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Town of North Hempstead



Board of Zoning Appeals

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CALENDAR FOR JUNE 10, 2026

RESIDENTIAL CALENDAR

APPEAL #21828 - Yonghui Liu; 79 Country Club Road, Manhasset; Section 3, Block 145, Lot 159; Zoned: Residence-A

Variances from §§70-30.B and 70-101.B to construct a front portico that is too close to the street.

APPEAL #21829 – Muhammad Shams; 51 Crescent Dr., Albertson; Section 7, Block 111, Lot 21; Zoned: Residence-A

Variance §70-29.C to construct a new home that is too big.

APPEAL #21830 – Francisco Gilbert; 30 Central Ave., New Hyde Park; Section 9, Block 249, Lot 656; Zoned: Residence-C

Variances §§ 70-50.A, 70-101.B, 70-51.A, & 70-52.3 to construct a new home that is too close to the front and side property lines, a front porch that is too close to the front and side property lines, a rear porch that is too close to the side property line, with the proposed home violating the Sky Exposure Plane.

APPEAL #21835 – Maria Gonzalez; 115 South Street, New Hyde Park; Section 9, Block 586, Lot 10; Zoned: Residence-B

Variance from §70-40.A to construct additions that are too close to the street.

COMMERCIAL CALENDAR

APPEAL #21831 – Fifth Avenue of Long Island Realty Associates, LLC (London Jewelers Sign); 2044 Northern Blvd., Manhasset; Section 3, Block 183, Lot 12; Zoned: Business-A

Variances §§ 70-196.J(1)(a), & 70-196.J(1)(f) to construct a second wall sign that would be too high off the ground.

APPEAL #21759.A – Ted Zucker; 79 Main St., Port Washington; Section 5, Block G, Lot 1; Zoned: Business-B/Port Washington Business Overlay District

Appeal for Determination or in the alternative Variance § 70-195.25 for interior alterations to a commercial structure for a mixed-use development not in compliance with eligibility standards for a Town Board Special Use Permit.

APPEAL #21832 - 921 Realty, LLC (Common Grounds); 927 Port Washington Boulevard, Port Washington; Section 6, Block 80, Lot 62; Zoned: Business-A

Conditional use §70-126.F to construct interior alterations for a grocery store (a conditional use).

APPEAL #21833 – Lake Success Shopping Center, LLC (Pokeworks); 1470 Union Tpke., New Hyde Park; Section 8, Block 235, Lot 56; Zoned: Business-AA

Conditional Use § 70-114.1(B) for interior alterations to construct a new retail food use (a conditional use).

APPEAL #21834 - Greenvale Common, Inc. (Tavlin); 43 Glen Cove Road, Greenvale; Section 20, Block 69, Lot 5; Zoned: Business-B

Conditional use §70-139.A to convert a retail space to a retail food use (a conditional use)