

**MEMORANDUM**

**TO: DANNY LEO, CHAIRMAN BOARD OF ZONING APPEALS  
AND MEMBERS OF THE BOARD**  
**FROM: ASHLEY ZEIGLER-FLETCHER, ZONING BOARD ADMINISTRATOR**  
**RE: JULY 21, 2022 BOARD OF ZONING APPEALS MEETING**  
**DATE: JULY 7, 2022**

**CONTINUED CASES**

**CASE #2058** – Application of Stephen Baltzer – Permission to repair fire damaged existing 2-story 4-family dwelling at 120 Linden Avenue, Hempstead, NY 11550  
Section 139-6 – compliance required  
Section 139-11 – abandonment

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

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

**CASE #2060** – Application of Stel, Inc. – Permission to construct a 65-unit multiple dwelling with office space at 301-309 Peninsula Blvd., Hempstead, NY 11550  
Section 139 – 6 - compliance required  
Section 139 – 115 – permitted uses (Bus. C)  
Section 139-72D - parking

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

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

**NEW CASES**

**CASE #2062** – Application of Nestor Sinchi – Permission to have a 1-story extension at 78 Laurel Avenue, Hempstead, NY 11550  
Section 139 – 6 - compliance required  
Section 139 –8 – extension or alteration of use (Res. A)

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

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

**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 \_\_\_\_\_

**ENVIRONMENTAL IMPACTS**

**CASE #2067** – Application of Nelson Guaman – Permission to have a 6’ fence at 139 Wellington Street, Hempstead, NY 11550  
Section 139 – 6 - compliance required  
Section 139 – 33A – fences in front yard (Res. A)  
Section 139-33B – fences in side yards (Res. A)

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

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

**CASE #2068** – Application of El Balcon Properties – Permission to construct 2 new townhouses over an existing garage at 125 Linden Avenue, Hempstead, NY 11550  
Section 139 – 6 - compliance required  
Section 139 – 63 – permitted uses (Res. A)  
Section 139 - 65 – building area  
Section 139 – 66 – front yards  
Section 139-68 – frontage  
Section 139 – 69 – side yards  
Section 139-70 – rear yards

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

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

**CASE #2069** – Application of Tracy Fuller – Permission to install a 6’ fence at 83 William Street, Hempstead, NY 11550  
Section 139 – 33 – fences (Res. AA)

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

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

**CASE #2070** – Application of Benjamin Coreas – Permission to maintain existing portico and fencing at 41 Lafayette Avenue, Hempstead, NY 11550  
Section 139 – 6 – compliance required  
Section 139 – 33 – fences (Res. B)  
Section 139 – 80 – front yards

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

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