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Town of North Hempstead



Board of Zoning Appeals

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CALENDAR FOR JUNE 24, 2026

RESIDENTIAL CALENDAR

APPEAL #21786 - Qianyi Liu; 98 Deepdale Drive, Manhasset; Section 3, Block 62, Lot 52; Zoned: Residence-A

Variances from §§70-30.C, 70-30.B and 70-100.2(C)(5) to construct additions that are too close to the street in the primary and secondary front yards, and to legalize a deck that is too close to the side property line.

APPEAL #21836 - Christopher Woolfson; 27 Wakefield Ave, Port Washington; Section 6, Block 65, Lot 19; Zoned: Residence-B

Variances from §§70-40.A and 70-101.C to construct additions and to legalize additions that are located too close to the street.

COMMERCIAL CALENDAR

APPEAL #21431.A – Louie’s Port Washington (Louie’s Real Estate Main Street, LLC); 395 Main St., Port Washington; Section 5, Block C, Lot 2; Zoned: Waterfront Business (B-W)

Request for modification of condition of approval on prior parking variance.

APPEAL #21281.A – 12 Irma Ave Realty, LLC; 12 Irma Ave., Port Washington; Section 5, Block D, Lots 509(I) and 510(J); Zoned: Business-B

Modification of Conditional Use §70-139.J(1) to relocate one apartment and indoor and outdoor common space.

APPEAL #21837 - Bolla EM Realty LLC; 901 Hillside Avenue, New Hyde Park; Section 8, Block B2, Lot 182A; Zoned: Business-A

Variances from §§70-196.J(1)(a), 70-196.K, 70-196.J(1)(b), 70-196.K(4), 70-132.B, 70-134, and 70-203.P(2)(a) to construct too many signs on a wall, signs on a canopy (not permitted), signage that is too tall, ground signage that is too large and too tall, a canopy that is too close to the street, and a convenience store warming and heating food items (not permitted) that is too close to the rear property line with roof top HVAC units that are too close to the rear property line.

APPEAL #18115 – Joseph Schmitt/Tishcon Corp. – Vipin Patel; 41 New York Ave., Westbury; Section 11, Block 77, Lot 17; Zoned: Industrial-B

Modification of condition of approval on prior parking variance.

APPEAL #18156 – Joseph Schmitt/Tishcon Corp. – Vipin Patel; 30-36 New York Ave., Westbury; Section 11, Block 78, Lot 78; Zoned: Industrial-B
Modification of condition of approval on prior parking variance.

APPEAL #21838 - ZRMI, LLC – PB Contracting Corp.; 36 Sylvester St., New Cassel; Section 11, Block 77, Lot 21; Zoned: Industrial-B
Variances §§70-103(A)(1), 70-103(M), §70-103(O), §70-229(A) to construct interior alterations to enlarge an office area within an existing warehouse not in compliance with prior BZA decisions (Appeals #18115 & #18156) and a modification of a Declaration of Restrictive Covenants, for a property with not enough off-street parking, parking in a required front yard setback, and parking spaces that are too small, and the modification of a condition to variances granted pursuant to Appeals #18115 & #18156.