

MEMORANDUM

**TO: DANNY LEO, CHAIRMAN BOARD OF ZONING APPEALS
AND MEMBERS OF THE BOARD**
FROM: ASHLEY ZEIGLER-FLETCHER, ZONING BOARD ADMINISTRATOR
RE: JANUARY 5, 2023 BOARD OF ZONING APPEALS MEETING
DATE: DECEMBER 29, 2022

ADJOURNMENT REQUESTS

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 #2080 – Application of Far Properties LLC – Permission to convert 2nd floor into 4 apartments at 69-73 Main Street, Hempstead, NY 11550
Section 139 – 6 - compliance required
Section 139-40 – off street parking
Section 139 – 106 – permitted uses (Bus. B)

MOTION _____ SECOND _____

DECISION _____ DATE _____

CONTINUED CASES

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 _____

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 #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 _____

NEW CASE

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 _____

ENVIRONMENTAL IMPACTS

CASE #2087 – Application of Maria Mijango – Permission to have proposed interior alterations for mother/daughter use at 346 South Franklin Street, Hempstead, NY 11550
Section 139 – 6 - compliance required
Section 139 – 106 – permitted uses (Bus. B)

MOTION _____ SECOND _____

DECISION _____ DATE _____

CASE #2088 – Application of Synergy Holding Partners, LLC – Permission to subdivide property and construct a 5-story and 76-unit apartment building at 160 Marvin Avenue, Hempstead, NY 11550
Section 139 – 6 - compliance required
Section 139 – 20 – setbacks multiple dwelling
Section 139-40 – off street parking
Section 139-73 – height (Res. B)
Section 139-79 – population density
Section 139-106 – permitted uses (Bus. B)

MOTION _____ SECOND _____

DECISION _____ DATE _____

CASE #2089 – Application of El Balcon Properties – Permission to construct a 4-story, 32-unit apartment building at 370 South Franklin Street, Hempstead, NY 11550

Section 139 – 6 - compliance required

Section 139-106 – permitted uses (Bus. B)

MOTION _____ SECOND _____

DECISION _____ DATE _____