhasset Venture, LLC (MD Hyperbaric Sign); 1350 Northern Blvd, Manhasset; Section 3, Block E, Lot 1121; Zoned: Business-A

Variances from §§70-196.J(1)(f) & 70-196.J(1)(a) to construct a wall sign too high off the ground and higher than the lower sill course of the second story window, with too many signs on a wall.

APPEAL #21755 - Ed-Sand Realty (Tony DiNapoli's); 1445 Northern Boulevard, Manhasset; Section 3, Block 65, Lot 142; Zoned: Business-A/Parking

Variance from §70-103.A(1) and conditional use §70-126.A to construct renovations for a proposed restaurant with expansion of the seating area and kitchen into the basement, which is a conditional use and with not enough parking on site.

APPEAL #21756 – Manhasset Wellness Center; 1492 Northern Blvd., Manhasset; Section 3, Block 145, Lot 205; Zoned: Business-A

Variance §70-103(A)(1) to construct interior alterations converting a commercial space to a medical office with not enough on-site parking.

APPEAL #21757 – Elite Portfolio Holding, LLC; 390 Hillside Ave., New Hyde Park; Section 8, Block 6, Lot 6; Zoned: Business-A

Conditional Use §70-126(F) to construct interior alterations to an existing commercial space for a new retail food use (a conditional use).