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Town of North Hempstead



Board of Zoning Appeals

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CALENDAR FOR SEPTEMBER 2, 2026

RESIDENTIAL CALENDAR

APPEAL #21865 - SARV 24 Properties LLC, 18 Preston Street, Port Washington; Section 5, Block 43, Lot 12; Zoned: Residence-C

Variances from §70-50.A and 70-101.B to legalize an addition and a portico that are too close to the street.

APPEAL #21866 – Qing He; 12 W. Shore Rd., Manhasset; Section 3, Block 138-04, Lot 105; Zoned: Residence-B

Variances §§ 70-100.2(A)(2) & 70-203(C) to erect a fence in a front yard and to erect a fence at an intersection which could potentially obstruct visibility for vehicular traffic.

APPEAL #21867 – Thong Lai; 17 Jackson St., Port Washington; Section 5, Block 51, Lots 32 & 33; Zoned: Residence-C

Variances from §§ 70-49.C, 70-100.1.A, 70-100.1.B, 70-102.C(5), and 70-100.2.L(3) to legalize a two-story detached garage that is too tall and too close to side and rear property lines and adds to the GFA of the property increasing GFA to more than permitted, an inground jacuzzi and equipment located too close to the side and rear property lines, and front yard masonry piers that are too tall.

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 #21868 - Gokul T Krishnan; 1035 North Sixth Street, New Hyde Park; Section 8, Block 8, Lot 32; Zoned: Residence-C

Variances from §70-49.C, 70-49.B, 70-50.A, and 70-101.B to construct additions too close to the street that make a home too big (exceeds maximum permitted GFA and exceeds maximum % GFA based on lot area) and to construct a roofed over porch that is too close to the street.

APPEAL #21869 – Jaswinder Kaur; 28 Winthrop St., New Hyde Park; Section 8, Block 328, Lot 8; Zoned: Residence-C

Variances from §§ 70-50.C, 70-51.A, and 70-101.B to construct additions too close to the street, with total (aggregate) side yard setbacks that are too small, and a front porch that is too close to the street.

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).