

MEMORANDUM

**TO: DANNY LEO, CHAIRMAN BOARD OF ZONING APPEALS
AND MEMBERS OF THE BOARD**
FROM: ASHLEY ZEIGLER-FLETCHER, ZONING BOARD ADMINISTRATOR
RE: MARCH 2, 2023 BOARD OF ZONING APPEALS MEETING
DATE: FEBRUARY 24, 2023

CLOSED & RESERVED

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 _____

BUILDING PERMIT EXTENSION

CASE #2041 – Application of Clinton Manor LLC – Permission to construct a 3-story senior/standard apartments at 226 Clinton Street., Hempstead, NY 11550
Section 139 – 6 - compliance required
Section 139 – 20 – front, side yards
Section 139 – 106 – permitted uses (Res. B, Res. C, Bus. B)

MOTION _____ SECOND _____

DECISION _____ DATE _____

ADJOURNMENT REQUESTS

CASE #2075 – Application of All State Properties LLC – Permission to construct a 3-story senior apartment building with 8 parking spaces on ground floor at James LL Burrell Ave. (Vacant Land), Hempstead, NY 11550
Section 139 – 6 - compliance required
Section 139 – 106 – permitted uses (Bus. B)

MOTION _____ SECOND _____

DECISION _____ DATE _____

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 #2081 – Application of Marti Homes LLC – Permission to construct a 3-story and 9-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 _____

CONTINUED CASES

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 _____

NEW CASES

CASE #2083 – Application of Coby Gohari – Permission to construct a 14-unit apartment building at 7 Peninsula Blvd., Hempstead, NY 11550

Section 139 – 6 - compliance required

Section 139-79 – population density

Section 139-74b – plot area

MOTION _____ SECOND _____

DECISION _____ DATE _____

CASE #2086 – Application of Kawaljit Chandi – Permission to legalize & maintain existing detached garage and shed at 125 Elmwood Avenue, Hempstead, NY 11550

Section 139 – 6 - compliance required

Section 139-18 – accessory structures in residence districts 2 in number & 15” in height

MOTION _____ SECOND _____

DECISION _____ DATE _____

CASE #2087 – Application of Maria Mijango – Permission to have proposed interior alterations for mother/daughter use at 346 South Franklin Street, Hempstead, NY 11550

Section 139 – 6 - compliance required

Section 139 – 106 – permitted uses (Bus. B)

MOTION _____ SECOND _____

DECISION _____ DATE _____

ENVIRONMENTAL IMPACT

CASE #2094 – Application of Sergio Collado – Permission to expand an existing 2-family dwelling at 744 Front Street, Hempstead, NY 11550

Section 139 – 6 - compliance required

Section 139 – 8 – extension or alteration of use (Res. B)

MOTION _____ SECOND _____

DECISION _____ DATE _____