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Town of North Hempstead



Board of Zoning Appeals

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CALENDAR FOR SEPTEMBER 16, 2026

RESIDENTIAL CALENDAR

APPEAL #21870 - Jeffrey Spiegel and Sharon Spiegel; 7 Rosemont Pl, Great Neck; Section 2, Block 370, Lot 1; Zoned: Residence-A

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

APPEAL #21871 – Warny Holding Corporation; 9 Bayview Ave., Port Washington; Section 5, Block 52, Lot 5; Zoned: Residence-A

Variances from §§ 70-28, 70-29.B, 70-30.A, 70-31.A, 70-32.3.A, and 70-32.3.B to construct a new two-story single-family dwelling with front portico that covers too much of the lot, is too big, too close to the street (both the home and the portico), too close to the side property line, and that violates sky exposure plane.

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 #21872 - Wenjia Wang; 2 Knolls Drive, New Hyde Park; Section 8, Block 263, Lot 26; Zoned: Residence-A

Variance from 70-100.2(A)(2) to construct fencing beyond the building line in the front yards.

APPEAL #21873 – Emily & Shawn Valentine; 16 Irons Pl., New Hyde Park; Section 8, Block 317, Lot 7; Zoned: Residence-C

Variances from §§ 70-50.A and 70-101.B to construct a second-story addition and a front portico that are too close to the street.

APPEAL #21874 – Daniel McCarron; 335 Wright Ave., Carle Place; Section 10, Block 41, Lot 12; Zoned: Residence-C

Variances from §§ 70-100.2(A)(2) and 70-203(C) to install fencing forward of a front building line potentially obstructing vehicular visibility.

APPEAL #21860 – Erika Falco; 85 Maplewood Dr., Westbury; Section 11, Block 117, Lot 66; Zoned: Residence-C

Variances §§ 70-100.2(A)(2) and 70-100.2(A)(4) to legalize fencing forward of a front building line and fencing that exceeds the permitted height facing a street.

APPEAL #21875 - Laila Parveen Masood; 56 First Avenue, Westbury; Section 11, Block 171, Lot 17; Zoned: Residence-C

Conditional use §70-231 and variances from §70-231 and 70-100.2(A)(2) to legalize a mother-daughter residence that is too big, with a kitchen that is too big, and 3 entrances that are exclusively used by the apartment and to legalize fencing forward of the front building line.

APPEAL #21876 – Gabriel Yu; 5 West St., Greenvale; Section 20, Block 39, Lot 109; Zoned: Residence-B

Variances from §§ 70-40.B and 70-100.2.A(2) to construct a second-story addition too close to the street and to legalize a fence forward of a front building line.

COMERCIAL CALENDAR

APPEAL #21877 - 190 Mineola Avenue Management, LLC (JNS Childcare Center); 190 Mineola Ave, Roslyn Heights; Section 7, Block G, Lot 531; Zoned: Business-A

Conditional use §70-126.K, and variances from §§70-103.A(1), 70-134, 70-203.1(B) and 70-203.1(C) to construct interior alterations for a new childcare center (a conditional use) with not enough parking on site and not enough drop off areas, an outdoor playground too close to the rear property line, and an outdoor playground too close to the street.

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.

APPEAL #21878 – Next Millennium Realty, LLC (Soar N Bounce); 1085 Old Country Rd., Westbury; Section 11, Block 328, Lot 142; Zoned: Industrial-B

Variance § 70-103(B) to legalize existing parking stalls that are too small.