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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 JULY 15, 2026

RESIDENTIAL CALENDAR

APPEAL #21839 - Ezra Sternstein; 124 Old Mill Road, Great Neck; Section 2, Block 45, Lot 22; Zoned: Residence-A

Variance from §70-29.C to construct additions that will make a home too big.

APPEAL #21840 – Susu Gao; 16 Broadway, Great Neck; Section 2, Block 47, Lot 126; Zoned: Residence-B

Variance § 70-40.C to construct additions that would be too close to the street (primary and secondary front yards).

APPEAL #21841 - Schuyler Gordon; 42 Udall Drive, Great Neck; Section 2, Block 117, Lot 11; Zoned: Residence-C

Variance from §70-50.A to legalize an enclosed porch that is too close to the street.

APPEAL #21842 – Eliahu Samra; 22 Shore Cliff Pl., Great Neck; Section 2, Block 367, Lot 49; Zoned: Residence-A

Variances §§ 70-29.C, 70-30.A, 70-101.B, 70-31.A, 70-32.3.A, 70-32.3.B, & 70-32.7 to construct a new two-story single-family home that would be too big, too close to the street, include a portico too close to the street, too close to a side property line, which violates the sky exposure plane, is too tall/high, and with eave heights that are too tall/high.

APPEAL #21843 - Anna Costaras; 105 Dover Road, Manhasset; Section 3, Block 224, Lot 12; Zoned: Residence-A

Variances from §§70-29.C and 70-30.B to enclose a covered porch that is located too close to the street and to construct an addition, that together with the enclosed porch, make a home too big.

APPEAL #21844 - John Toro; 29 Garfield Place, Roslyn Heights; Section 7, Block 51, Lot 103; Zoned: Residence-C

Variance from §70-100.2.A(2) to construct fencing located in a front yard beyond the building line.

APPEAL #21845 – Joe Mathew; 19 Edgemere Dr., Albertson; Section 7, Block 153, Lots 12; Zoned: Residence-A

Variances §§ 70-100.1.A & 70-101 to install a bench within a front yard, and to legalize a front terrace within a front yard.

APPEAL #21846 – Jillian Wiseman; 3 Burnham Ave., Roslyn Heights; Section 7, Block 243, Lot 17; Zoned: Residence-C

Variances §§ 70-50.C, 70-52, & 70-100.2.A(2) to construct a new second-floor addition that would be too close to the street and too close to the rear property line, and to legalize a fence located forward of the front building line.

APPEAL #21847 – Greg Koumoullas; 2 Nortema Ct., New Hyde Park; Section 8, Block 302, Lot 15; Zoned: Residence-B

Variance § 70-40 to construct a second-story addition too close to the street in the primary and secondary front yards.

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 #21848 - Diana Ilyasova; 11 Heathcote Drive, Albertson; Section 9, Block 647, Lot 20; Zoned: Residence-B

Variance from §70-39.B to construct additions that make a home too big.

APPEAL #21849 – Ronald Buonpastore; 87 Knollwood Dr., Carle Place; Section 10, Block 303, Lots 24; Zoned: Residence-B

Variance §70-39.B to construct a second story addition that would make the house too big.

APPEAL #21853 – Alex Ibragimov; 27 Locust St., Greenvale; Section 20, Block J-06, Lot 316; Zoned: Residence-C

Variances §§ 70-50.C, 70-51.A, and 70-52.5 to legalize an open porch converted to habitable space and a second-floor addition that are too close to the street and too close to the side property line, to legalize a bathroom addition that is too close to the side property line, and to legalize front yard paving that exceeds the permitted percentage.

COMMERCIAL CALENDAR

APPEAL #21850 – IONNA, LLC; 1900 Northern Blvd., Manhasset; Section 6, Block 220, Lot 2; Zoned: Parking District

Appeal for Determination the Building Department erred in revoking the building permit and electrical permit for the installation of Electric Vehicle charging stations and for not performing a final inspection or issuing certificates for same.

APPEAL #21851 - 1285 Northern Blvd LLC (BMW Signs); 1285 Northern Blvd, Manhasset; Section 3, Block 53, Lot 38; Zoned: Business-A

Variances from §§70-196.J(1)(f), 70-196.J(1)(b), 70-196.J(2)(b), 70-196.J(2)(d) to install a wall sign that is too tall, and too high above the ground, a wall sign that is too tall, too big, and too high

above the ground and a ground sign with no clearance between the bottom of the sign and the ground that is too tall, and too big.

APPEAL #21852 – Wheatley Plaza Associates, LP (Uncle Giuseppe's Signs); 130 Wheatley Plaza, Greenvale; Section 19, Block A, Lot 591; Zoned: Business-A

Variances §§ 70-196(J)(1)(a), 70-196(J)(1)(b), & 70-196(J)(1)(f) to install more wall signs than permitted on a single wall, signs that are too large in area and vertical height, and signs that are too high above the ground.