

MEMORANDUM

**TO: DANNY LEO, CHAIRMAN BOARD OF ZONING APPEALS
AND MEMBERS OF THE BOARD**
FROM: ASHLEY ZEIGLER-FLETCHER, ZONING BOARD ADMINISTRATOR
RE: SEPTEMBER 1, 2022 BOARD OF ZONING APPEALS MEETING
DATE: AUGUST 25, 2022

AMENDMENT REQUEST

CASE #2063 – Application of Paul Nunez – Permission to operate a childcare center at 41 Hilton Avenue, Hempstead, NY 11550 (**Amending the name of business that was stated incorrectly on the record by the applicant at the May 5, 2022 meeting.**)
Section 139 – 6 - compliance required
Section 139 –53 – permitted uses (Res. AA)

MOTION _____ SECOND _____

DECISION _____ DATE _____

WITHDRAWAL REQUEST

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 _____

ADJOURNMENT REQUESTS

CASE #2054 – Application of The Center for Rapid Recovery – Permission to have a medical use at 324 Greenwich Street, Hempstead, NY 11550
Section 139 – 6 - compliance required
Section 139 – 106 – permitted uses (Bus. B)

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 #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 _____

NEW CASE

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 _____

ENVIRONMENTAL IMPACT / NEW CASE

CASE #2074 – Application of Andrea Cliding – Permission to construct a single-family dwelling to replace dwelling destroyed by fire at 115 Peninsula Blvd., Hempstead, NY 11550

- Section 139 – 6 - compliance required
- Section 139 – 74 – plot area (Res. B)
- Section 139-80 A, B, C – setbacks for single-family dwellings

MOTION _____ SECOND _____

DECISION _____ DATE _____

ENVIRONMENTAL IMPACTS

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 – 3 – height (Res. AAA)

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 #2073 – Application of Wendene Wright – Permission to maintain a 6’ fence at 11 Delaware Place, Hempstead, NY 11550
Section 139 – 6 - compliance required
Section 139 – 33 – fences (Res. B)

MOTION _____ SECOND _____

DECISION _____ DATE _____

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 #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 #2077 – Application of Yvan S. & Isabelle Pierre-Louis – Permission to maintain a 6’ fence at 21 Ingraham Blvd., Hempstead, NY 11550
Section 139 – 6 - compliance required
Section 139 – 33A – fences in front yards

MOTION _____ SECOND _____

DECISION _____ DATE _____