

MEMORANDUM

**TO: DANNY LEO, CHAIRMAN BOARD OF ZONING APPEALS
AND MEMBERS OF THE BOARD**
FROM: ASHLEY ZEIGLER-FLETCHER, ZONING BOARD ADMINISTRATOR
RE: DECEMBER 1, 2022 BOARD OF ZONING APPEALS MEETING
DATE: NOVEMBER 22, 2022

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 #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 #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 _____

NEW CASES

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 #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 #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 _____

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 #2079 – Application of Vertex Physical Therapy Services, P.C. – Permission to have medical/physical therapy use at 7-15 Main Street, Hempstead, NY 11550
Section 139 – 6 - compliance required
Section 139 – 106 – permitted uses (Bus. B)

MOTION _____ SECOND _____

DECISION _____ DATE _____

ENVIRONMENTAL IMPACTS

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 _____

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 #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 #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 _____

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 _____