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Town of North Hempstead



Board of Zoning Appeals

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CALENDAR FOR AUGUST 12, 2026

RESIDENTIAL CALENDAR

APPEAL #21854 – Daniel Amoruso; 22 Groton Ln., Manhasset; Section 3, Block 137, Lot 44; Zoned: Residence-B

Variances §§ 70-39.B and 70-40.A to construct first and second-story additions that would make the house too big and a portico that is located too close to the street.

APPEAL #21855 - Benno Tan; 193 Old Mill Road, Manhasset; Section 3, Block 220, Lot 22; Zoned: Residence-A

Variances from §§70-31.A and 70-32.6 to construct a new home that is too close to the side property lines, with smaller than required total (aggregate) side yards, and too much front yard paving.

APPEAL #21856 - Longview Summit LLC; 80 Longview Road, Port Washington; Section 5, Block 13, Lot 106; Zoned: Residence-A

Variance from §70-27.1(B) to subdivide a property into 3 lots that are too narrow.

APPEAL #21857 – Yelena Kuyanova; 71 Burnham Ave., Roslyn Heights; Section 7, Block E, Lot 946; Zoned: Residence-C

Variances §§ 70-49.B, 70-51.A, 70-51.H, and 70-100.2.H to legalize first and second floor additions that make the home too large, a canopy over exterior cellar stairs making the side and aggregate side yard setbacks too small, an exterior cellar entrance too close to a side property line without horizontal grating, and HVAC units too close to a side property line.

APPEAL #21858 - Jasbir K. Kamboj; 134 Warner Avenue, Roslyn Heights; Section 7, Block 24, Lot 1; Zoned: Residence-B

Variance from §70-37.1(B) to subdivide a property into 2 properties that are too narrow.

APPEAL #21859 – Pankaj Malhotra; 44 Mapleleaf Ln., New Hyde Park; Section 8, Block 310, Lot 19; Zoned: Residence-B

Variances §§ 70-40.C, 70-41.A, and 70-101.B to construct a second-story addition that would be too close to the street and side property line, and a one-story portico that would be too close to the street.

APPEAL #21861 – Peter Liotta; 8 First St., Glenwood Landing; Section 20, Block P, Lot 19A; Zoned: Residence-B

Variance § 70-40 to enclose an open porch that is too close to the street and to construct a portico that is too close to the street.

COMMERCIAL CALENDAR

APPEAL #21862 - Midwood Investments & Development (Ernesta Sign); 1522 Northern Boulevard, Manhasset; Section 3, Block 145, Lot 22; Zoned: Business-A

Variances from §§70-196J(1)(f), 70-196J(1)(b) and 70-196J(1)(a) to construct a sign exceeding the permitted maximum vertical measurement (too tall) that is too high above grade, that is too big and that exceeds the number of permitted signs on a wall.

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 #21863 - Carnor Properties LLC and PeeGee Industries LLC (Catholic Health Good Samaritan University Hospital); 229 Glen Cove Road, Carle Place; Section 10, Block N, Lot 243; Zoned: Industrial-B

Variance from §70-103.(A)(1) to construct interior alterations to convert a retail space to a physical therapy and rehabilitation center with not enough parking on site.

APPEAL #21864 - 440 Old Country Road, LLC (Raising Cane's Signs); 440 Old Country Road, Carle Place; Section 10, Block 288, Lot 48; Zoned: Business-A

Variances from §§70-196.J(1), 70-196.J(1)(a), 70-196.J(1)(b), 70-196.J(1)(d), 70-196.J(1)(f), 70-196.J(2)(a), 70-196.J(2)(b), 70-196.J(2)(d), and 70-197.B to construct wall signage that is not attached to a wall and projects more than 12 inches from a wall, signs that exceed the number permitted on multiple walls, signs that are too tall, signs that are too large, signs that are too high above the ground, too many ground signs on a site, ground signs that are too large and that do not have enough space between the bottom of the sign and the ground, and signs painted on a wall which is not a permitted sign type.