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Town of North Hempstead



Board of Zoning Appeals

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CALENDAR FOR DECEMBER 17, 2025

RESIDENTIAL CALENDAR

APPEAL #21760 – David Schwartz; 100 Harrow Ln., Manhasset; Section 3, Block 188, Lot 4; Zoned: Residence-A

Variances from §§ 70-102C(2)(a)[5] & 70-100.2A(4)(a) to install pool barrier fencing forward of a rear building line and a fence along a side property line that is too tall.

APPEAL #21761 – Carmine & Eileen Savino; 92 Shadyside Ave., Port Washington; Section 4, Block 7, Lot 70; Zoned: Residence-B

Variance from § 70-40.A to construct a second-story addition that is too close to the street.

APPEAL #21762 - ABAPW, LLC; 44 Avenue B, Port Washington; Section 4, Block 37, Lot 113: Residence-C

Variances from §§70-47.1(B) and 70-49.C to construct a new two-family home on a lot that is too narrow with an existing non-conforming garage, making the total size of the home and garage too big.

APPEAL #21763 - David & Joanne Strongin; 42 Hillview Avenue, Port Washington; Section 5, Block D, Lot 144; Zoned: Residence-C

Variance from §70-50.C to legalize a sunroom that is too close to the street.

APPEAL #21764 – Jennifer Belfiore and Ralph Schrader; 35 Yale Street, Roslyn Heights; Section 7, Block 83, Lot 113; Zoned: Residence-B

Variances from §§70-39.C, 70-40.A, and 70-101.B to legalize a new home that is too big and is located too close to the street, and to legalize a porch that is located too close to the street.

APPEAL #21765 - Vlad Moshe; 1 Knoll Lane, Roslyn Heights; Section 7, Block 166, Lot 12; Zoned: Residence-AA

Variances from §§70-19.C, 70-22.6, 70-100.1, 70.100.2, and 70-102.C, to construct additions that make a home too big; a swimming pool and fire bowl/waterfall structure that are too close to the side property line; a swimming pool, hot tub, fire bowls, waterfall feature, pergola, exterior kitchen, cooking appliances (barbecue and pizza oven) and hood/chimney structures located within a side yard (not permitted); a pergola, exterior kitchen, cooking appliances, hood and chimney structures, and a fixed basketball hoop (with 12' high netting) located within the front yard (not permitted); fencing located in the front yard (not permitted) and fencing located in the side and

front yards that is too tall, walkways and an expanded driveway that cover too much of the front yard; and a pergola, a barbecue and a pizza oven that are too tall.

APPEAL #21766 – Stephen Ng; 93 Haddon Rd., New Hyde Park; Section 8, Block B14, Lot 96; Zoned: Residence-C

Variance from § 70-51.A to construct a second-story addition (rear dormer) that would be too close to the side property line.

APPEAL #21767 - Henry & Sasha Vera Fok; 34 Willow Road, New Hyde Park; Section 8, Block 211-04, Lot 116; Zoned: Residence-C

Variances from §§70-100.2.A(4)(b) and 70-101.B to legalize fencing that is too tall and to legalize a porch/raised terrace that is too close to the street.

COMMERCIAL CALENDAR

APPEAL #21717.A – FES/Northman Realty LLC; 1410-1420 Northern Blvd., Manhasset; Section 3, Block E, Lot 490; Zoned: Business-A

Conditional Use §70-126(K) & Variances §§ 70-103(A)(1), 70-103(F)(1), & 70-203.1(C) to construct interior alterations to an existing commercial space for use as a day care with not enough off-street parking, not enough loading zones, and not enough queuing spaces for drop off and pickup.

APPEAL #21768 – 983 Realty LLC; 983 Willis Ave., Albertson; Section 9, Block 66, Lot 1236; Zoned: Business-A

Variances from §§ 70-103(A)(1) & 70-103(M) for interior alterations to allow additional office space with not enough parking and parking within a required front yard setback.

APPEAL #21769 - 880 Willis Ave LLC (Fence); 33 Albertson Avenue, Albertson; Section 9, Block 104, Lot 3; Zoned: Industrial-B

Variances from §§70-203.J and 70-215.D(1) to legalize fencing with barbed wire and a vehicular entrance gate that is less than 18' from the street.

APPEAL #21770 - 307 Old Country Road LLC (Dimas Hospitality Group, Inc.); 307 Old Country Road, Carle Place; Section 10, Block 48, Lot 50; Zoned: Business-A

Conditional use §70-126.A to legalize the expansion of a restaurant; and variances from §§70-103.A(1), 70-103.B, and 70-132.A to legalize a dining enclosure that is located too close to the street, with not enough parking on site, and parking spaces that are too small, and to install, and a masonry wall and an HVAC condensing unit in a required front yard.

APPEAL #21771 – Scotto Brothers; 440 Old Country Rd., Carle Place; Section 10, Block 288, Lot 48; Zoned: Business-A

Variances from §§ 70-196(J)(2)(a) & 70-196(J)(2)(b) to construct a second ground sign (only one is permitted per property) that would be too tall(in height as measured from the ground) and too large.