

**MEMORANDUM**

**TO: DANNY LEO, CHAIRMAN BOARD OF ZONING APPEALS  
AND MEMBERS OF THE BOARD**  
**FROM: ASHLEY ZEIGLER-FLETCHER, ZONING BOARD ADMINISTRATOR**  
**RE: FEBRUARY 2, 2023 BOARD OF ZONING APPEALS MEETING**  
**DATE: JANUARY 27, 2023**

**ADJOURNMENT REQUEST**

**CASE #2071** – Application of Giovanni Segovia – Permission to legalize and maintain pre-existing attic space used as living space at 74 Hilton Avenue, Hempstead, NY 11550  
Section 139 – 6 - compliance required  
Section 139- 44 - height (Res. AAA)

MOTION \_\_\_\_\_ SECOND \_\_\_\_\_

DECISION \_\_\_\_\_ DATE \_\_\_\_\_

**CONTINUED CASES**

**CASE #2066** – Application of Little Step Day Care – Permission to have a day care use at 17 Station Plaza, Hempstead, NY 11550  
Section 139 – 6 - compliance required  
Section 139 –106 – permitted uses (Bus. B)

MOTION \_\_\_\_\_ SECOND \_\_\_\_\_

DECISION \_\_\_\_\_ DATE \_\_\_\_\_

**CASE #2076** – Application of Sheila Ellis – Permission to convert garage into habitable space at 316 Baldwin Road, Hempstead, NY 11550  
Section 139 – 6 - compliance required  
Section 50 – 18C – certificates of completion (Res. B)

MOTION \_\_\_\_\_ SECOND \_\_\_\_\_

DECISION \_\_\_\_\_ DATE \_\_\_\_\_

**CASE #2072** – Application of Arthur Szatkowski – Permission to construct a 2-story single family dwelling on vacant land at Broadfield Road (Vacant Land), Hempstead, NY 11550  
Section 139 – 6 - compliance required  
Section 139 – 59B – frontage (Res. AA)  
Section 139-62 – plot area

MOTION \_\_\_\_\_ SECOND \_\_\_\_\_

DECISION \_\_\_\_\_ DATE \_\_\_\_\_

**CASE #2078** – Application of El Balcon Corp c/o Roberto Delgado – Permission to have a daycare center on lower level at 533 Greenwich St., Hempstead, NY 11550

Section 139 – 6 - compliance required

Section 139 – 40 – off street parking (Bus. B/Res. AA)

Section 139-53 – permitted uses

Section 139-106 – permitted uses

MOTION \_\_\_\_\_ SECOND \_\_\_\_\_

DECISION \_\_\_\_\_ DATE \_\_\_\_\_

**CASE #2081** – Application of Marti Homes LLC – Permission to construct a 3-story and 12-unit apartment building at 96 Albemarle Avenue, Hempstead, NY 11550

Section 139 – 6 - compliance required

Section 139 – 20 B, C, D – side yards & rear yards (Res. B)

Section 139-39 – parking in front yards of multiple dwellings

Section 139 – 74B – plot area

Section 139-79 – population density

MOTION \_\_\_\_\_ SECOND \_\_\_\_\_

DECISION \_\_\_\_\_ DATE \_\_\_\_\_

**NEW CASES**

**CASE #2082** – Application of German A. Campos – Permission to maintain 4’ and 6’ PVC fencing at 91 Warner Avenue, Hempstead, NY 11550

Section 139 – 6 - compliance required

Section 139-33A – fences in front yard

MOTION \_\_\_\_\_ SECOND \_\_\_\_\_

DECISION \_\_\_\_\_ DATE \_\_\_\_\_

**CASE #2084** – Application of Victoria Alkhuele – Permission to have interior & rear alterations and to construct a second story addition at 517 S. Franklin St., Hempstead, NY 11550

Section 139 – 6 - compliance required

Section 139-40 – off street parking (Bus. B)

MOTION \_\_\_\_\_ SECOND \_\_\_\_\_

DECISION \_\_\_\_\_ DATE \_\_\_\_\_

**CASE #2085** – Application of Marina Limas – Permission to expand existing restaurant at 236-240 Front Street, Hempstead, NY 11550  
Section 139 – 6 - compliance required  
Section 139-40 – off street parking (Bus. B)

MOTION \_\_\_\_\_ SECOND \_\_\_\_\_

DECISION \_\_\_\_\_ DATE \_\_\_\_\_

**ENVIRONMENTAL IMPACTS**

**CASE #2090** – Application of New York Land Development II Corp. – Permission to construct a 2-story, 2-family dwelling at Main Street (Vacant Land), Hempstead, NY 11550  
Section 139-6 – compliance required  
Section 139-106 – permitted uses (Bus. B)

MOTION \_\_\_\_\_ SECOND \_\_\_\_\_

DECISION \_\_\_\_\_ DATE \_\_\_\_\_

**CASE #2091** – Application of New York Land Development II Corp. – Permission to construct a 2-story, single family dwelling at Lincoln Road (Vacant Land), Hempstead, NY 11550  
Section 139-6 – compliance required  
Section 139-66 – front yards (Res. A)

MOTION \_\_\_\_\_ SECOND \_\_\_\_\_

DECISION \_\_\_\_\_ DATE \_\_\_\_\_

**CASE #2092** – Application of Alricko Decosta James – Permission to construct 2<sup>nd</sup> floor addition and interior alterations at 35 Perry Street, Hempstead, NY 11550  
Section 139-6 – compliance required  
Section 139-66 – front yards (Res. A)  
Section 139-69 – side yards

MOTION \_\_\_\_\_ SECOND \_\_\_\_\_

DECISION \_\_\_\_\_ DATE \_\_\_\_\_

**CASE #2093** – Application of Everto Sarmiento – Permission to convert a single-family to a two-family dwelling at 85 California Avenue, Hempstead, NY 11550  
Section 139-6 – compliance required  
Section 139-72 – permitted uses (Res. B)

MOTION \_\_\_\_\_ SECOND \_\_\_\_\_

DECISION \_\_\_\_\_ DATE \_\_\_\_\_