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Board of Zoning Appeals

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CALENDAR FOR JANUARY 19, 2022

RESIDENTIAL CALENDAR

APPEAL #21173 – 44 George Street, LLC; 44 George St., Manhasset, Section 3, Block 83, Lot 7; Zoned Residence-B

Variances from §§ 70-39(C), 70-100.1(A), 70-100.1(B), & 70-208(F) to construct additions to a non-conforming building (detached garage/apartment) that will be too big, too tall and too close to a side property line.

APPEAL #21175 – Yifan Wen & Jenny Tsui; 138 Rockcrest Rd., Manhasset, Section 3, Block 223, Lot 9; Zoned Residence-A

Variances from §§ 70-100.1(A) & 70-100.2(D) to construct a pergola, outdoor kitchen, BBQ and fireplace in a side yard, and the fireplace being too tall.

APPEAL #21167 - Marc Zimbardi; 16 Annette Drive, Port Washington; Section 5, Block 146, Lot 14; Zoned: Residence-B

Variances §§70-39.C, 70-40.C and 70-41.A to construct a new dwelling on an existing foundation that is larger than permitted, with smaller than required aggregate side yards, too close to the street and a portico that is too close to the street.

APPEAL #21176 - Jin Seuk, 116 Central Avenue, New Hyde Park, Section 9, Block 549, Lot 79; Zoned: Residence-C

Variances from §70-50.A, 70-101.B, and 70-51.A to construct additions that are too close to the side property line and the street, and a portico that is too close to the street.

APPEAL #21110 – Adonay Pineda; 12 6th St., Westbury, Section 11, Block 109, Lot 393; Zoned Residence-C & New Cassel Urban Renewal Overlay District

Variance from § 70-50.C to legalize a new two-story single-family home built too close to the street.

COMMERICAL CALENDAR

APPEAL #21154 - JMP Orchard St. LLC; 25 Orchard Street, Manhasset; Section 3, Block 71, Lots 513-515; Zoned: Business-B

Conditional use §70-139.J and variances from §§70-103.P, 70-143.B, and 70-146.B to construct a new 3-story office/senior living apartment building (a conditional use), with parking under a

building, on a lot that is too small and too narrow, with the building too close to the street and side property line.

APPEAL #21177 - KMO 360 Manhasset, LLC (Peloton Signs); 1950 Northern Boulevard, Manhasset; Section 3, Block 219, Lot 9, Zoned: Business-A

Variances from §70-196(J)(1)(f) to install 2 signs that are too high above the ground.

APPEAL #21178 - Ichiddo Albertson, LLC (Jesco Co.); 1014 Willis Avenue, Albertson, Section 7, Block 230, Lot 45, Zoned: Business-A

Conditional use §70-126.A and variance from §70-103.A(1) to construct renovations to convert an existing commercial space to a new restaurant (a conditional use) with not enough parking on site.

APPEAL #21102 - Target Corporation (signs); 1400 Union Turnpike, New Hyde Park, Section 8, Block 235, Lot 56; Zoned: Business-AA

Variances from §§70-196(J)(1)(a), 70-196(J)(1)(b), 70-196(J)(1)(f), and 70-196(J)(1)(i) to erect signs that exceed the number allowable on a wall, signs that are too tall, too large, and too high above the ground and that are not similar to other signs in the same shopping center.