

**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**

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

**CONTINUED CASE**

**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 Clinding – 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 \_\_\_\_\_