

MEMORANDUM

**TO: DANNY LEO, CHAIRMAN BOARD OF ZONING APPEALS
AND MEMBERS OF THE BOARD**
FROM: ASHLEY ZEIGLER-FLETCHER, ZONING BOARD ADMINISTRATOR
RE: OCTOBER 6, 2022 BOARD OF ZONING APPEALS MEETING
DATE: SEPTEMBER 29, 2022

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 REQUEST

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 _____

AMENDMENT REQUEST

CASE #1994 – Application of Rivoli LG Redevelopment Co. LLC – Permission to construct 21 New Apartments at 40-44 W. Columbia St., Hempstead, NY 11550 (**Applicant is requesting to amend decision that was granted at the June 6, 2019 BZA meeting**)
Section 139 – 6 - compliance required
Section 139 – 40 - off street parking
Section 139-72D2 - multiple dwelling parking
Section 139 – 106 - permitted uses (Bus. B)

MOTION _____ SECOND _____

DECISION _____ DATE _____

CONTINUED 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 _____

NEW CASES

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 _____

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 _____

ENVIRONMENTAL IMPACTS

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 _____